



College Station, TX

City Hall
1101 Texas Ave
College Station, TX 77840

Meeting Agenda - Final

City Council Regular

Thursday, March 31, 2016

7:00 PM

City Hall Council Chambers

1. Pledge of Allegiance, Invocation, Consider absence request.

Presentation:

Proclamation recognizing National Community Development Week

Hear Visitors: A citizen may address the City Council on any item which does not appear on the posted Agenda. Registration forms are available in the lobby and at the desk of the City Secretary. This form should be completed and delivered to the City Secretary by 5:30 pm. Please limit remarks to three minutes. A timer alarm will sound after 2 1/2 minutes to signal thirty seconds remaining to conclude your remarks. The City Council will receive the information, ask staff to look into the matter, or place the issue on a future agenda. Topics of operational concerns shall be directed to the City Manager. Comments should not personally attack other speakers, Council or staff.

Consent Agenda

At the discretion of the Mayor, individuals may be allowed to speak on a Consent Agenda Item. Individuals who wish to address the City Council on a consent agenda item not posted as a public hearing shall register with the City Secretary prior to the Mayor's reading of the agenda item. Registration forms are available in the lobby and at the desk of the City Secretary.

2. Presentation, possible action and discussion of consent agenda items which consists of ministerial or "housekeeping" items required by law. Items may be removed from the consent agenda by majority vote of the Council.

- 2a. [16-0150](#) Presentation, possible action, and discussion of minutes for:
 - March 10, 2016 Workshop
 - March 10, 2016 Regular Meeting

Sponsors:

Mashburn

Attachments:

[WKSHPO31016 DRAFT Minutes](#)

[RM031016 DRAFT Minutes](#)

- 2b. [16-0136](#) Presentation, possible action, and discussion on approval of a construction contract with Jamail and Smith Construction, LP; in the amount of \$137,644.43, for installation of new chain link fence and wood decking at Bee Creek, Jack and Dorothy Miller, Luther

Jones, Central, and Wolf Pen Creek Parks. (Project specifics in summary).

Sponsors:

Schmitz

Attachments:

[REV 1 FENCING AND DECK WORK PROPOSAL.pdf](#)

2c. [16-0139](#)

Presentation, possible action, and discussion regarding approval of a contract between the City of College Station and H&B Construction, LTD. in the not to exceed amount of \$1,500,000 for Annual Electric System Construction & Maintenance Labor.

Sponsors:

Crabb

2d. [16-0140](#)

Presentation, possible action, and discussion on a bid award for the purchase of various electric capacitor banks which will be maintained in electrical inventory and expended as needed. The total recommended award is \$52,425 and will be awarded to the lowest responsible bidder.

Sponsors:

Kersten

Attachments:

[Tabulation.pdf](#)

2e. [16-0148](#)

Presentation, possible action, and discussion on the first renewal of a price agreement with Techline, Inc., for the annual purchase of wire and cable not to exceed \$659,700.

Sponsors:

Kersten

Attachments:

[Bid 15-030 Signed Wire and Cable](#)

2f. [16-0149](#)

Presentation, possible action, and discussion to approve a resolution by the City Council of the City of College Station, Texas, directing publication of notice of intention to issue certificates of obligation, series 2016; and providing an effective date.

Sponsors:

Kersten

Attachments:

[Copy of 2016 Debt Issue](#)

[Notice Resolution \(COCS CO Ser 2016\) \(ver 1\) REVISED](#)

2g. [16-0153](#)

Presentation, possible action, and discussion regarding a Professional Services Contract (Contract No. 16300291) with Luna Architecture & Design, Inc. in the amount of \$207,390 for the professional engineering services related to the design of the Fun for All Park Project.

Sponsors:

Harmon

Attachments:

[fun for all location map.pdf](#)

2h. [16-0154](#)

Presentation, possible action, and discussion regarding the approval of a Professional Services Contract (Contract No.

16300336) with Komatsu Architecture in the amount of \$727,453 for the design, bidding, and construction administration for the Larry J. Ringer Library Expansion project.

Sponsors:

Harmon

2i. [16-0155](#)

Presentation, possible action, and discussion regarding approval of a construction contract (Contract No. 16300237) with SJ&J Construction, LLC in the amount of \$167,088 for the Southland Drainage Improvements project.

Sponsors:

Harmon

Attachments:

[Southland Drainage location map GIS.pdf](#)
[Tabulation.pdf](#)

2j. [16-0156](#)

Presentation, possible action, and discussion regarding a Professional Services Contract (No. 16300323) with Mitchell & Morgan, LLP. in the amount of \$944,474 for the professional engineering services related to the preliminary and final design and associated construction phase services of the Lakeway Drive-Pebble Creek Parkway Extension Project, and approval of a resolution declaring intention to reimburse certain expenditures with proceeds from debt.

Sponsors:

Harmon

Attachments:

[Project Location Map.pdf](#)
[Lakeway Dr-PC Pkwy DRR.pdf](#)

2k. [16-0157](#)

Presentation, possible action, and discussion on a Professional Services Contract (No. 16300034) with Don Durden, Inc. dba Civil Engineering Consultants in the amount of \$58,000 for the Preliminary Engineering Report related to Southside Improvements: Park Place, Holik, Glade, and Anna Streets Project.

Sponsors:

Harmon

Attachments:

[Project Location Map.pdf](#)

2l. [16-0158](#)

Presentation, possible action, and discussion to approve an Interlocal Agreement between City of College Station and Wellborn Special Utility District for the cost participation in relocation of Wellborn Special Utility District infrastructure due to the roadway improvements at Greens Prairie Trail and FM 2154.

Sponsors:

Harmon

Attachments:

[Project Map.pdf](#)
[Wellborn SUD ILA GPT relocate utilities.pdf](#)

2m. [16-0177](#)

Presentation, possible action, and discussion on an ordinance

amending Chapter 1, "General Provisions" Section 17 "Certain Acts Prohibited on Public and Private Property" of the Code of Ordinances of the City of College Station, Texas prohibiting the distribution of handbills on public facilities, providing a severability clause, declaring a penalty, and providing an effective date.

Sponsors: Eller

Attachments: [CH 1 Sec 17 F Handbill Ord 3-7-16 1.docx](#)

Regular Agenda

At the discretion of the Mayor, individuals may be allowed to speak on a Regular Agenda Item. Individuals who wish to address the City Council on a regular agenda item not posted as a public hearing shall register with the City Secretary prior to the Mayor's reading of the agenda item. Registration forms are available in the lobby and at the desk of the City Secretary.

Individuals who wish to address the City Council on an item posted as a public hearing shall register with the City Secretary prior to the Mayor's announcement to open the public hearing. The Mayor will recognize individuals who wish to come forward to speak for or against the item. The speaker will state their name and address for the record and allowed three minutes. A timer alarm will sound at 2 1/2 minutes to signal thirty seconds remaining to conclude remarks. After a public hearing is closed, there shall be no additional public comments. If Council needs additional information from the general public, some limited comments may be allowed at the discretion of the Mayor.

If an individual does not wish to address the City Council, but still wishes to be recorded in the official minutes as being in support or opposition to an agenda item, the individual may complete the registration form provided in the lobby by providing the name, address, and comments about a city related subject. These comments will be referred to the City Council and City Manager.

1. [16-0165](#) Public Hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 10, "Traffic Code," of the Code of Ordinances of the City of College Station, Texas, to remove parking along the 500 Block of First Street and the 200 Block of Spruce Street.

Sponsors: Singh

Attachments: [Location Map](#)
[Ordinance](#)

2. [16-0167](#) Public Hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of

the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural to PDD Planned Development District for approximately 2 acres being A&M Super Storage at Wellborn, Block 1, Lot 1, College Station, Brazos County, Texas, located at 4000 Greens Prairie Road West, generally located near the intersection of Wellborn Road and Greens Prairie Road West.

Sponsors: Bullock

Attachments: [Background Information](#)
[Aerial and Small Area Map](#)
[Ordinance](#)

3. [16-0147](#) Presentation, possible action, and discussion on appointing a Capital Improvements Advisory Committee (aka Impact Fee Advisory Committee or "IFAC") to consider the imposition of a roadway impact fee.

Sponsors: Mashburn

4. [16-0162](#) Presentation, possible action, and discussion on appointing a Capital Improvements Advisory Committee (aka Impact Fee Advisory Committee or "IFAC") to consider the imposition of Water and/or Wastewater impact fee(s).

Sponsors: Mashburn

Attachments: [Impact Fee areas Water ETJ](#)
[Impact Fee areas WW in ETJ](#)

5. Adjourn.

The City Council may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion.

APPROVED



City Manager

I certify that the above Notice of Meeting was posted at College Station City Hall, 1101 Texas Avenue, College Station, Texas, on March 24, 2015 at 5:00 p.m.



City Secretary

This building is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as

interpreters, readers, or large print are asked to contact the City Secretary's Office at (979) 764-3541, TDD at 1-800-735-2989, or email adaassistance@cstx.gov at least two business days prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least two business days prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

Penal Code § 30.07. Trespass by License Holder with an Openly Carried Handgun.

"Pursuant to Section 30.07, Penal Code (Trespass by License Holder with an Openly Carried Handgun) A Person Licensed under Subchapter H, Chapter 411, Government Code (Handgun Licensing Law), may not enter this Property with a Handgun that is Carried Openly."

Codigo Penal § 30.07. Traspasar Portando Armas de Mano al Aire Libre con Licencia.

"Conforme a la Seccion 30.07 del codigo penal (traspasar portando armas de mano al aire libre con licencia), personas con licencia bajo del Sub-Capitulo H, Capitulo 411, Codigo de Gobierno (Ley de licencias de arma de mano), no deben entrar a esta propiedad portando arma de mano al aire libre."



Legislation Details (With Text)

File #: 16-0150 **Version:** 1 **Name:** Minutes
Type: Minutes **Status:** Consent Agenda
File created: 3/11/2016 **In control:** City Council Regular
On agenda: 3/31/2016 **Final action:**
Title: Presentation, possible action, and discussion of minutes for:
· March 10, 2016 Workshop
· March 10, 2016 Regular Meeting
Sponsors: Sherry Mashburn
Indexes:
Code sections:
Attachments: [WKSHP031016 DRAFT Minutes](#)
[RM031016 DRAFT Minutes](#)

| Date | Ver. | Action By | Action | Result |
|------|------|-----------|--------|--------|
|------|------|-----------|--------|--------|

Presentation, possible action, and discussion of minutes for:

- March 10, 2016 Workshop
- March 10, 2016 Regular Meeting

Relationship to Strategic Goals:

- Good Governance

Recommendation(s): Approval

Summary: None

Budget & Financial Summary: None

Attachments:

- March 10, 2016 Workshop
- March 10, 2016 Regular Meeting

MINUTES OF THE CITY COUNCIL WORKSHOP
CITY OF COLLEGE STATION
MARCH 10, 2016

STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

Present:

Nancy Berry, Mayor

Council:

Blanche Brick
Steve Aldrich, arrived after roll call
Karl Mooney
John Nichols
Julie Schultz
James Benham, arrived after roll call

TAMU Student Liaison

Wayne Beckermann, VP/Municipal Affairs
absent

City Staff:

Kelly Templin, City Manager
Chuck Gilman, Deputy City Manager
Carla Robinson, City Attorney
Sherry Mashburn, City Secretary
Tanya McNutt, Deputy City Secretary

1. Call to Order and Announce a Quorum is Present

With a quorum present, the Workshop of the College Station City Council was called to order by Mayor Berry at 4:30 p.m. on Thursday, March 10, 2016 in the Council Chambers of the City of College Station City Hall, 1101 Texas Avenue, College Station, Texas 77840.

2. Executive Session

In accordance with the Texas Government Code §551.071-Consultation with Attorney, §551.074-Personnel, and §551.087-Economic Incentive Negotiations, the College Station City Council convened into Executive Session at 4:30 p.m. on Thursday, March 10, 2016 in order to continue discussing matters pertaining to:

A. Consultation with Attorney to seek advice regarding pending or contemplated litigation; to wit:

- Juliao v. City of College Station, Cause No. 14-002168-CV-272, in the 272nd District Court of Brazos County, Texas

- City of College Station, Texas, v. Embrace Brazos Valley, Inc., Cause No. 15-000804-CV-85, In the 85th Judicial District Court, Brazos County, Texas.

B. Consultation with Attorney to seek legal advice; to wit:

- Legal advice regarding Texas Local Government Code, Chapter 171, Conflicts of Interest
- Legal advice related to a pole attachment collection matter

C. Deliberation on the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer; to wit:

- Council Self Evaluation

D. Deliberation on commercial or financial information that the City Council has received from a business prospect that the City Council seeks to have locate, stay or expand in or near the city; to wit:

- Economic incentives for a proposed development located generally near the intersection of University Drive and Macarthur Street in College Station.

The Executive Session adjourned at 6:17 p.m.

3. Take action, if any, on Executive Session.

There was no action required from Executive Session.

4. Presentation, possible action, and discussion on items listed on the consent agenda.

Item 2g was pulled for clarification.

(2g): Donald Harmon, Director of Public Works, said the total budget for this project is \$10.3 million. Alan Gibbs, City Engineer, said the impact fees would have recaptured about 50% of the costs.

5. Presentation, possible action, and discussion regarding the updated Water Master Plan.

Dave Coleman, Director of Water Utilities, updated the Council on the Water Master Plan, including population projections, water demand projections, water system analyses, and the capital improvement plan (capacity expansion and rehabilitation).

6. Presentation, possible action, and discussion regarding the College Station Utilities (CSU) Underground Asset Management (padmount equipment) program.

Daniel Bethapudi, Assistant Director of Electric Utilities, reported on the URD asset management program. The objective of this annual maintenance program is to ensure that the padmount transformers and switchgear are inspected, refurbished, and replaced (as required) through a systematic, multi-year program so as to maximize reliability and minimize outages and replacement costs.

6. Council Calendar

Council reviewed the calendar.

7. Presentation, possible action, and discussion on future agenda items: a Councilmember may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.

Councilmember Benham asked to discuss having all City facilities serve only City water.

Councilmember Brick asked for an item to discuss the master plan for the property proposed for the new Police Department.

8. Discussion, review and possible action regarding the following meetings: Animal Shelter Board, Annexation Task Force, Arts Council of Brazos Valley, Arts Council Subcommittee, Audit Committee, Bicycle, Pedestrian, and Greenways Advisory Board, Bio-Corridor Board of Adjustments, Blinn College Brazos Valley Advisory Committee, Brazos County Health Dept., Brazos Valley Council of Governments, Bryan/College Station Chamber of Commerce, Budget and Finance Committee, BVSWMA, BVWACS, Compensation and Benefits Committee, Convention & Visitors Bureau, Design Review Board, Economic Development Committee, Gigabit Broadband Initiative, Historic Preservation Committee, Interfaith Dialogue Association, Intergovernmental Committee, Joint Relief Funding Review Committee, Landmark Commission, Library Board, Metropolitan Planning Organization, Parks and Recreation Board, Planning and Zoning Commission, Research Valley Partnership, Research Valley Technology Council, Regional Transportation Committee for Council of Governments, Sister Cities Association, Transportation and Mobility Committee, TAMU Student Senate, Texas Municipal League, Twin City Endowment, Youth Advisory Council, Zoning Board of Adjustments.

Mayor Berry reported on the BVCOG and the MPO.

Councilmember Nichols reported on the Brazos County Health Department.

Councilmember Mooney reported on TML.

Councilmember Aldrich reported on the BVCOG as well.

9. Adjournment

There being no further business, Mayor Berry adjourned the workshop of the College Station City Council at 7:12 p.m. on Thursday, March 10, 2016.

Nancy Berry, Mayor

ATTEST:

Sherry Mashburn, City Secretary

MINUTES OF THE REGULAR CITY COUNCIL MEETING
CITY OF COLLEGE STATION
MARCH 10, 2016

STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

Present:

Nancy Berry, Mayor

Council:

Blanche Brick
Steve Aldrich
Karl Mooney
John Nichols
Julie Schultz
James Benham

City Staff:

Kelly Templin, City Manager
Affairs
Carla Robinson, City Attorney
Chuck Gilman, Deputy City Manager
Sherry Mashburn, City Secretary
Tanya McNutt, Deputy City Secretary

TAMU Student Liaison

Wayne Beckermann, VP/Municipal

Call to Order and Announce a Quorum is Present

With a quorum present, the Regular Meeting of the College Station City Council was called to order by Mayor Berry at 7:19 p.m. on Thursday, March 10, 2016 in the Council Chambers of the City of College Station City Hall, 1101 Texas Avenue, College Station, Texas 77840.

1. Pledge of Allegiance, Invocation, consider absence request.

Presentation

Presentation of award of Executive Fire Officer Designation to Battalion Chief Christopher Kelly for the completion of The National Fire Academy capstone program.

Chief Eric Hurt presented the award to Battalion Chief Christopher Kelly.

Hear Visitors Comments

Ben Roper, 5449 Prairie Dawn Ct., came before Council to honor the service and sacrifice of Pvt. Rey D. Cuervo.

CONSENT AGENDA

2a. Presentation, possible action, and discussion of minutes for:

- February 25, 2016 Workshop
- February 25, 2016 Regular Meeting

2b. Presentation, possible action, and discussion regarding Resolution 03-10-16-2b, approving an Advanced Funding Agreement with the State of Texas acting through the Texas Department of Transportation ("TxDOT") authorizing the contribution of \$450,000 to TxDOT for improvements to Farm to Market Road 2154 (aka Wellborn Road) at its intersection with Greens Prairie Trail Road within the City limits.

2c. Presentation, possible action, and discussion on a Public Highway At-Grade Crossing Agreement between Union Pacific Railroad, Brazos County and the City of College Station which will allow College Station to operate & maintain an At-Grade Crossing at Greens Prairie Trail contingent on Brazos County closing its At-Grade Crossings at Wade and Straub.

2d. Presentation, possible action, and discussion of an interlocal agreement with Blinn College for the City Fire Department to provide clinical sites to Blinn EMS students.

2e. Presentation, possible action, and discussion regarding the award of Bid 16-044 to Techline, Inc. in the amount of \$58,670 for the purchase of Cleaveland Price Motor Operators.

2f. Presentation, possible action, and discussion on the first amendment to the FY16 Arts Council of the Brazos Valley Hotel Occupancy Tax Funding Agreement in the amount of \$386,400 for Affiliate funding and Annual Program and Marketing funding.

2g. Presentation, possible action, and discussion regarding a Professional Services Contract (Contract No. 16300289) with Binkley & Barfield, Inc. in the amount of \$1,013,360 for the professional engineering services related to the design of the Holleman South Widening Project.

2h. Presentation, possible action, and discussion regarding a contract (Contract No. 15-157-2) with Iteris Inc. to purchase services, equipment, and maintenance of hardware and software associated with the second year (FY16) of the implementation plan. The total cost of this contract is not to exceed \$811,413.

Item 2d was pulled from Consent for a separate vote.

MOTION: Upon a motion made by Councilmember Benham and a second by Councilmember Nichols, the City Council voted seven (7) for and none (0) opposed, to approve the Consent Agenda, less item 2d. The motion carried unanimously.

(2d)MOTION: Upon a motion made by Councilmember Benham and a second by Councilmember Mooney, the City Council voted six for (6) and none (0) opposed, with Mayor Berry abstaining, to approve an interlocal agreement with Blinn College for the City Fire Department to provide clinical sites to Blinn EMS students. The motion carried.

REGULAR AGENDA

1. Public Hearing, presentation, possible action, and discussion regarding Ordinance 2016-3752, amending the Comprehensive Plan - Future Land Use & Character Map from Business Park to Urban and General Commercial for approximately 17 acres located at 4098 Raymond Stotzer Parkway, more generally located at the corner of Turkey Creek Road and Raymond Stotzer Parkway frontage road.

Mark Bombeck, Planning and Development, reported that the applicant is requesting the proposed future land use amendment to Urban and General Commercial as a step toward permitting a mixed-use development at the corner of Turkey Creek Road and Raymond Stotzer Parkway Frontage Road. This development is intended to serve the nearby BioCorridor Planned Development District and to provide supplemental uses that add to the efforts made in that area.

The Planning and Zoning Commission considered this item on January 21, and voted 4-0-1 to recommend approval.

At approximately 7:29 p.m., Mayor Berry opened the Public Hearing.

Crissy Hartl, Mitchell & Morgan Engineering, provided a presentation on the proposed land use amendment and the rezoning request (item 2).

There being no further comments, the Public Hearing was closed at 7:35 p.m.

MOTION: Upon a motion made by Councilmember Benham and a second by Councilmember Mooney, the City Council voted seven (7) for and none (0) opposed, to adopt Ordinance 2016-3752, amending the Comprehensive Plan - Future Land Use & Character Map from Business Park to Urban and General Commercial for approximately 17 acres located at 4098 Raymond Stotzer Parkway, more generally located at the corner of Turkey Creek Road and Raymond Stotzer Parkway frontage road. The motion carried unanimously.

2. Public Hearing, presentation, possible action, and discussion regarding Ordinance 2016-3753, amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural to MF Multi-Family and GC General Commercial for approximately 17.788 acres lying and being situated in the John H. Jones League Abstract No. 26 in College Station, Brazos County, Texas and being a part of the 17.788 acre tract described in the deed from William Charles Gilmore, Walter Edgar Gilmore, II, Peter Lee Gilmore and Edith Ann Gilmore to BCS Turkey Creek, L.P.

recorded in Volume 11640, Page 259 of the Official Records, Brazos County, Texas, and more generally located at the intersection of Turkey Creek Road and Raymond Stotzer Frontage Road.

Mark Bombeck, Planning and Development, reported that the applicant is requesting a zoning change from Rural to Multi-Family and General Commercial as a step toward developing a property with a mix of multi-family residential and commercial uses.

The Planning and Zoning Commission considered this item on January 21, and voted 4-0-1 to recommend approval.

At approximately 7:38 p.m., Mayor Berry opened the Public Hearing.

There being no comments, the Public Hearing was closed at 7:38 p.m.

MOTION: Upon a motion made by Councilmember Nichols and a second by Councilmember Mooney, the City Council voted seven (7) for and none (0) opposed, to adopt Ordinance 2016-3753, amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural to MF Multi-Family and GC General Commercial for approximately 17.788 acres lying and being situated in the John H. Jones League Abstract No. 26 in College Station, Brazos County, Texas and being a part of the 17.788 acre tract described in the deed from William Charles Gilmore, Walter Edgar Gilmore, II, Peter Lee Gilmore and Edith Ann Gilmore to BCS Turkey Creek, L.P. recorded in Volume 11640, Page 259 of the Official Records, Brazos County, Texas, and more generally located at the intersection of Turkey Creek Road and Raymond Stotzer Frontage Road. The motion carried unanimously.

3. Public Hearing, presentation, possible action, and discussion regarding Ordinance 2016-3754, amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from O Office and GC General Commercial to MF Multi-Family and NAP Natural Areas Protected with the condition that no residential structures be constructed within the 135-foot buffer from the heater-treater equipment on the abutting site containing oil and gas uses for approximately 17.66 acres being Lot 1, Block 5 of the Tower Point Phase 5 subdivision, generally located at 1110 Arrington Road, more generally located south of the intersection of Arrington Road and Decatur Drive.

Laura Walker, Planning and Development, reported that the applicant is requesting a Multi-Family and Natural Areas Protected rezoning to develop this lot into a multi-family complex and greenway trails within the Natural Areas Protected district.

The Planning and Zoning Commission considered this item on February 4 and voted to recommend approval with the condition that no residential structures be located within a 135-ft buffer of the existing heater-treater on the abutting property containing oil and gas uses. Staff recommends approval with the condition as well.

At approximately 7:45 p.m., Mayor Berry opened the Public Hearing.

Crissy Hartl, Mitchell & Morgan Engineering, provided a presentation on the rezoning request.

Mark Lindley, Asset Plus Properties, spoke about the development and clarified that it would not be a student housing development.

Veronica Morgan, Mitchell & Morgan Engineers, addressed citizen concerns regarding noise/lights, safety, property values, environmental/flooding, and traffic.

Kevin Koel, 2408 Newark Circle, provided written comments.

Ann Willaert, 1207 Martinsville Lane, said this will add 500-700 people and cars. We want to stay a top ten community to raise a family, and we want to maintain that small town feel. This will attract short-term renters who will not care about the neatness of our neighborhood.

Ignacio Castillo, 4319 Addison Court, provided written comments.

Joe Guerra, 2079 Ravenstone Loop, spoke in the support of neighborhood integrity and traffic impacts. He noted that Tower Point has not been built out yet. He reviewed the 2009 Tower Point TIA and projected the number to build to 39,496 vehicles per day. This project will generate 7,655 trips per day, which puts them over level service D.

Charlotte Stout, 4228 Alexandria, stated this was zoned for commercial and general office when they moved here. She read from the Comprehensive Plan which addressed neighborhoods. She first heard of this plan six weeks ago; they had no idea apartments were planned for this area. They gathered 482 signatures for a petition opposing this development, along with over 200 online signatures. The neighbors within 200' of the project are also in opposition.

Richard Stout, 4228 Alexandria, said the City seems to change zoning with the wind. He asked how anyone can do any planning if the City can't. They bought their property in good faith there would not be apartments there. There is a marsh there, and tons of fill dirt will need to be brought in which will destroy plant and animal life. There will be unintended consequences. How much weight can be placed on an oil well without affecting the structural integrity?

Tom Swanner, 4223 Whispering Creek, said he is planning to build just across the street. He asked that Council consider the quality of life of the people that will be impacted by this development. He strongly urged Council to vote against this change.

Jason Walker, 4212 Alexandria, said the area was totally undeveloped when he purchased his home. It was obvious that P&Z had already made up their minds and didn't listen to the residents. He walked to 200 houses and gathered signatures for a petition opposing the development. There are concerns related to traffic. With the Barron Road overpass, no one will use the Highway 6 U-turn. There will be a lot more traffic and it will affect property values.

Wei Walker, 4212 Alexandria, said she has lived in Shenandoah for eleven years. They pay taxes and support local businesses. There are a lot of children in the streets. She is worried about the children now. She hopes the petitions will mean something to the Council and will vote against this.

Celeste Anthony, 4343 Dawn Lynn, said she purchased her townhouse because it was in a neighborhood with townhomes and single family residences. She said she cannot see how the owner can guarantee that this will not become student housing because a young professional cannot afford the rents they are proposing.

Shelley Duke, 4331 Dawn Lynn, said she purchased her home last May. They had contracts near multi-family develops but decided against those because they have a small child.

Mildred Seaton, 1404 Dayton Court, said she bought her home in that area because it was a family neighborhood with well-kept yards, children, and parks. The children at the bus stop do not pay attention to the cars, and she is concerned for their safety. Adding these apartments will destroy the neighborhood.

Jeffrey Moder, 1738 Heath, said he likes living in College Station and respectfully asked Council to deny this zoning request. This type of decision is based on urgent need and more time needs to be given and find more areas where multi-family will be more appropriate.

David Anthony, 4343 Dawn Lynn, provided written comments.

J.R. Torres, 4312 Valencia Court, said he is concerned this will become student housing because the developer specializes in student housing. When asked why he was moving south, he replied that he had run out of land around the university.

Randolph Barbee, 4310 Addison Court, said she does not want an apartment complex in her back yard. There is a natural ravine behind that serves as drainage. Will that still be there? The value of her home will be decreased.

Laurie Rowland, 4318 Spring Hill, said she has lived in College Station for 46 years. She is opposed to this rezoning and feels it is deceptive and unfair. She did not expect land zoned as commercial to be rezoned for apartments. Looking at the overwhelming number of residents opposed to this, it is obvious that this should be denied. They are not opposed to development; they are opposed to a multi-family development.

David Shamburger, 4303 Dawn Lynn, said he had bought a home there for his daughter based on the type of neighborhood there. The decision was also based on the commercial zoning at the time.

Eve Franklin, 1531 Strasburg, said she welcomed HEB and the other businesses. The developer tried to allay neighborhood concerns about traffic, but she finds the results unbelievable. Rezoning is being opposed adamantly by the ones most directly impacted. They ask that the original zoning be honored and that Council stand by its citizens.

Monique Reed, 1414 Southern Plantation, said she enjoys living in a quiet neighborhood with natural beauty. The developer has said that a wetlands study has been done, and she recommends that the City review this before approving this. She believes this will become a jurisdictional wetlands.

Susie Dai, 921 Dove Run, reminded Council she had spoken against this rezoning four weeks ago. She is here again tonight to express two points: 1) re-evaluation of the Comprehensive Plan, and 2) communication between the developers and the neighborhoods.

Allen Duty, 1418 Fincastle Loop, said this development will change the character of the neighborhood. He asked Council to consider that of all the people that have spoken tonight, none have spoken in favor. There is no way traffic can be accommodated at a safe level.

Laura Winningham, 1512 Bluefield Court, provided written comments.

Dennis Sarchet, 1403 Fincastle, provided written comments.

Anthony Casper, 1216 Norfolk, said the Council has the neighborhood's future in its hands and to please listen to the people tonight, and vote no.

Melissa Cameron, 1408 Elkton, provided written comments.

Greg Sowell, 1450 Fincastle, provided written comments.

David Casey, 1105 Waynesboro, said he does not think the tax benefits from this development will outweigh the impact to the community. The developer will fill those apartments. Who is really the target market in this town? How many young professionals are here?

Clyde Hance, 1443 Fincastle, said he went by the retention area was half full. In December, it was up to the bridge and flowing into Decatur and Arrington. He noted that the example of the shortest trip time is also the most dangerous.

Jennifer Hurd, 4256 Rocky Rhodes, provided written comments.

Daniel Stanfield, 4318 Addison, said his property backs up to the development. When he purchased his property in 2011, he was comfortable backing up to commercial. He is not so comfortable backing up to a three-story complex.

Amy Casey, 1105 Waynesboro, provided written comments.

Elizabeth Lowman, 1217 Remington Court, provided written comments.

Bennie Pate, 1401 Fincastle Loop, provided written comments.

David Poprik, 1206 Spartanburg, said he is not against multi-family or development. He does feel it is misleading to say there is no other place to build this type of project. The school district is ill prepared for this to happen.

Nicolas Lowman, 1217 Remington Court, provided written comments.

Vickie Winston, 4305 Dawn Lynn, provided written comments.

Shawn Whitley, 4315 Addison Court, provided written comments.

Donald Button, 1401 Elkton, provided written comments.

Eddie Cardona, 3818 Stony Creek, provided written comments.

Amanda Cardona, 3818 Stony Creek, provided written comments.

Heather Brake, 3817 Stony Creek, provided written comments.

Jason Brake, 3817 Stony Creek, provided written comments.

John Hollis, 1203 Skyline, provided written comments.

Christopher Lindsey, 1428 Fincastle Loop, provided written comments.

Fred Bayliss, 7610 River Ridge, said he is in support of the rezoning. The property is being developed consistently with what the City has planned. Yes, they have done student housing before, but they have also done high end projects. This area not on the bus route. If developed as a commercial use, that will drive increased traffic.

Kristina Walters, 1209 Skyline, provided written comments.

Charles Walters, 1209 Skyline, provided written comments.

Jeremy Richmond, 15709 Buffalo Creek, said he is in support of the rezoning. The current landowner has been paying full market value in taxes to the tune of about \$40,000. He reminded Council of the two other projects denied last month, and noted this is on property that has been planned for urban development which includes apartments and multi-family.

Jack Li, 4103 Halifax, provided written comments.

There being no further comments, the Public Hearing was closed at 9:19 p.m.

MOTION: Upon a motion made by Councilmember Brick and a second by Councilmember Mooney, the City Council voted two (2) for and five (5) opposed, with Mayor Berry and Councilmembers Aldrich, Nichols, Schultz, and Benham voting against, to deny Ordinance 2016-3754, amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from O Office and GC General Commercial to MF Multi-Family and NAP Natural Areas Protected with the condition that no residential structures be constructed within the 135-foot buffer from the heater-treater equipment on the abutting site containing oil and gas uses for approximately 17.66 acres being Lot 1, Block 5 of the Tower Point Phase 5 subdivision, generally located at 1110 Arrington Road, more generally located south of the intersection of Arrington Road and Decatur Drive. The motion failed.

MOTION: Upon a motion made by Councilmember Benham and a second by Councilmember Schultz, the City Council voted five (5) for and two (2) opposed, with Councilmembers Brick and Mooney voting against, to adopt Ordinance 2016-3754, amending Chapter 12, "Unified

Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from O Office and GC General Commercial to MF Multi-Family and NAP Natural Areas Protected with the condition that no residential structures be constructed within the 135-foot buffer from the heater-treater equipment on the abutting site containing oil and gas uses for approximately 17.66 acres being Lot 1, Block 5 of the Tower Point Phase 5 subdivision, generally located at 1110 Arrington Road, more generally located south of the intersection of Arrington Road and Decatur Drive, with the condition that no residential structures be located within a 135-ft buffer of the existing heater-treater on the abutting property containing oil and gas uses, and on the condition that there be no rental by the bedroom. The motion carried.

4. Adjournment.

There being no further business, Mayor Berry adjourned the Regular Meeting of the City Council at 10:11 p.m. on Thursday, March 10, 2016.

Nancy Berry, Mayor

ATTEST:

Sherry Mashburn, City Secretary



Legislation Details (With Text)

File #: 16-0136 **Version:** 1 **Name:** Construction Contract # 16300295
Maintenance Repairs in Various City Parks

Type: Presentation **Status:** Consent Agenda

File created: 2/29/2016 **In control:** City Council Regular

On agenda: 3/31/2016 **Final action:**

Title: Presentation, possible action, and discussion on approval of a construction contract with Jamail and Smith Construction, LP; in the amount of \$137,644.43, for installation of new chain link fence and wood decking at Bee Creek, Jack and Dorothy Miller, Luther Jones, Central, and Wolf Pen Creek Parks. (Project specifics in summary).

Sponsors: David Schmitz

Indexes:

Code sections:

Attachments: [REV 1 FENCING AND DECK WORK PROPOSAL.pdf](#)

| Date | Ver. | Action By | Action | Result |
|------|------|-----------|--------|--------|
|------|------|-----------|--------|--------|

Presentation, possible action, and discussion on approval of a construction contract with Jamail and Smith Construction, LP; in the amount of \$137,644.43, for installation of new chain link fence and wood decking at Bee Creek, Jack and Dorothy Miller, Luther Jones, Central, and Wolf Pen Creek Parks. (Project specifics in summary).

Relationship to Strategic Goal: Neighborhood Integrity; Diverse Growing Economy

Recommendation(s): Staff recommends approval and award of the construction contract with Jamail and Smith Construction LP; for installation of new chain link fencing and wood decking repairs, in the amount of \$137,644.43 and ninety (90) construction days.

Summary: The proposed contract includes maintenance to various City park ball fields and structures. The existing chain link fence around the Bee Creek softball fields will be upgraded to a new, heavier gauged chain link. Jack and Dorothy Miller Park will see repairs to the existing backstops, and Luther Jones will receive a new eight foot tall fence around the softball field. In addition, wood decking will be removed and replaced at Bee Creek, Central, and Wolf Pen Creek Parks.

Budget & Financial Summary: Jamail and Smith; a Job Order Contractor, was asked to submit a quote for the removal, repair, and installation of chain link fencing and wood decking in the various City Parks. Job Order Contractors vendors have been competitively procured, so members automatically have compliance with Texas local and state procurement requirements. Funds are available from the general fund allocated through the SLA process of the FY '16 budget.

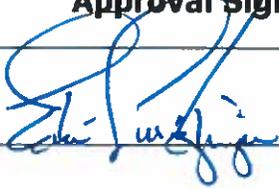
Attachments:

1. Fence and Wood Work Proposal
2. Construction Contract with Jamail and Smith, (on file in the City Secretary's Office)



Work Order Number
JOC# JLN

Job Order Contract (JOC) Detail

| | | | | |
|---|--|-----------------------------------|--------------|--|
| Project Name: | College Station Fence Project & Wood Projects | | TEA# | |
| Project Contact: | Rusty Warncke | Phone: | 979-764-3731 | |
| Project Description | Provide new fencing around ball parks at Luther Jones, Bee Creek , Miller Parks And Provide wood repair on bridges and decking at Bee Creek, Central, and Wolf Pen Creek Park. | | | |
| Estimated Cost: | \$ 137,644.43 Includes Bond | Dated: 2/4/16 2/8/16 Rev 1 | REV 1 | |
| Summary of Work Scope: | See attached scopes | | | |
| Estimated Start Date: | 3/1/16 | Estimated Completion Date: | 5/2/16 | |
| Approval Signatures: | | | | |
| Jamail & Smith Construction: |  | | | |
| College Station-PM: | | | | |
| College Station-CFM: | | | | |

Attachment: Detailed Estimate including Scope of Work

Rusty Warncke
College Station Parks & Recreation
1000 Krenek Cap Rd.
College Station, Texas 77842

February 8, 2016

Attn: Mr. Warncke,

Subject: Ballpark Fence Replacement & Wood Deck replacement at Parks

We are pleased to provide our detailed unit price estimate to accomplish the below described scope of work, estimated using the 2015 R.S. Means Facilities Construction Cost Data, the Houston City Cost Index, and our Buy Board Job Order Contract coefficient (.67). Our scope of work is based upon the walk through at the school and the specifications given to Jamail Construction.

Scope of Work

Bee Creek

1. Removal and installation of chain link fence along dug out areas. Six gauge chain-link is preferred in front of dugout areas. The six (6) gauge chain-link is to stop at the existing service gates. Remaining fabric will be 9 gauge, services gates are to be redone in nine (9) gauge as well as the outfield fencing.
2. Roughly 1700 LF of nine (9) gauge chain-link
3. Roughly 200 LF of six (6) gauge chin-link
4. Back and sides of each Dugout will be nine (9) gauge chain-link
5. Pedestrian Bridge
6. Remove all wood decking and railings
7. Install new decking and rails with like materials
8. Bridge is approx. 120' long and 10' Wide
9. Current material is treated lumber measuring 2.5" X 7.5" X 10'

Wolf Pen

1. Pedestrian bridge near amphitheater
2. Removal of existing decking
3. Installation of new decking with like material.
4. Bridge is approx. 97' long and 8'-2" Wide
5. Current decking is treated lumber measuring 2.5" X 7.5" X

Jack and Dorothy Miller

1. Repair and install new 6 gauge chin link fabric on two (2) existing backstops.

Luther Jones

1. Removal of existing four (4') fence, and installation of new eight (8') foot chain link fence around current ball field.
2. Roughly 320 LF of four feet fence to be removed
3. Roughly 750 LF of new eight (8') foot tall fence is to be installed, using nine (9) gauge chin-link.
4. Remove existing chin-link from existing backstop and replace entire backstop with six gauge chin-link. Backstop has roughly 1500 SQFT of chin-link
5. Three (3) service gates will need to be installed. Two four foot gates and one ten foot gate. Owner will determine where each gate is located.

Central Park

1. Wooden bridge at north pond
2. Demo bridge entirely. Meaning all deck, joists, and support post will be removed.
3. Rebuild bridge, to look like original. Material to be used in the reconstruction of the new bridge shall be recycled plastic lumber.
4. Wood deck around pump house and spill way
5. Demo approx. 612 SQFT of 2X6 decking. Demo to include joists and support post.
6. Rebuild deck back to original look using only recycled plastic lumber.

General Note

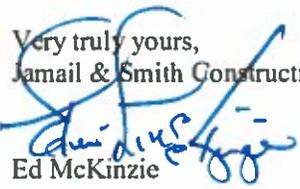
- All material will have to be approved by owner before installation occurs.
- Contractor is responsible for signage and overall safety of site.
- All areas of construction must be restored to pre-construction conditions.

We are available for review of this estimate at your convenience. Should you have any questions or need additional information please do not hesitate to contact Ed McKinzie at 281-901-5893.

RS Means Estimate

| | |
|-------------------------|---------------------|
| Fence Replacement | \$ 54,462.16 |
| <u>Wood Replacement</u> | <u>\$ 80,483.27</u> |
| Total | \$ 134,945.43 |
| <u>Bond</u> | <u>\$ 2,699.00</u> |
| Total with Bond | \$ 137,644.43 |

Very truly yours,
Jamail & Smith Construction


Ed McKinzie
Sr. Project Manager

Attachments:
College Station CX job number cover sheet

258-07 - 2010 Buy Board - Fifth Option - 1/01/2015 to 12/31/2015
 CS P&R 3 Baseball Fields Fencing - 04-85-0187

Estimator: Sr. Estimator Val Bankston

Summary of tagged estimates...

| Division Summary (MF04) | | |
|--|--------------|---|
| 01 - General Requirements | \$6,550.00 | 26 - Electrical |
| 02 - Existing Conditions | \$597.12 | 27 - Communications |
| 03 - Concrete | | 28 - Electronic Safety and Security |
| 04 - Masonry | | 31 - Earthwork |
| 05 - Metals | | 32 - Exterior Improvements |
| 06 - Wood, Plastics, and Composites | | 33 - Utilities |
| 07 - Thermal and Moisture Protection | | 34 - Transportation |
| 08 - Openings | | 35 - Waterway and Marine Transportation |
| 09 - Finishes | | 41 - Material Processing and Handling Equipment |
| 10 - Specialties | | 44 - Pollution Control Equipment |
| 11 - Equipment | | 46 - Water and Wastewater Equipment |
| 12 - Furnishings | | 48 - Electric Power Generation |
| 13 - Special Construction | | Alternates |
| 14 - Conveying Equipment | | Trades |
| 21 - Fire Suppression | | Assemblies |
| 22 - Plumbing | | FMR |
| 23 - Heating, Ventilating, and Air-Conditioning (HVAC) | | MF04 Total (Without totalling components) |
| Totalling Components | | |
| Priced Line Items | \$101,308.09 | |
| RSMeans BRYAN, TX CCI 201504, 84.00% | \$16,208.98 | |

| Material, Labor, and Equipment Totals (No Totalling Components) | | 2011 Buyboard Houston Standard Hours (-36.00000%) | |
|---|-------------|---|--------------------|
| Material: | \$51,052.06 | | |
| Labor: | \$43,994.18 | 18 | \$101,308.09 |
| Equipment: | \$8,259.86 | 0 | \$0.00 |
| Other: | \$10.01 | | |
| Laborhours: | 647.03 | 18 | \$101,308.09 |
| Green Line Items:0 | \$0.00 | | |
| Grand Total | | | \$54,462.16 |

Final Estimate

Estimator: Sr. Estimator Val Bankston

Combined estimates...

| Item | Description | UM | Quantity | Unit Cost | Total | Book |
|--|---|-------|------------|------------|-------------------|--------------------------|
| 01 - General Requirements | | | | | | |
| 1 | 01-31-13-20-0260 Field personnel, superintendent, average | Week | 1.0000 | \$3,275.00 | \$3,275.00 | RSMISCOM L, O&P |
| 2 | 01-31-13-20-0260 Field personnel, superintendent, average | Week | 1.0000 | \$3,275.00 | \$3,275.00 | RSMISCOM L, O&P |
| 01 - General Requirements Total | | | | | \$6,550.00 | |
| 02 - Existing Conditions | | | | | | |
| 3 | 02-41-13-62-0650 Selective demolition, chain link fences and gates, chain link, gates, 3' to 4' high | L.F. | 311.0000 | \$1.92 | \$597.12 | RSMISCOM L, E, O&P |
| Demo existing fencing 3111/ 4' high | | | | | | |
| 02 - Existing Conditions Total | | | | | \$597.12 | |
| 32 - Exterior Improvements | | | | | | |
| 4 | 32-31-13-20-5080 Fence, chain link industrial, schedule 40, includes excavation and concrete, double swing gates, including posts and hardware, set in concrete, 8' high, 12' opening | Opng. | 3.3300 | \$1,875.00 | \$6,243.75 | RSMISFAC M, L, E, O&P |
| Four each 10ft x 8 ft tall double swing gates. Line modified for 10' gate in lieu of 12' gates | | | | | | |
| 5 | 32-31-13-25-0020-0200 Fence, chain link residential, add for gate 4' wide, 1-3/8" frame, 3' high (Modified Ea. using 32-31-13-25-0200) | Ea. | 5.3300 | \$296.00 | \$1,588.34 | RSMISFAC M, L, E, O&P |
| Add for 8 ft tall gates Line item modified for 2 gates 8' tall | | | | | | |
| 6 | 32-31-13-30-6600 Fence, chain link, gates and posts, 1/3 post length in ground, including excavation, line posts, set in concrete, galvanized, 2-1/2" OD, 8' | Ea. | 50.0000 | \$94.00 | \$4,700.00 | RSMISCOM M, L, E, O&P |
| Install new line posts | | | | | | |
| 7 | 32-31-13-30-6680 Fence, chain link, gates and posts, 1/3 post length in ground, including excavation, end gate post, set in concrete, steel, 3" OD, 8' | Ea. | 8.0000 | \$127.00 | \$1,016.00 | RSMISFAC M, L, E, O&P |
| Gate posts for 2 each double gates and 2 each 4' gates | | | | | | |
| 8 | 32-31-13-30-7825 Fence, chain link, gates and posts, auger fence post hole, 3' deep, medium soil, Ea. by machine | Ea. | 50.0000 | \$16.05 | \$802.50 | RSMISCOM L, E, O&P |
| Auger holes for new fence posts | | | | | | |
| 9 | 32-31-13-40-1300 Fence, fabric and accessories, fabric, 9 gauge, galvanized, 1.2 ounce coal, 2" chain link, 8' high | L.F. | 1,887.0000 | \$21.00 | \$39,627.00 | RSMISCOM M, L, E, O&P |
| Install new 9 gauge fencing fabric only. | | | | | | |
| 10 | 32-31-13-40-1300 Fence, fabric and accessories, fabric, 9 gauge, galvanized, 1.2 ounce coal, 2" chain link, 8' high | L.F. | 494.0000 | \$21.00 | \$10,374.00 | RSMISCOM M, L, E, O&P |
| Install new 9 gauge fencing fabric only. | | | | | | |
| 11 | 32-31-13-40-1900 Fence, fabric and accessories, top rail, includes 6x wires, 1-5/8", galvanized | L.F. | 988.0000 | \$7.00 | \$6,916.00 | RSMISCOM M, L, E, O&P |
| Install new top and bottom rail 484 ft x 2= 968 | | | | | | |

Final Estimate

Combined estimates...

Estimator: Sr. Estimator Val Bankston

32 - Exterior Improvements

| Item | Description | UM | Quantity | Unit Cost | Total | Book |
|------|--|--------|----------|-----------|------------|--------------------|
| 12 | 32-31-26-20-1200 W/o fencing, general, chain link fabric, steel, 2" mesh, galvanized, 6 gauge 402ft x 8 ft high = 3216 | C.S.F. | 32.1600 | \$167.00 | \$5,370.72 | RMHISCOM M, O&P |
| 13 | 32-31-26-20-1200 W/o fencing, general, chain link fabric, steel, 2" mesh, galvanized, 6 gauge 128ft x 8 ft high = 1008 sf | C.S.F. | 10.0600 | \$167.00 | \$1,683.36 | RMHISCOM M, O&P |
| 14 | 32-31-26-20-1200 W/o fencing, general, chain link fabric, steel, 2" mesh, galvanized, 6 gauge 60ft x 10 ft high = 600 Install only | C.S.F. | 6.0000 | \$167.00 | \$1,002.00 | RMHISCOM M, O&P |

32 - Exterior Improvements Total

\$79,323.67

Alternates

| | | | | | | |
|----|--|------|------------|--------|-------------|------------------|
| 15 | 32-31-13-40-1300 Demo - Fence, fabric and accessories, fabric, galvanized, 1.2 ounce coat, 2" chain link, 6" high Demo existing fencing fabric only. (Repriced 1/04/2016) Labor Adjustment: 100% of \$5.90 = \$5.90 Using O&P Pricing Bare Costs: (M:\$12.40 L:\$3.98 E:\$1.33 O:228.00 LH:0.105) O&P Labor Calc = O&P Total - (Bare Material + 10.0000%) - (Bare Equipment + 10.0000%) \$21.00 - \$13.64 - \$1.46 = \$5.90 Labor w/CCI = \$5.90 * 100.0000% = \$5.90 | L.F. | 2,289.0000 | \$5.90 | \$13,505.10 | CUSTOM L, O&P |
|----|--|------|------------|--------|-------------|------------------|

| | | | | | | |
|----|---|------|----------|--------|----------|------------------|
| 16 | 32-31-13-40-1300 Demo - Fence, fabric and accessories, fabric, galvanized, 1.2 ounce coat, 2" chain link, 6" high Demo fencing fabric only. (Repriced 1/04/2016) Labor Adjustment: 100% of \$5.90 = \$5.90 Using O&P Pricing Bare Costs: (M:\$12.40 L:\$3.98 E:\$1.33 O:228.00 LH:0.105) O&P Labor Calc = O&P Total - (Bare Material + 10.0000%) - (Bare Equipment + 10.0000%) \$21.00 - \$13.64 - \$1.46 = \$5.90 Labor w/CCI = \$5.90 * 100.0000% = \$5.90 | L.F. | 126.0000 | \$5.90 | \$743.40 | CUSTOM L, O&P |
|----|---|------|----------|--------|----------|------------------|

| | | | | | | |
|----|---|------|---------|--------|----------|------------------|
| 17 | 32-31-13-40-1300 Demo - Fence, fabric and accessories, fabric, galvanized, 1.2 ounce coat, 2" chain link, 6" high Demo 9 gauge fencing fabric only. (Repriced 1/04/2016) Labor Adjustment: 100% of \$5.90 = \$5.90 Using O&P Pricing | L.F. | 60.0000 | \$5.90 | \$354.00 | CUSTOM L, O&P |
|----|---|------|---------|--------|----------|------------------|

Final Estimate

Combined estimates...

Estimator: Sr. Estimator Val Bankston

Alternates

| Item | Description | UM | Quantity | Unit Cost | Total | Book |
|-------------------------|---|------|----------|-----------|----------|--------------------|
| 18 | <p>32-31-13-40-1800 R&R - Fence, fabric and accessories, top rail, includes the wires, 1-5/8" galvanized Labor Adjustment: 120% of \$1.62 = \$1.94</p> <p>Using O&P Pricing Bare Costs: (M:\$4.65 L:\$0.99 E:\$0.33 O:\$12.00 LH:0.028) O&P Labor Calc = O&P Total - (Bare Material + 10.000%) - (Bare Equipment + 10.000%) \$7.10 - \$5.42 - \$0.38 = \$1.62 Labor w/CCI = \$1.62 * 100.000% = \$1.62</p> | L.F. | 120 0000 | \$1.94 | \$232.80 | CUSTOM L O&P |
| Alternates Total | | | | | | \$14,035.30 |

Estimate Grand Total

54,462.16

Wood Decking Estimates



Final Estimate

Central, Bee Creek and Wolf Pen Combined-Sr. Estimator Val Bankston
 Jamail Smith
 258-07 - 2010 Buy Board - Fifth Option - 1/01/2015 to 12/31/2015
 CSP&R Combined Wood Bridge and Decks Replace - 04-B6-0003
 Sr. Estimator Val Bankston

Estimator: Sr. Estimator Val Bankston

Summary of tagged estimates...

| Division Summary (MF04) | | |
|--|---------------|--|
| 01 - General Requirements | \$31,638.00 | 26 - Electrical |
| 02 - Existing Conditions | \$10,270.00 | 27 - Communications |
| 03 - Concrete | | 28 - Electronic Safety and Security |
| 04 - Masonry | | 31 - Earthwork |
| 05 - Metals | \$42,186.20 | 32 - Exterior Improvements |
| 06 - Wood, Plastics, and Composites | | 33 - Utilities |
| 07 - Thermal and Moisture Protection | | 34 - Transportation |
| 08 - Openings | | 35 - Waterway and Marine Transportation |
| 09 - Finishes | | 41 - Material Processing and Handling Equipment |
| 10 - Specialties | | 44 - Pollution Control Equipment |
| 11 - Equipment | | 46 - Water and Wastewater Equipment |
| 12 - Furnishings | | 48 - Electric Power Generation |
| 13 - Special Construction | | Alternate |
| 14 - Conveying Equipment | | Trades |
| 21 - Fire Suppression | | Assemblies |
| 22 - Plumbing | | FMR |
| 23 - Heating, Ventilating, and Air-Conditioning (HVAC) | | MF04 Total (Without totalling components) |
| Totalling Components | | \$65,613.24 |
| Priced Line Items | \$149,708.44 | |
| RSMean BRYAN, TX CCI 2015Q4, 84.00% | \$(23,953.35) | \$149,708.44 |

| Material, Labor, and Equipment Totals (No Totalling Components) | | |
|---|-------------|--|
| Material: | \$64,215.80 | |
| Labor: | \$85,175.84 | |
| Equipment: | \$316.80 | |
| Other: | \$0.00 | |
| Laborhours: | 661.48 | |
| Green Line Items:0 | \$0.00 | |

| 2011 Buyboard Houston Standard Hours (-36.00000%) | | |
|---|----|---------------|
| Nongriced Line Items | | \$(45,271.82) |
| Priced/Non-Priced | | |
| Total Priced Items: | 34 | \$149,708.44 |
| Total Non-Priced Items: | 0 | \$0.00 |
| | 34 | \$149,708.44 |

Grand Total **\$80,483.27**

Central, Bee Creek and Wolf Pen Combined

Final Estimate

Estimator: Sr. Estimator Val Bankston

Combined estimates...

| Item | Description | UM | Quantity | Unit Cost | Total | Book |
|--|---|------|----------|------------|--------------------|-------------------------|
| 01 - General Requirements | | | | | | |
| 1 | 01-31-13-20-0200 Field personnel, project manager, average | Week | 1.7500 | \$3,700.00 | \$6,475.00 | RSMISFAC L, O&P P |
| 2 | 01-31-13-20-0260 Field personnel, superintendent, average | Week | 8.0000 | \$3,450.00 | \$20,700.00 | RSMISFAC L, O&P P |
| 3 | 01-56-23-10-0150 Barricades, 5' high, 3 rail @ 2" x 8", movable 24 LF on each side of bridge 25 LF on each side of bridge | L.F. | 96.0000 | \$46.50 | \$4,464.00 | RSMISFAC M, L, O&P P |
| 01 - General Requirements Total | | | | | \$31,639.00 | |
| 02 - Existing Conditions | | | | | | |
| 4 | 02-41-19-19-0840 Selective demolition, rubbish handling, the following are to be added to the demolition prices. Dumpster, weekly rental, includes one dump per week, 40 C.Y. capacity, 10 tons | Week | 3.0000 | \$850.00 | \$2,550.00 | RSMISFAC M, O&P P |
| 5 | 02-41-19-19-2040 Selective demolition, rubbish handling, the following are to be added to the demolition prices. Load, haul, dump and return, 5' to 100' haul, hand carried Hauling for boards removed and replacement boards 1st 100 lf Hauling for boards removed and replacement boards 1st 100 lf | C.Y. | 100.0000 | \$60.00 | \$6,000.00 | RSMISFAC L, O&P P |
| 6 | 02-41-19-19-2040-2080 Selective demolition, rubbish handling, haul and return, add per each extra 100' haul, hand carried (Modified using 02-41-19-19-2080) Added 100lf of hauling Added 100lf of hauling | C.Y. | 20.0000 | \$28.00 | \$560.00 | RSMISFAC L, O&P P |
| 7 | 02-41-19-19-3040 Selective demolition, rubbish handling, the following are to be added to the demolition prices. Loading and trucking, including 2 mile haul, hand loading truck, 50' haul Loading demoed timbers on truck for disposal Loading demoed timbers on truck for disposal | C.Y. | 20.0000 | \$58.00 | \$1,160.00 | RSMISFAC L, E, O&P P |
| 02 - Existing Conditions Total | | | | | \$10,270.00 | |
| 06 - Wood, Plastics, and Composites | | | | | | |
| 8 | 08-05-05-10-4200 Selective demolition wood framing, joists, 2" x 4" | L.F. | 600.0000 | \$0.99 | \$594.00 | RSMISFAC L, O&P P |
| 9 | 08-05-05-10-4230 Selective demolition wood framing, joists, 2" x 6" | L.F. | 200.0000 | \$1.02 | \$204.00 | RSMISFAC L, O&P P |
| 10 | 08-05-05-10-4240 Selective demolition wood framing, joists, 2" x 8" | L.F. | 200.0000 | \$1.05 | \$210.00 | RSMISFAC L, O&P P |
| 11 | 06-05-05-10-5400 Selective demolition wood framing, posts, 4" x 4" | L.F. | 600.0000 | \$1.23 | \$738.00 | RSMISFAC L, O&P P |
| 12 | 08-05-23-50-0800 Wood screws, #10, 3" long, steel | C | 65.0000 | \$9.75 | \$633.75 | RSMISFAC M, O&P P |

Central, Bee Creek and Wolf Pen Combined

Final Estimate

Estimator: Sr. Estimator Val Bankston

Combined estimates...

06 - Wood, Plastics, and Composites

| Item | Description | UM | Quantity | Unit Cost | Total | Book |
|--|--|------|------------|-----------|--------------------|----------------------|
| 13 | 06-05-23-60-1400 Timber connectors, joist and beam hangers, galvanized, 18 gauge, 2" x 6" to 2" x 6" x Ea. 10" joist | | 75.0000 | \$5.25 | \$393.75 | RSMSIFAC M, L O&P |
| 14 | 06-11-10-28-0390 Porch or deck framing, treated lumber, railings and trim, 2" x 6" Install new railings on bridge Install new railings on bridge | L.F. | 400.0000 | \$2.91 | \$1,164.00 | RSMSIFAC M, L O&P |
| 15 | 06-51-13-12-1325 Structural plastic lumber, plastic lumber, posts or columns, 4" x 6" New plastic posts for bridge support posts and deck support posts | L.F. | 700.0000 | \$19.00 | \$13,300.00 | RSMSIFAC M, L O&P |
| 16 | 06-51-13-12-1384 Structural plastic lumber, plastic lumber, joists, 2" x 6" New boards for decking and joists at well house | L.F. | 2,186.0000 | \$7.95 | \$17,378.70 | RSMSIFAC M, L O&P |
| 17 | 06-51-13-12-1386 Structural plastic lumber, plastic lumber, joists, 2" x 8" New joists under decking at bridge | L.F. | 300.0000 | \$9.95 | \$2,985.00 | RSMSIFAC M, L O&P |
| 18 | 06-51-13-12-1396 Structural plastic lumber, plastic lumber, railings and trim, 2" x 4" New hand rails at well house deck | L.F. | 700.0000 | \$8.55 | \$4,585.00 | RSMSIFAC M, L O&P |
| 06 - Wood, Plastics, and Composites Total | | | | | \$42,186.20 | |

Alternate

| | | | | | | |
|----|--|------|------------|---------|-------------|--------------------|
| 19 | 06-11-10-28-0120 Porch or deck framing, treated lumber, posts or columns, 3" x 8" Install new planks in bridge floor Install new planks in bridge floor | L.F. | 2,364.0000 | \$19.80 | \$46,807.20 | CUSTOM M, L O&P |
| 20 | 06-11-10-28-0120 Demo - Porch or deck framing, treated lumber, posts or columns, 3" x 8" Demo planks in bridge floor (Repriced 1/04/2016) Labor Adjustment: 100% of \$5.61 = \$5.61 Using O&P Pricing Demo planks in bridge floor (Repriced 1/04/2016) Labor Adjustment: 100% of \$5.61 = \$5.61 Using O&P Pricing | L.F. | 2,364.0000 | \$7.61 | \$17,990.04 | CUSTOM L O&P |
| 21 | 06-11-10-28-0390 Demo - Porch or deck framing, treated lumber, railings and trim, 2" x 6" Demo railings on bridge | L.F. | 400.0000 | \$2.04 | \$816.00 | CUSTOM L O&P |

Central, Bee Creek and Wolf Pen Combined

Final Estimate

Estimator: Sr. Estimator Val Bankston

Combined estimates...

Alternate

| Item | Description | UM | Quantity | Unit Cost | Total | Book |
|------|--|----|----------|-----------|-------|------|
| | (Repriced 1/04/2016) Labor Adjustment: 100% of \$2.04 = \$2.04 | | | | | |
| | Using O&P Pricing Bare Costs: (M):\$0.79 L:\$1.25 E: O:300.00 LH:0.027) O&P Labor Calc = O&P Total - (Bare Material + 10.0000%) - (Bare Equipment + 10.0000%) \$2.91 - \$0.87 - \$0.00 = \$2.04 Labor w/CCI = \$2.04 * 100.0000% = \$2.04 Demo railings on bridge | | | | | |
| | (Repriced 1/04/2016) Labor Adjustment: 100% of \$2.04 = \$2.04 | | | | | |
| | Using O&P Pricing Bare Costs: (M):\$0.79 L:\$1.25 E: O:300.00 LH:0.027) O&P Labor Calc = O&P Total - (Bare Material + 10.0000%) - (Bare Equipment + 10.0000%) \$2.91 - \$0.87 - \$0.00 = \$2.04 Labor w/CCI = \$2.04 * 100.0000% = \$2.04 | | | | | |

Alternate Total **\$65,613.24**

Estimate Grand Total **80,483.27**



Legislation Details (With Text)

File #: 16-0139 **Version:** 1 **Name:** Annual Electric System Construction & Maintenance Labor Contract

Type: Contract **Status:** Consent Agenda

File created: 3/4/2016 **In control:** City Council Regular

On agenda: 3/31/2016 **Final action:**

Title: Presentation, possible action, and discussion regarding approval of a contract between the City of College Station and H&B Construction, LTD. in the not to exceed amount of \$1,500,000 for Annual Electric System Construction & Maintenance Labor.

Sponsors: Timothy Crabb

Indexes:

Code sections:

Attachments:

| Date | Ver. | Action By | Action | Result |
|------|------|-----------|--------|--------|
|------|------|-----------|--------|--------|

Presentation, possible action, and discussion regarding approval of a contract between the City of College Station and H&B Construction, LTD. in the not to exceed amount of \$1,500,000 for Annual Electric System Construction & Maintenance Labor.

Relationship to Strategic Goals: (Select all that apply)

- Core Services and Infrastructure

Recommendation(s):

Staff recommends the approval of award for this bid to the lowest qualified bidder, H&B Construction, LTD. In the not to exceed amount of \$1,500,000.

Summary:

On January 29, 2016, one (1) sealed bid was received in response to Invitation to Bid No. 16-034 for the Annual Electric System Construction & Maintenance Labor Contract. The Annual Electric System Construction & Maintenance Labor Contract is for supplemental labor and equipment to construct the required electric distribution line extensions and conversions and to provide for the necessary maintenance of the City’s electric distribution system for a twelve (12) month period. Estimated unit quantities for this bid were based on 2015 work performed by the former contractor and were used to determine the annual estimate for labor cost.

Budget & Financial Summary:

Funds for this item are budgeted for in the Electric Capital Improvement Project (CIP) Budget.

Attachments:



Legislation Details (With Text)

File #: 16-0140 **Version:** 1 **Name:** Various Electric Capacitor
Type: Presentation **Status:** Consent Agenda
File created: 3/8/2016 **In control:** City Council Regular
On agenda: 3/31/2016 **Final action:**
Title: Presentation, possible action, and discussion on a bid award for the purchase of various electric capacitor banks which will be maintained in electrical inventory and expended as needed. The total recommended award is \$52,425 and will be awarded to the lowest responsible bidder.
Sponsors: Jeff Kersten
Indexes:
Code sections:
Attachments: [Tabulation.pdf](#)

| Date | Ver. | Action By | Action | Result |
|------|------|-----------|--------|--------|
|------|------|-----------|--------|--------|

Presentation, possible action, and discussion on a bid award for the purchase of various electric capacitor banks which will be maintained in electrical inventory and expended as needed. The total recommended award is \$52,425 and will be awarded to the lowest responsible bidder.

relationship to Strategic Goals: Core Services and Infrastructure

Recommendation(s): Recommend award to Techline as the lowest responsible bidder providing the best value to the City.

Summary: Twelve (12) sealed competitive bids were received and opened on February 17, 2016. Electric staff evaluated the bids for compliance to the needed specifications. Techline submitted the lowest complete overall bid.

Upon Council approval, purchase orders will be issued to the vendor recommended for award. The materials will be placed and maintained in the electrical inventory and expended as needed.

Budget & Financial Summary: Funds are budgeted and available in the Electrical Fund. Various projects may be expensed as supplies are pulled from inventory and issued.

Reviewed and Approved by Legal: N/A

Attachments: Bid Tabulation #16-042



Legislation Details (With Text)

| | | | | | |
|-----------------------|---|----------------------|---|----------------------|----------------------|
| File #: | 16-0148 | Version: | 1 | Name: | Wire & Cable |
| Type: | Presentation | Status: | | Status: | Consent Agenda |
| File created: | 3/11/2016 | In control: | | In control: | City Council Regular |
| On agenda: | 3/31/2016 | Final action: | | Final action: | |
| Title: | Presentation, possible action, and discussion on the first renewal of a price agreement with Techline, Inc., for the annual purchase of wire and cable not to exceed \$659,700. | | | | |
| Sponsors: | Jeff Kersten | | | | |
| Indexes: | | | | | |
| Code sections: | | | | | |
| Attachments: | Bid 15-030 Signed Wire and Cable | | | | |

| Date | Ver. | Action By | Action | Result |
|------|------|-----------|--------|--------|
|------|------|-----------|--------|--------|

Presentation, possible action, and discussion on the first renewal of a price agreement with Techline, Inc., for the annual purchase of wire and cable not to exceed \$659,700.

Relationship to Strategic Goals: Core Services and Infrastructure

Recommendation(s): Staff recommends approval of the price agreement renewal with Techline, Inc.

Summary: On February 27, 2015, seven (7) sealed bids were received and opened for Invitation to Bid 15-030, for the annual purchase of wire and cable. Techline was awarded the price agreement by Council on April 9, 2015, Item 2e.

The original bid documents include language allowing pricing changes due to the fluctuating price of metal. The City requested a price decrease at the time it offered the renewal term. Techline, Inc. was agreeable, and presented new lower unit pricing using the reduced metal pricing. The new agreement will also include the original bid price for 21,300 ft of wire that the City asked Techline, Inc. to place on hold for the upcoming University Drive Underground Cable Installation project, which is scheduled to be completed by September 30, 2016.

The materials will be placed and maintained in the electrical inventory and expended as needed. This will be the first of two possible renewals for this price agreement.

Budget & Financial Summary: Funds are budgeted and available in the Electrical Fund. Various projects may be expensed as supplies are pulled from inventory and issued.

Reviewed and Approved by Legal: N/A

Attachments: Signed Renewal Letter

RENEWAL ACCEPTANCE

By signing herewith, I acknowledge and agree to renew Bid 15-030, Annual Price Agreement for Wire and Cable, in accordance with all terms and conditions previously agreed to and accepted, for an amount not to exceed Six Hundred Fifty Nine Thousand Seven Hundred and No/100 Dollars (\$659,700.00).

Pricing will be structured as follows:

Original Bid Pricing:

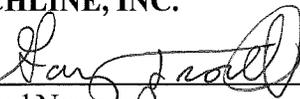
Line Item 2:
1000-15KV-AL-EPR 21,300 ft pre-ordered at \$7.87 per ft

Revised Bid Pricing:

Line Item 1:
1/0-15KV-AL-EPR-FCN \$2.10 per ft
Line Item 2:
1000-15KV-AL-EPR \$7.25 per ft
Line Item 3:
CONVERSE-AL-1000'NPR \$.90 per ft

I understand this renewal term will be for the period beginning April 14, 2016 through April 13, 2017. This is the first of two possible renewals.

TECHLINE, INC.

By: 
Printed Name: Gary Troxell
Title: Sales
Date: 3/4/2016



Legislation Details (With Text)

File #: 16-0149 **Version:** 1 **Name:** Notice for Certificate of Obligation
Type: Resolution **Status:** Consent Agenda
File created: 3/11/2016 **In control:** City Council Regular
On agenda: 3/31/2016 **Final action:**
Title: Presentation, possible action, and discussion to approve a resolution by the City Council of the City of College Station, Texas, directing publication of notice of intention to issue certificates of obligation, series 2016; and providing an effective date.
Sponsors: Jeff Kersten
Indexes:
Code sections:
Attachments: [Copy of 2016 Debt Issue](#)
[Notice Resolution \(COCS CO Ser 2016\) \(ver 1\) REVISED](#)

| Date | Ver. | Action By | Action | Result |
|------|------|-----------|--------|--------|
|------|------|-----------|--------|--------|

Presentation, possible action, and discussion to approve a resolution by the City Council of the City of College Station, Texas, directing publication of notice of intention to issue certificates of obligation, series 2016; and providing an effective date.

Recommendation(s): Staff recommends Council approve the attached resolution directing publication of notice of the intention to issue certificates of obligation.

Summary: The City Council is authorized to approve the issuance of certificates of obligation (COs) after approving a resolution directing notices to be published of the intent to issue the COs.

The City of College Station typically issues debt to fund various capital projects identified and approved as a part of the annual budget.

Certificates of Obligation (COs) are based on the full faith and credit of the City and are paid primarily through the debt service portion of the ad valorem tax rate. Certificates of Obligation normally include at least one additional revenue stream besides the debt service portion of the tax rate such as utility revenues. The City's policy for issuing Certificates of Obligation allows more flexibility in their issue than General Obligation Bonds, which are authorized by the voters, particularly when other revenues are anticipated to assist in debt service.

The City's Financial Advisor recommended that the City issue Certificate of Obligations for utility projects instead of Utility Revenue Bonds (URBs). The Utility systems will cover their associated portion of debt service through utility revenues.

The Certificates issued will be used to fund street, public facilities, water and wastewater projects, and pay debt issuance costs. The maximum amount of Certificates of Obligation indebtedness that may be authorized to be sold is \$30,500,000.

At the May 16th meeting, the City Council will consider approval of the sale parameters for the General Obligation and Refunding Bonds, appoint a Paying Agent/Registrar, appoint Underwriters, adopt Bond Ordinances and authorized the preparation of the Official Statements for the General Obligation and

Refunding Bonds and the Certificates of Obligations. If the ordinances are approved, the City Council will be delegating to the City Manager the authority to execute the bond sale and refunding.

Budget & Financial Summary: Staff reviewed the impact of the Certificates on the City's ability to meet debt service requirements and the effect they may have on the ad valorem tax rate. The recommendation to move forward with this issue will not impact the ad valorem tax rate. The impact on the utility rates will be reviewed as part of the financial forecast and FY17 budget. However, debt for the design of a new Police Station is included in this debt issue and current projections indicate that construction of the Police Station will require a tax increase in the future.

Attachments:

1. Resolution by the City Council of the City of College Station directing publication of notice of intention to issue Certificates of Obligation.
2. List of Projects

2016 Draft Debt Issue

3/11/2016 8:39

2008 General Obligation Bonds

| | | | | |
|---------------------|----------------------------|--------------------------|--------|--------|
| Streets | Proposed | | | |
| | 4,000,000 | Lakeway Drive Extension | ST1101 | 20 Yrs |
| | <u>600,000</u> | Traffic Signals (08 GOB) | ST1027 | 20 Yrs |
| Streets Total | <u>\$ 4,600,000</u> | | | |
| General Government | 4,185,000 | Library Expansion | GG1010 | 20 Yrs |
| General Gov't Total | <u>\$ 4,185,000</u> | | | |
| 2008 GOB Total | <u><u>\$ 8,785,000</u></u> | | | |

Gen'l Gov't Certificates of Obligation

| | | | | |
|--------------------------|----------------------------|---|--------|--------|
| Streets | Proposed | | | |
| | 200,000 | Munson Street Rehabilitation | ST1402 | 20 Yrs |
| | 735,000 | Francis Drive Rehabilitation - Phase I | ST1419 | 20 Yrs |
| | 595,000 | Francis Drive Rehabilitation - Phase II | ST1420 | 20 Yrs |
| | 3,050,000 | Intelligent Transportation System Implementation | ST1501 | 10 Yrs |
| | 4,100,000 | Greens Prairie Tr fr 2154 thru Royder | ST1504 | 20 Yrs |
| | 1,000,000 | Cain/Deacon UP Railroad Crossing Switch | ST1602 | 20 Yrs |
| | 655,000 | Design of FM 2818 Capacity Improvements | ST1603 | 20 Yrs |
| | 700,000 | Rock Prairie Rd West - Wellborn Rd to City Limits | ST1604 | 20 Yrs |
| | 800,000 | Capstone & Barron Rd Alignment | ST1605 | 20 Yrs |
| | 500,000 | NH Safety Imp - Holik, Park Pl, Anna & Glade | ST1606 | 20 Yrs |
| | 1,500,000 | Holleman Drive South Widening | ST1607 | 20 Yrs |
| | 515,000 | Greens Prairie @ Arrington Intersection Imp | ST1608 | 20 Yrs |
| | 2,700,000 | Royder Road Expansion | ST1611 | 20 Yrs |
| Streets Total | <u>\$17,050,000</u> | | | |
| General Government | 3,000,000 | Police Station Design | GG1604 | 20 Yrs |
| General Gov't Total | <u>\$ 3,000,000</u> | | | |
| Governmental CO Subtotal | <u><u>\$20,050,000</u></u> | | | |

| Utility Certificates of Obligation | Proposed | | |
|---|----------------------------|---|--------|
| | 2,030,000 | Well #9 | 20 Yrs |
| | 1,250,000 | Well #9 Collection Line | 20 Yrs |
| | 300,000 | SH6 Water Line Ph I (SH40 to Venture Dr) | 20 Yrs |
| | 300,000 | SH6 Water Line Ph II (Creagor Lane to SH40) | 20 Yrs |
| | 500,000 | Munson Rehab | 20 Yrs |
| | 1,345,000 | Eastgate Rehab | 20 Yrs |
| | - | Cooling Tower Expansion | 20 Yrs |
| | 1,200,000 | Variable Frequency Drive Replacement | 10 Yrs |
| | 720,000 | Francis Rehab Ph I | 20 Yrs |
| | 130,000 | Francis Rehab Ph II | 20 Yrs |
| | - | Sweetwater Forest Line Extension | 20 Yrs |
| | 125,000 | Lakeway Water Line Extension | 20 Yrs |
| Water Projects | <u>\$ 7,900,000</u> | | |
| Utility CO Subtotal | <u>\$ 7,900,000</u> | | |
| Estimated Debt Issuance Costs | \$ 320,000 | | |
| Certificates of Obligation Total | <u><u>\$28,270,000</u></u> | | |
| Total Debt Issue | <u><u>\$37,055,000</u></u> | | |

CERTIFICATE FOR RESOLUTION

THE STATE OF TEXAS
COUNTY OF BRAZOS
CITY OF COLLEGE STATION

We, the undersigned officers of the City of College Station, Texas (the "City"), hereby certify as follows:

1. The City Council of the City convened in a regular meeting on March 31, 2016 at the designated meeting place, and the roll was called of the duly constituted officers and members of said City Council, to wit:

Nancy Berry, Mayor
John Nichols, Mayor Pro Tem
Blanche Brick, Councilmember
Steve Aldrich, Councilmember
Karl Mooney, Councilmember
James Benham, Councilmember
Julie M. Schultz, Councilmember

and all of said persons were present except _____, thus constituting a quorum. Whereupon, among other business, the following was transacted at said Meeting: a written

A RESOLUTION DIRECTING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION, SERIES 2016; AND PROVIDING AN EFFECTIVE DATE.

was duly introduced for the consideration of said City Council. It was then duly moved and seconded that said Resolution; and, after due discussion, said motion prevailed and carried by the following vote:

AYES: ___ NOES: ___

2. That a true, full and correct copy of the aforesaid Resolution described in the above and foregoing paragraph is attached to and follows this Certificate; that said Resolution has been duly recorded in said City Council's minutes of said Meeting; that the above and foregoing paragraph is a true, full and correct excerpt from said City Council's minutes of said Meeting pertaining to the passage of said Resolution; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of said City Council as indicated therein; that each of the officers and members of said City Council was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid Meeting, and that said Resolution would be introduced and considered at said Meeting, and each of said officers and members consented, in advance, to the holding of said Meeting for such purpose, and that said Meeting was open to the public and public notice of the time, place and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code.

SIGNED AND SEALED ON MARCH 31, 2016.

Sherry Mashburn
City Secretary

Nancy Berry
Mayor

(City Seal)

RESOLUTION NO. _____

A RESOLUTION DIRECTING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION, SERIES 2016; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of College Station (the "City") expects to pay expenditures in connection with the design, planning, acquisition and construction of the projects described in "Exhibit A" to this Resolution prior to the issuance of the Certificates of Obligation hereinafter described; and

WHEREAS, the City Council hereby finds, considers and declares that the reimbursement of the payment by the City of such expenditures will be appropriate and consistent with the lawful objectives of the City and, as such, chooses to declare its intention, in accordance with the provisions of Section 1.150-2 of the U.S. Treasury Regulations, to reimburse itself for such payments at such time as it issues the hereinafter described Certificates of Obligation; and

WHEREAS, it is hereby officially found and determined that the meeting at which this Resolution was considered was open to the public, and public notice of the time, place and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

Section 1. That attached hereto and marked "Exhibit A" is a form of notice, the form and substance of which are hereby passed and approved.

Section 2. That the City Secretary shall cause said notice to be published, in the form attached hereto, in the "*Bryan-College Station Eagle*", a newspaper of general circulation in the City, for two consecutive weeks, the date of the first publication to be before the 30th day before the day tentatively proposed for authorizing the issuance of the Certificates of Obligation as shown in said notice.

Section 3. That the facilities and improvements to be financed with proceeds from the proposed Certificates of Obligation are to be used for the purposes described in "Exhibit A" hereto.

Section 4. That all costs to be reimbursed pursuant to this Resolution will be capital expenditures; the proposed Certificates of Obligation shall be issued within 18 months of the later of (i) the date the expenditures are paid or (ii) the date on which the property, with respect to which such expenditures were made, is placed in service; and the foregoing notwithstanding, the Certificates of Obligation will not be issued pursuant to this Resolution on a date that is more than three years after the date any expenditure which is to be reimbursed is paid.

Section 5. That this Resolution shall be effective immediately upon passage and adoption.

PASSED AND APPROVED ON MARCH 31, 2016.

Nancy Berry, Mayor

ATTEST:

Sherry Mashburn, City Secretary

(City Seal)

APPROVED:

McCall, Parkhurst & Horton L.L.P.,
Bond Counsel

EXHIBIT A

NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION

NOTICE IS HEREBY GIVEN that it is the intention of the City Council of the City of College Station, Texas, to issue one or more series of the interest bearing certificates of obligation of the City to be entitled "City of College Station, Texas Certificates of Obligation", for the purpose of paying contractual obligations to be incurred by the City, to-wit: (i) constructing and improving streets and roads including related drainage, landscaping, lighting and signage related thereto; (ii) designing and constructing a new police station; (iii) constructing improvements and extensions to the City's combined waterworks, sewer and electric systems including distribution, transmission, system lines and wells; and (iv) the payment of fiscal, engineering and legal fees incurred in connection therewith.

The City Council tentatively proposes to authorize the issuance of one or more series of Certificates of Obligation at its regular meeting place in the City Hall at a meeting to commence at 7:00 p.m., on May 16, 2016. The ordinances may authorize an authorized officer of the City to effect the sale and delivery of the Certificates of Obligation on a date or dates subsequent to the adoption of the ordinance. The maximum amount of Certificates of Obligation indebtedness that may be authorized to be sold on said date for such purposes described above is \$30,500,000. The City Council presently proposes to provide for payment of the Certificates of Obligation from the levy of ad valorem taxes and from a limited surplus revenue pledge (not to exceed \$1,000) derived from the operation of the City's waterworks, sewer and electric systems.

CITY OF COLLEGE STATION, TEXAS



Legislation Details (With Text)

File #: 16-0153 **Version:** 1 **Name:** Fun For All Design Contract
Type: Contract **Status:** Consent Agenda
File created: 3/14/2016 **In control:** City Council Regular
On agenda: 3/31/2016 **Final action:**
Title: Presentation, possible action, and discussion regarding a Professional Services Contract (Contract No. 16300291) with Luna Architecture & Design, Inc. in the amount of \$207,390 for the professional engineering services related to the design of the Fun for All Park Project.
Sponsors: Donald Harmon
Indexes:
Code sections:
Attachments: [fun for all location map.pdf](#)

| Date | Ver. | Action By | Action | Result |
|------|------|-----------|--------|--------|
|------|------|-----------|--------|--------|

Presentation, possible action, and discussion regarding a Professional Services Contract (Contract No. 16300291) with Luna Architecture & Design, Inc. in the amount of \$207,390 for the professional engineering services related to the design of the Fun for All Park Project.

Relationship to Strategic Goals:

- Core Services and Infrastructure

Recommendation(s): Staff recommends approval of the professional services contract.

Summary: The Fun for All Park Project will be designed as a new all-abilities fully accessible park to provide inclusive play for everyone. The improvements will be added to the existing Stephen C. Beachy Central Park and will be constructed primarily by funds donated by charitable civic groups as well as private citizens.

Budget & Financial Summary: Budget for the design of the Fun for All Park Project is included in the Community Park Land Zone C Fund and the Neighborhood Park Land Zone 3 Fund.

Attachments:

1. Contract on file with the City Secretary's Office
2. Project Map

**Fun for All Park
Project Location Map**



Southwest Pw E

Krenek Tap Rd

Dartmouth St

Earl Rudder Fw S
Earl Rudder Fw S

Stephen
C. Beachy
Central

Fun for All Park





Legislation Details (With Text)

| | | | | | |
|-----------------------|---|----------------------|---|----------------------|--------------------------------|
| File #: | 16-0154 | Version: | 1 | Name: | Ringer Library Design Contract |
| Type: | Contract | Status: | | Status: | Consent Agenda |
| File created: | 3/14/2016 | In control: | | In control: | City Council Regular |
| On agenda: | 3/31/2016 | Final action: | | Final action: | |
| Title: | Presentation, possible action, and discussion regarding the approval of a Professional Services Contract (Contract No. 16300336) with Komatsu Architecture in the amount of \$727,453 for the design, bidding, and construction administration for the Larry J. Ringer Library Expansion project. | | | | |
| Sponsors: | Donald Harmon | | | | |
| Indexes: | | | | | |
| Code sections: | | | | | |
| Attachments: | | | | | |

| Date | Ver. | Action By | Action | Result |
|------|------|-----------|--------|--------|
|------|------|-----------|--------|--------|

Presentation, possible action, and discussion regarding the approval of a Professional Services Contract (Contract No. 16300336) with Komatsu Architecture in the amount of \$727,453 for the design, bidding, and construction administration for the Larry J. Ringer Library Expansion project.

Relationship to Strategic Goals:

- Core Services and Infrastructure

Recommendation(s): Staff recommends approval of the Professional Services Contract

Summary: The expansion of the Larry J. Ringer Library was included in the 2008 Bond Authorization. The scope includes design and construction administration services for a 12,000 square foot expansion and renovation to the existing facility including parking improvements. The scope also includes evaluating and upgrading the current technology used by Library staff, including the book drop off. The project will also create a new children and youth area as part of the expansion. Staff used last year's Library Audit as well as input from Library personnel to develop the scope. A conceptual plan was developed last year and presented to Council in December 2015. This contract is for the final design for the expansion.

Budget & Financial Summary: Budget in the amount of \$8,385,000 is currently included for this project in the Facilities and Technology Capital Improvement Projects Fund. A total of \$117,406 has been expended or committed to date, leaving a balance of \$8,267,594 for design and construction.

Attachments: N/A



Legislation Details (With Text)

File #: 16-0155 **Version:** 1 **Name:** Southland Drainage Project Construction Contract
Type: Contract **Status:** Consent Agenda
File created: 3/14/2016 **In control:** City Council Regular
On agenda: 3/31/2016 **Final action:**

Title: Presentation, possible action, and discussion regarding approval of a construction contract (Contract No. 16300237) with SJ&J Construction, LLC in the amount of \$167,088 for the Southland Drainage Improvements project.

Sponsors: Donald Harmon

Indexes:

Code sections:

Attachments: [Southland Drainage location map GIS.pdf](#)
[Tabulation.pdf](#)

| Date | Ver. | Action By | Action | Result |
|------|------|-----------|--------|--------|
|------|------|-----------|--------|--------|

Presentation, possible action, and discussion regarding approval of a construction contract (Contract No. 16300237) with SJ&J Construction, LLC in the amount of \$167,088 for the Southland Drainage Improvements project.

Relationship to Strategic Goals:

- Core Services and Infrastructure

Recommendation(s): Staff recommends approval of the construction contract with SJ&J Construction.

Summary: The Southland Drainage project will install drainage improvements along a Bee Creek tributary just east of Southland Street including excavation and a drainage channel to increase storage capacity and increase conveyance in the creek. The project will also extend the existing waterline along Southland Street to the Parkway Circle Apartments and to Copper Creek Condos to loop the existing waterlines.

Budget & Financial Summary: Total budget for the project is \$305,250; \$255,250 from Drainage Utility Fund and \$50,000 from the Water Capital Improvement Projects Fund. The bids for the Water portion of the project exceed the available remaining by approximately \$35,000. A capital contingency transfer is being proposed for the additional needed budget.

Attachments:

1. Contract on file with the City Secretary's Office
2. Project Map
3. Bid Tab



Southland Drainage Improvements



City of College Station - Purchasing Division
Bid Tabulation for #16-048
"Southland Drainage Improvements"
Open Date: Thursday, February 18, 2016 @ 2:00 p.m.

| ITEM | QTY | UNIT | DESCRIPTION | SJ&J Construction LLC | | Westar Construction, Inc. | | Marek Brothers Construction, Inc. | | Crocket Construction | | Dudley Construction, Ltd. | |
|------------------------------------|--------|------|---|-----------------------|-------------|---------------------------|-------------|-----------------------------------|-------------|----------------------|-------------|---------------------------|--------------|
| | | | | UNIT PRICE | TOTAL | UNIT PRICE | TOTAL | UNIT PRICE | TOTAL | UNIT PRICE | TOTAL | UNIT PRICE | TOTAL |
| GENERAL ITEMS | | | | | | | | | | | | | |
| 1 | 1 | LS | Mobilization, bonds and insurance as required in the specifications | \$22,000.00 | \$22,000.00 | \$13,000.00 | \$13,000.00 | \$7,320.00 | \$7,320.00 | \$83,562.00 | \$83,562.00 | \$116,275.00 | \$116,275.00 |
| EARTHWORK | | | | | | | | | | | | | |
| 2 | 1 | LS | Clearing and grubbing of excavation sites, removal of brush & trees haul off site including debris removal from creek channel, both mechanical & manual work, complete including all materials, labor and equipment to complete the work. | \$12,500.00 | \$12,500.00 | \$7,500.00 | \$7,500.00 | \$18,857.85 | \$18,857.85 | \$12,725.00 | \$12,725.00 | \$29,900.00 | \$29,900.00 |
| 3 | 1278 | CY | Excavation of material from benches, conveyance channel and slopes and removal of excess material off site, including all materials, labor and equipment to complete the work. | \$6.00 | \$7,668.00 | \$35.00 | \$44,730.00 | \$12.20 | \$15,591.60 | \$10.77 | \$13,764.06 | \$51.00 | \$65,178.00 |
| 4 | 2500 | SY | Install 4" thickness of retopsoil on benches and slopes, including all materials, labor and equipment to complete the work. | \$2.00 | \$5,000.00 | \$4.00 | \$10,000.00 | \$4.88 | \$12,200.00 | \$3.32 | \$8,300.00 | \$4.70 | \$11,750.00 |
| 5 | 700 | SY | Furnish and install Bermuda grass block sodding of excavated slopes of benches, including smoothing, seed, fertilizer, watering, maintenance and cleanup including all material, labor and equipment to complete the work. | \$8.00 | \$5,600.00 | \$6.00 | \$4,200.00 | \$6.10 | \$4,270.00 | \$8.75 | \$6,125.00 | \$14.56 | \$10,192.00 |
| 6 | 750 | SFT | Furnish and install 6" thickness concrete conveyance channel as shown and included on plans & specifications, to include all material, labor and equipment to complete the work. | \$10.00 | \$7,500.00 | \$9.00 | \$6,750.00 | \$12.20 | \$9,150.00 | \$16.80 | \$12,600.00 | \$14.38 | \$10,785.00 |
| 7 | 350 | SFT | 6"-9" diameter Limestone riprap with 6 sack grout with 50% depth coverage, at end of the concrete conveyance channel, included on plans & specifications, to include all material, labor and equipment to complete the work. | \$8.00 | \$2,800.00 | \$25.00 | \$8,750.00 | \$14.64 | \$5,124.00 | \$17.43 | \$6,100.50 | \$25.69 | \$8,991.50 |
| 8 | 1 | LS | File notice of intent and storm water pollution prevention plan with TCEQ, maintain and post all project information and keep records and report to inspector and engineer. | \$3,000.00 | \$3,000.00 | \$3,500.00 | \$3,500.00 | \$1,220.00 | \$1,220.00 | \$1,500.00 | \$1,500.00 | \$1,800.00 | \$1,800.00 |
| 9 | 1 | LS | Furnish, install, maintain and remove sediment devices including silt fencing, tree protection, hay bales, storm drain inlet protection, entrance rock, check dams, watering and all other needed sediment control devices to meet compliance and as shown on plans and specifications, complete and in place. | \$4,000.00 | \$4,000.00 | \$2,000.00 | \$2,000.00 | \$4,270.00 | \$4,270.00 | \$6,400.00 | \$6,400.00 | \$7,200.00 | \$7,200.00 |
| 10 | 750 | SY | Furnish and install American Eselsor 0.98 #/syd Curlex III Fibernet straw erosion mat over block sodded slopes as shown on plans and specifications, complete and in place. | \$8.00 | \$6,000.00 | \$0.55 | \$412.50 | \$3.66 | \$2,745.00 | \$2.50 | \$1,875.00 | \$4.00 | \$3,000.00 |
| 11 | 90 | SY | Remove asphalt paving in area of closed off roadway, regrade, reshape and retopsoil area. Furnish and install 4 concrete wheel stops as shown on plans. | \$8.00 | \$720.00 | \$18.00 | \$1,620.00 | \$30.50 | \$2,745.00 | \$19.44 | \$1,749.60 | \$46.00 | \$4,140.00 |
| 12 | 1 | LS | Furnish and install 4 concrete wheel stops as shown on plans, complete and in place. | \$500.00 | \$500.00 | \$600.00 | \$600.00 | \$610.00 | \$610.00 | \$885.00 | \$885.00 | \$720.00 | \$720.00 |
| 13 | 1 | LS | Furnish and plant 45 gallon Live oak tree per Plant People's recommendation at the apartments | \$1,000.00 | \$1,000.00 | \$3,500.00 | \$3,500.00 | \$976.00 | \$976.00 | \$1,050.00 | \$1,050.00 | \$1,020.00 | \$1,020.00 |
| 14 | 16,150 | SY | Hydro mulch benched areas and all other disturbed areas including smoothing, mulch, seed, fertilizer, watering, maintenance and clean-up as shown on plans and specifications, complete and in place. | \$1.00 | \$16,150.00 | \$0.55 | \$8,882.50 | \$0.92 | \$14,858.00 | \$1.88 | \$30,362.00 | \$0.85 | \$13,727.50 |
| WATER LINE & SEWER LINE | | | | | | | | | | | | | |
| 15 | 1 | LS | Trench Safety as required by local, state and federal law and per plans and specifications, complete and in place as lump sum | \$4,000.00 | \$4,000.00 | \$2,100.00 | \$2,100.00 | \$229.23 | \$229.23 | \$1,875.00 | \$1,875.00 | \$1,098.75 | \$1,098.75 |
| 16 | 510 | LF | Furnish and install 6" AWWA C900 DR-14 PVC water pipe by open cut, includes: all restrained joints, tracer wire, snakepit test stations, metal detector tape, testing, clearing, remove and replace bushes, sheds, fences, remove and replace concrete parking and driveway and all other encroachments along the waterline path, return the project area to original or better condition, as shown on plans and specifications, complete and in place. | \$50.00 | \$25,500.00 | \$39.00 | \$19,890.00 | \$48.80 | \$24,888.00 | \$41.47 | \$21,149.70 | \$38.00 | \$19,380.00 |



City of College Station - Purchasing Division
Bid Tabulation for #16-048
"Southland Drainage Improvements"
Open Date: Thursday, February 18, 2016 @ 2:00 p.m.

| ITEM | QTY | UNIT | DESCRIPTION | SJ&J Construction LLC | | Westar Construction, Inc. | | Marek Brothers Construction, Inc. | | Crocket Construction | | Dudley Construction, Ltd. | |
|---------------------|-----|------|--|-----------------------|------------|---------------------------|-------------|-----------------------------------|------------|----------------------|------------|---------------------------|-------------|
| | | | | UNIT PRICE | TOTAL | UNIT PRICE | TOTAL | UNIT PRICE | TOTAL | UNIT PRICE | TOTAL | UNIT PRICE | TOTAL |
| 17 | 155 | LF | Furnish and install 8" AWWA C900 DR-14 PVC water pipe by open cut, includes: all restrained joints, tracer wire, snakepit test stations, metal detector tape, testing, clearing, remove and replace bushes, sheds, fences, and all other encroachments along the waterline path, return the project area to original or better condition, as shown on plans and specifications, complete and in place. | \$60.00 | \$9,300.00 | \$50.00 | \$7,750.00 | \$54.90 | \$8,509.50 | \$43.06 | \$6,674.30 | \$48.00 | \$7,440.00 |
| 18 | 16 | LF | Furnish and install 14" steel encasement pipe by bore under the creek channel, include 6" PVC water line, all fittings, all restrained joints, testing, tracer wire, snakepit test stations, metal detector tape, return the project area to original or better condition, as shown on plans and specifications, complete and in place. | \$300.00 | \$4,800.00 | \$380.00 | \$6,080.00 | \$195.20 | \$3,123.20 | \$525.00 | \$8,400.00 | \$335.00 | \$5,360.00 |
| 19 | 1 | EA | Furnish and Install 6" MJ Adapter coupling for connecting PVC to AC pipe as shown on plans and specifications, complete and in place. | \$600.00 | \$600.00 | \$2,400.00 | \$2,400.00 | \$488.00 | \$488.00 | \$520.00 | \$520.00 | \$600.00 | \$600.00 |
| 20 | 1 | EA | Furnish and Install 6" MJ Adapter coupling for connecting PVC to ductile iron pipe as shown on plans and specifications, complete and in place. | \$600.00 | \$600.00 | \$2,100.00 | \$2,100.00 | \$488.00 | \$488.00 | \$590.00 | \$590.00 | \$600.00 | \$600.00 |
| 21 | 5 | EA | Furnish and Install 6" MJ Gate Valve and box with thrust blocking, as shown on plans and specifications, complete and in place. | \$900.00 | \$4,500.00 | \$200.00 | \$1,000.00 | \$1,159.00 | \$5,795.00 | \$1,560.00 | \$7,800.00 | \$1,000.00 | \$5,000.00 |
| 22 | 2 | EA | Furnish and Install 6"x6" MJ Tee with thrust blocking as shown on plans and specifications, complete and in place. | \$400.00 | \$800.00 | \$200.00 | \$400.00 | \$427.00 | \$854.00 | \$810.00 | \$1,620.00 | \$479.50 | \$959.00 |
| 23 | 4 | EA | Furnish and Install 6"- 45° MJ Elbow with thrust blocking as shown on plans and specifications, complete and in place. | \$400.00 | \$1,600.00 | \$200.00 | \$800.00 | \$427.00 | \$1,708.00 | \$607.50 | \$2,430.00 | \$300.00 | \$1,200.00 |
| 24 | 1 | EA | Furnish and Install 6"- 11.25° MJ Elbow with thrust blocking as shown on plans and specifications, complete and in place. | \$400.00 | \$400.00 | \$200.00 | \$200.00 | \$427.00 | \$427.00 | \$690.00 | \$690.00 | \$300.00 | \$300.00 |
| 25 | 1 | EA | Furnish and Install 6"- 22.5° MJ Elbow with thrust blocking as shown on plans and specifications, complete and in place. | \$400.00 | \$400.00 | \$200.00 | \$200.00 | \$427.00 | \$427.00 | \$690.00 | \$690.00 | \$300.00 | \$300.00 |
| 26 | 2 | EA | Furnish and Install Fire Hydrant assemblies with thrust blocking as shown on plans and specifications, complete and in place. | \$2,800.00 | \$5,600.00 | \$5,500.00 | \$11,000.00 | \$4,636.00 | \$9,272.00 | \$3,830.00 | \$7,660.00 | \$5,050.00 | \$10,100.00 |
| 27 | 2 | EA | Furnish and Install 8" MJ Gate Valve and box with thrust blocking, as shown on plans and specifications, complete and in place. | \$1,200.00 | \$2,400.00 | \$200.00 | \$400.00 | \$1,525.00 | \$3,050.00 | \$2,050.00 | \$4,100.00 | \$1,680.00 | \$3,360.00 |
| 28 | 2 | EA | Furnish and Install 8"- 45° MJ Bend with thrust blocking as shown on plans and specifications, complete and in place. | \$450.00 | \$900.00 | \$200.00 | \$400.00 | \$488.00 | \$976.00 | \$650.00 | \$1,300.00 | \$420.00 | \$840.00 |
| 29 | 2 | EA | Furnish and Install 8"- 11.25° MJ Bend with thrust blocking as shown on plans and specifications, complete and in place. | \$450.00 | \$900.00 | \$200.00 | \$400.00 | \$488.00 | \$976.00 | \$650.00 | \$1,300.00 | \$420.00 | \$840.00 |
| 30 | 1 | EA | Furnish and Install 8"- 22.5° MJ Bend with thrust blocking as shown on plans and specifications, complete and in place each | \$450.00 | \$450.00 | \$200.00 | \$200.00 | \$488.00 | \$488.00 | \$780.00 | \$780.00 | \$420.00 | \$420.00 |
| 31 | 1 | LS | Remove 26LF of 8" water line & 2" Blow Off assembly, as shown on plans and specifications, complete and in place. | \$1,800.00 | \$1,800.00 | \$200.00 | \$200.00 | \$610.00 | \$610.00 | \$1,005.00 | \$1,005.00 | \$360.00 | \$360.00 |
| 32 | 20 | LFT | Furnish, install and replace existing 6" Vitrified Clay sewer pipe with 6" Ductile Iron pipe (AWWA C151) with proper connections and fittings located under the concrete conveyance channel section as shown on plans and specifications, complete and in place. | \$130.00 | \$2,600.00 | \$55.00 | \$1,100.00 | \$152.50 | \$3,050.00 | \$190.00 | \$3,800.00 | \$86.00 | \$1,720.00 |
| 33 | 1 | LS | Sewer By-Pass pumping of sewer line during ductile iron pipe installation as shown on plans and specifications, complete and in place. | \$3,500.00 | \$3,500.00 | \$2,000.00 | \$2,000.00 | \$1,220.00 | \$1,220.00 | \$2,500.00 | \$2,500.00 | \$4,200.00 | \$4,200.00 |
| 34 | 1 | LS | Furnish and install type 3 post barricade with 2 type 4 reflective markers as shown on plans and specifications, complete and in place. | \$2,000.00 | \$2,000.00 | \$3,500.00 | \$3,500.00 | \$2,440.00 | \$2,440.00 | \$3,750.00 | \$3,750.00 | \$2,650.00 | \$2,650.00 |
| GRAND TOTAL: | | | | \$167,088.00 | | \$177,565.00 | | \$168,956.38 | | \$265,632.16 | | \$351,406.75 | |
| Bid Certification | | | | Y | | Y | | Y | | Y | | Y | |
| Bid Bond | | | | Y | | Y | | Y | | Y | | Y | |

*Line 14 corrected in favor of unit price provided.

*Lines 3, 7, 11, 14, 16, 17 corrected in favor of unit price provided.

*Grand Total corrected



Legislation Details (With Text)

| | | | | | |
|-----------------------|---|----------------------|---|----------------------|--|
| File #: | 16-0156 | Version: | 1 | Name: | Lakeway and Pebble Creek Parkway Design Contract |
| Type: | Contract | Status: | | Status: | Consent Agenda |
| File created: | 3/14/2016 | In control: | | In control: | City Council Regular |
| On agenda: | 3/31/2016 | Final action: | | Final action: | |
| Title: | Presentation, possible action, and discussion regarding a Professional Services Contract (No. 16300323) with Mitchell & Morgan, LLP. in the amount of \$944,474 for the professional engineering services related to the preliminary and final design and associated construction phase services of the Lakeway Drive-Pebble Creek Parkway Extension Project, and approval of a resolution declaring intention to reimburse certain expenditures with proceeds from debt. | | | | |
| Sponsors: | Donald Harmon | | | | |
| Indexes: | | | | | |
| Code sections: | | | | | |
| Attachments: | Project Location Map.pdf Lakeway Dr-PC Pkwy DRR.pdf | | | | |

| Date | Ver. | Action By | Action | Result |
|------|------|-----------|--------|--------|
|------|------|-----------|--------|--------|

Presentation, possible action, and discussion regarding a Professional Services Contract (No. 16300323) with Mitchell & Morgan, LLP. in the amount of \$944,474 for the professional engineering services related to the preliminary and final design and associated construction phase services of the Lakeway Drive-Pebble Creek Parkway Extension Project, and approval of a resolution declaring intention to reimburse certain expenditures with proceeds from debt.

Relationship to Strategic Goals:

- Core Services and Infrastructure

Recommendation(s): Staff recommends approval of the professional services contract and recommends approval of the resolution declaring intention to reimburse certain expenditures with proceeds from debt.

Summary: This contract will complete the remaining design and include construction phase services required for the extension of Lakeway Drive between its current southern terminus near William D. Fitch Parkway to the existing northern terminus near Scott and White Hospital near Rock Prairie Road. Pebble Creek Parkway will also be constructed from its intersection with the new section of Lakeway Drive to the northbound State Highway 6 frontage road.

Budget & Financial Summary: Budget in the amount of \$15,135,000 is included in the Streets Capital Improvement Projects Fund for the streets component of this project and \$705,000 is included in the Water Capital Improvement Projects Fund for a water line component of this project. A total of \$375,933 has been expended or committed to date. The "Resolution Declaring Intention to Reimburse Certain Expenditures with Proceeds from Debt" is necessary for this item because the majority of the long term debt has not yet been issued for the project. A total of \$1,000,000 has been issued to date, with the balance scheduled to be issued later this fiscal year and next fiscal year.

Attachments:

1. Contract No. 16300323 (on file with the City Secretary's Office)
2. Project Map
3. Resolution Declaring Intention to Reimburse Certain Expenditures with Proceeds from Debt



ST-1101 Lakeway Drive-Pebble Creek Parkway Extension Project



Note: The accuracy of this data is limited to the validity and accuracy of available data, and therefore, the City makes no representation or warranties as to the accuracy of the data. Any party using the data does so at their own risk. This data is produced pursuant to the Texas Public Information Act. For specific questions regarding this map, contact Planning and Development Services.

RESOLUTION NO. _____

RESOLUTION DECLARING INTENTION TO REIMBURSE CERTAIN EXPENDITURES WITH
PROCEEDS FROM DEBT

WHEREAS, the City of College Station, Texas (the "City") is a home-rule municipality and political subdivision of the State of Texas;

WHEREAS, the City expects to pay expenditures in connection with the design, planning, acquisition and construction of the projects described on Exhibit "A" hereto (collectively, the "Project") prior to the issuance of obligations by the City in connection with the financing of the Project from available funds;

WHEREAS, the City finds, considers, and declares that the reimbursement of the City for the payment of such expenditures will be appropriate and consistent with the lawful objectives of the City and, as such, chooses to declare its intention, in accordance with the provisions of Section 1.150-2 of the Treasury Regulations, to reimburse itself for such payments at such time as it issues obligations to finance the Project;

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS THAT:

Section 1. The City reasonably expects it will incur debt, as one or more series of obligations, with an aggregate maximum principal amount not to exceed \$15,000,000, for the purpose of paying the aggregate costs of the Project.

Section 2. All costs to be reimbursed pursuant hereto will be capital expenditures. No tax-exempt obligations will be issued by the City in furtherance of this Statement after a date which is later than 18 months after the later of (1) the date the expenditures are paid or (2) the date on which the property, with respect to which such expenditures were made, is placed in service.

Section 3. The foregoing notwithstanding, no tax-exempt obligation will be issued pursuant to this Statement more than three years after the date any expenditure which is to be reimbursed is paid.

PASSED AND APPROVED THIS 30th DAY OF March, 2016.

Nancy Berry, Mayor

ATTEST:

Sherry Mashburn, City Secretary

(Seal)

APPROVED:



McCall, Parkhurst & Horton L.L.P.
Bond Counsel

Exhibit "A"

The project to be financed that are the subject of this Statement is:

Design and construction of the Lakeway Drive-Pebble Creek Parkway roadway and water line extension



Legislation Details (With Text)

File #: 16-0157 **Version:** 1 **Name:** Southside Improvements Preliminary Engineering Contract

Type: Contract **Status:** Consent Agenda

File created: 3/14/2016 **In control:** City Council Regular

On agenda: 3/31/2016 **Final action:**

Title: Presentation, possible action, and discussion on a Professional Services Contract (No. 16300034) with Don Durden, Inc. dba Civil Engineering Consultants in the amount of \$58,000 for the Preliminary Engineering Report related to Southside Improvements: Park Place, Holik, Glade, and Anna Streets Project.

Sponsors: Donald Harmon

Indexes:

Code sections:

Attachments: [Project Location Map.pdf](#)

| Date | Ver. | Action By | Action | Result |
|------|------|-----------|--------|--------|
|------|------|-----------|--------|--------|

Presentation, possible action, and discussion on a Professional Services Contract (No. 16300034) with Don Durden, Inc. dba Civil Engineering Consultants in the amount of \$58,000 for the Preliminary Engineering Report related to Southside Improvements: Park Place, Holik, Glade, and Anna Streets Project.

Relationship to Strategic Goals:

- Core Services and Infrastructure

Recommendation(s): Staff recommends approval of the professional services contract.

Summary: The goal of the project is the reconstruction of Park Place, Holik, Glade and Anna Streets surrounding Oakwood Intermediate School and A&M Consolidated Middle School. Currently, the street cross-sections consist of open ditches and no pedestrian accommodations for students walking to school. This contract is for a Preliminary Engineering Report (PER) to identify and refine the project scope of work.

Budget & Financial Summary: Budget in the amount of \$2,090,000 for the streets component of this project is included in the Streets Capital Improvement Projects Fund. It is anticipated that budget for the water and wastewater utility components of this project will be included in the FY17 proposed budget. It is anticipated that the debt for this project will be issued later this fiscal year and next fiscal year. A debt reimbursement resolution that included this project was approved by Council on December 10, 2015.

Attachments:

1. Contract No. 16300034 (on file with the City Secretary's Office)
2. Project Map

 ST-1606: Southside Safety Improvements:
Park Place, Holik, Glade, and Anna Streets



Work on the accuracy of the data is limited to the validity and accuracy of available base map information. The City makes no representation or warranty as to the accuracy of the data. Any party using the data does so at their own risk. This map is produced pursuant to the Texas Public Information Act. For specific information regarding this map contact Planning and Development Services.



Legislation Details (With Text)

File #: 16-0158 **Version:** 1 **Name:** Wellborn Special Utility District Interlocal Agreement

Type: Agreement **Status:** Consent Agenda

File created: 3/14/2016 **In control:** City Council Regular

On agenda: 3/31/2016 **Final action:**

Title: Presentation, possible action, and discussion to approve an Interlocal Agreement between City of College Station and Wellborn Special Utility District for the cost participation in relocation of Wellborn Special Utility District infrastructure due to the roadway improvements at Greens Prairie Trail and FM 2154.

Sponsors: Donald Harmon

Indexes:

Code sections:

Attachments: [Project Map.pdf](#)
[Wellborn SUD ILA GPT relocate utilities.pdf](#)

| Date | Ver. | Action By | Action | Result |
|------|------|-----------|--------|--------|
|------|------|-----------|--------|--------|

Presentation, possible action, and discussion to approve an Interlocal Agreement between City of College Station and Wellborn Special Utility District for the cost participation in relocation of Wellborn Special Utility District infrastructure due to the roadway improvements at Greens Prairie Trail and FM 2154.

Relationship to Strategic Goals:

- Core Services and Infrastructure

Recommendation(s): Staff recommends approval of the agreement.

Summary: The Greens Prairie Trail Intersection Improvements project is for the construction of an extension of Greens Prairie Trail located within College Station city limits extending from FM 2154 at its intersection with Greens Prairie Trail west to the City of College Station city limits. This agreement is to relocate existing infrastructure to allow for the street and drainage improvements.

Budget & Financial Summary: A total project budget of \$600,000 is included for this project in the Streets Capital Improvement Projects Fund.

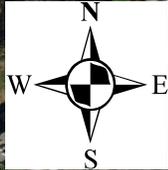
Legal Review: Yes

Attachments:

1. Agreement (On file with the City Secretary's Office)
2. Project Map



Greens Prairie Trail Project



CLAYTON

LEDGESTONE TR

FLAGSTONE CT

HIDDEN ACRES DR
I & G N H B D

FM 2154

GREENS PRAIRIE TR

RELOCATION OF UTILITIES AGREEMENT
BETWEEN WELLBORN SPECIAL UTILITY DISTRICT
AND CITY OF COLLEGE STATION, TEXAS

This interlocal agreement (“Agreement”) is entered into by and between **Wellborn Special Utility District** (“WSUD”) and the **City of College Station, Texas** (“City”), a Texas home rule municipality regarding the relocation and construction of utilities.

Whereas, a portion of FM 2154 (Wellborn Road) near Greens Prairie Trail are public roadways located within the City; and

Whereas, the City in conjunction with the Texas Department of Transportation intends on making certain improvements to such portion of FM 2154 (Wellborn Road) including where it intersects Greens Prairie Trail (the “Project”); and

Whereas, WSUD is the owner of that certain fifteen-foot (15’) wide utility easement, recorded in Volume 874, Page 623, Deed Records of Brazos County, Texas, and which is further described in Exhibit “A” attached hereto and made a part hereof (the “Easement”), running near and along such portion of FM 2154 (Wellborn Road) within which it has certain facilities for the provision of public water and/or sewer services; and

Whereas, the Project will necessitate the adjustment, removal, and/or relocation of a portion WSUD’s utility facilities within the Easement along said portion of FM 2154 (Wellborn Road) so as to be located at a greater depth than currently; and

Whereas, since a portion of the Project is subject to Texas Department of Transportation (“TxDOT”) jurisdiction, a certification that all utility relocations, adjustments and removals have been addressed is required; and

Whereas, WSUD and the City desire to enter into this interlocal agreement wherein WSUD shall be responsible for the adjustment, removal, and/or relocation of its facilities necessitated by the Project and City agrees to reimburse WSUD for same; and

Whereas, WSUD and the City desire to enter into this interlocal agreement pursuant to the Texas Interlocal Cooperation Act codified at Chapter 791 Texas Government Code; now therefore

The parties hereto covenant and agree mutually as follows:

Article I. Relocation of Utilities.

WSUD agrees to relocate, remove, and/or adjust its utility facilities located within the Easement. WSUD shall be responsible for the timely removal, adjustment, and relocation of its facilities within the Easement as shown in Exhibit "A" to a greater depth in order for the Project to commence by July 31, 2016. The City agrees to assume all actual costs associated with the portion of the work identified in Exhibit "B" attached hereto as subject to the responsibility of the City (referred to as "COCS" in Exhibit "B") and to assume all actual engineering and other professional fees associated with the relocation, removal, and/or adjustment of WSUD's facilities. WSUD agrees to assume all actual costs associated with the portion of the work identified in Exhibit "B" as subject to the responsibility of WSUD. Currently, the cost of the portion of the work assumed by the City is estimated to be \$67,621.00. WSUD assumes responsibility for the bidding, permitting, and construction of all of the work identified in Exhibit "B" in accordance with applicable statutes and regulations. Upon completion and written notification by WSUD to the City of the removal, adjustment, and relocation of its facilities as described in this paragraph, the City shall reimburse WSUD for the full costs of the portion of the work assumed by the City within 30 days of receipt of such notification.

WSUD and the City agree that any and all payments in exchange for governmental functions or services will be made from current revenues available to the paying party.

Furthermore, should any surveys be incurred to achieve the foregoing, the City agrees to assume reasonable costs therefor.

Article II. Hold Harmless.

To the extent permitted by law and without waiving each respective party's governmental immunity or the limitations as to damages contained in the Texas Tort Claims Act, WSUD and the City agree to hold each other harmless from and against any and all claims, losses, damages, causes of action, suits and liabilities of every kind, including all expenses of litigation, court costs, and attorney's fees, arising out of any claim in connection with the work done under this Agreement alleging (i) injury or death of any person; (ii) damage to any property; or (iii) breach of contract.

Article III. Miscellaneous.

The laws of the State of Texas govern this Agreement and venue shall be in Brazos County, Texas. Waiver of one provision or on one occasion with respect to this Agreement does not constitute waiver of

other provisions or on other occasions. If any provision of this Agreement should be held to be invalid or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected thereby. This Agreement may be amended only in writing by the parties hereto. This Agreement may not be assigned by a party without the written approval of the other. This Agreement does not and is not intended to confer any rights or remedies upon any person other than the parties.

The individuals signing below have been duly authorized to sign on behalf of their respective entity.

This Agreement shall go in to effect as of the date of final approval by the governing bodies of both parties.

This Agreement may be executed in multiple counterparts, each of which will be deemed an original, but all of which will constitute the same instrument.

List of Exhibits:

Exhibit "A" – WSUD Utility Easement

Exhibit "B" – List of improvements relating to removal, adjustment and relocation of WSUD facilities

WELLBORN SPECIAL UTILITY DISTRICT

CITY OF COLLEGE STATION, TEXAS

By: Stephen Cost
Title: General Manager
Date: 3/21/16

By: _____
Title: _____
Date: _____

EXHIBIT A

Form FmHA-Ts 442-8
(Rev. 4-77)

UNITED STATES DEPARTMENT OF AGRICULTURE
Farmers Home Administration

RIGHT OF WAY EASEMENT (Location of Easement Required)

KNOW ALL MEN BY THESE PRESENTS, That Edsel G. Jones & Veteran's Land Board (hereinafter called "Grantors") in consideration of one dollar (\$1.00) and other good and valuable consideration paid by WELBORN WATER SUPPLY CORPORATION (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, a perpetual easement with the right to erect, construct, install, and lay and thereafter use, operate, inspect, repair, maintain, replace, and remove water lines over and across 35.427 acres of land, more particularly described in instrument recorded in Vol. 230, Page 81, Deed Records, Brazos County, Texas, together with the right of ingress and egress over Grantors' adjacent lands for the purposes for which the above mentioned rights are granted. The easement hereby granted shall not exceed 15' in width, the center line thereof to be located across said land as follows:

Being part of that certain 35.427 acre tract conveyed by Contract of Sale and Purchase from the Texas Veterans' Land Board to Edsel G. Jones et ux, being a part of the Samuel Davidson Survey, Abstract No. 13, Brazos County, Texas, centerline being described on Exhibit "A" attached hereto and made a part hereof.

The consideration recited herein shall constitute payment in full for all damages sustained by Grantors by reason of the installation of the structures referred to herein, and the Grantee will maintain such easement in a state of good repair and efficiency so that no unreasonable damages will result from its use to Grantors' premises. This agreement together with other provisions of this grant shall constitute a covenant running with the land for the benefit of the Grantee, its successors, and assigns. The Grantors covenant that they are the owners of the above described lands and that said lands are free and clear of all encumbrances and liens except the following:

This is a donated easement.

Grantee is entitled to replace said pipeline with a larger or smaller pipe, or pipe of the same size but grantee shall not build another pipeline along side the first pipeline or at another location without both the written consent of the Grantor and approval of the Veterans' Land Board.

The easement conveyed herein was obtained or improved through Federal financial assistance. This easement is subject to the provisions of Title VI of the Civil Rights Act of 1964 and the regulations issued pursuant thereto for so long as the easement continues to be used for the same or similar purpose for which financial assistance was extended or for so long as the Grantee owns it, whichever is longer.

IN WITNESS WHEREOF the said Grantors have executed this instrument this 15th day of June, 1985

Harry Mauro
Chairman of the Veterans' Land Board of
The State of Texas

Edsel G. Jones

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF Brazos

Approved As To: Contents RR
Legal RR
Execution RR

349975

Handwritten signature/initials

EST 11 AM '85

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Edsel G. Jones

known to me to be the person(s) whose name(s) is (are) subscribed to the foregoing instrument, and acknowledged to me that he (she) (they) executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 15th day of June, 1985

(Seal)

JUL 874 PAGE 623

MYRNA J. HUGHES

Myrna J. Hughes

Notary Public in and for

Brazos

County, Texas

My Commission expires 3/6/88

EXHIBIT A

EXHIBIT "A"

Being all that certain lot, tract or parcel of land lying and being situated in Brazos County, Texas, and being out of a 35.427 acre tract conveyed by Contract of Sale and Purchase from the Texas Veterans' Land Program to Edsel G. Jones and wife, Elsie G. Jones, a part of the Samuel Davidson Survey (Abstract No. 13) in Brazos County, Texas, said centerline beginning at a point in the northwest boundary line of said tract, seven and one-half (7½) feet northeast of the intersection of the northwest boundary line of said tract and the existing Right-of-Way of F.M. Highway 2154;
THENCE S 70° 18' 41" E, a distance of 1959.56 feet more or less to a point in the southeast boundary line of said tract, seven and one-half (7½) feet from its intersection with the existing Right-of-Way of F.M. Highway 2154.
Said right-of-way being fifteen (15) feet wide, being seven and one-half (7½) feet over and on each side of the center line thereof, the courses and distances of said center line of said right-of-way being described above. *OK Em 11-19-25*

EXHIBIT A

100' 0" 200' 0" 300' 0" 400' 0" 500' 0" 600' 0" 700' 0" 800' 0" 900' 0" 1000' 0"

SCALE IN FEET

Curve Table

| Curve | Radius | Angle | Chord | Offset |
|-------|---------|-------|--------|--------|
| 1 | 975.0' | 20.0° | 200.0' | 10.0' |
| 2 | 1000.0' | 20.0° | 210.0' | 10.5' |
| 3 | 1025.0' | 20.0° | 220.0' | 11.0' |

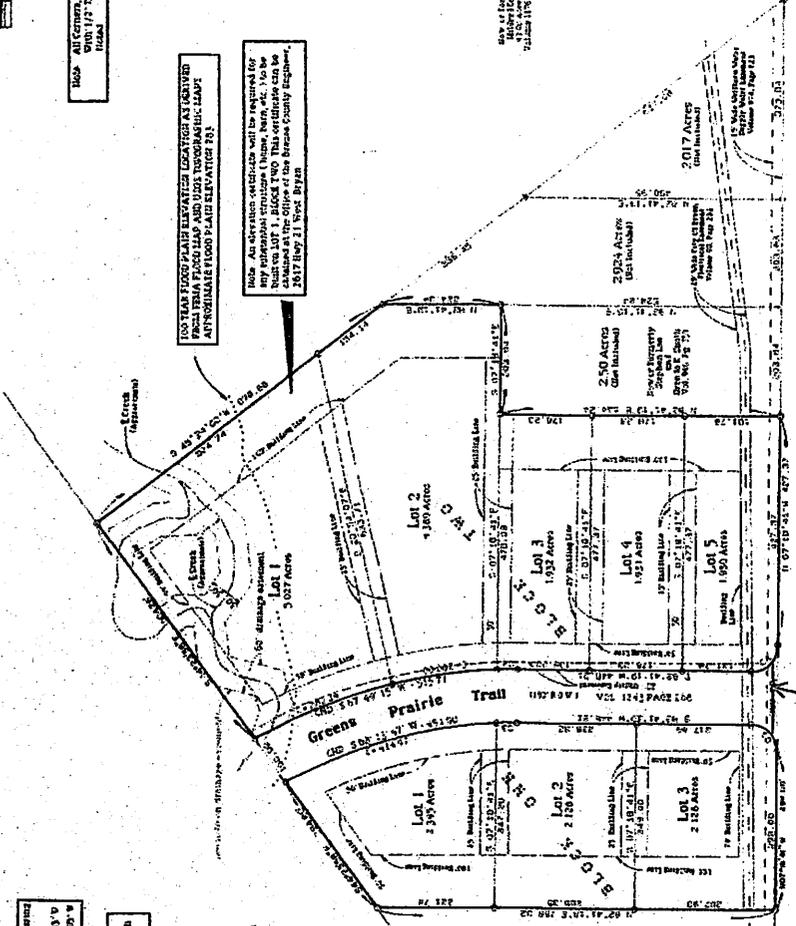
NOTE: ALL CURVES AND CHORDS SHOWN ON THIS PLAN ARE BASED ON A 100' WIDE DISTANCE MEASUREMENT, UNLESS OTHERWISE NOTED.

NOTE: ALL CURVES, P.C. & P.T.'S MEASURED FROM POINT OF BEGINNING TO POINT OF BEGINNING.

NOTE: THE TOTAL AREA OF THIS 25.417 Acre Tract Shown is 25.417 Acres. (25.417 Acre x 43,560 Sq. Ft. = 1,107,817.2 Sq. Ft.)

NOTE: 100' YEAR FLOOD PLAIN ELEVATION LOCATOR AS SHOWN ON THIS PLAN IS FOR INFORMATION ONLY. IT IS NOT A GUARANTEE OF FLOOD PROTECTION. FOR FURTHER INFORMATION, CONTACT THE MISSOURI DEPARTMENT OF NATURAL RESOURCES.

NOTE: AN ELEVATION CERTIFICATE WILL BE REQUIRED FOR ANY SUBSTITUTION OF FOUNDATION, ROOF, OR OTHER STRUCTURAL ELEMENTS. THIS CERTIFICATE MUST BE OBTAINED FROM THE MISSOURI DEPARTMENT OF NATURAL RESOURCES.



Form-To-Market Road 2154

A Final Plat
of
CROSSROAD WOODS
21.866 ACRES
out of a
34.866 Acre Tract
located in the
Camden Davidson League - Abstract No. 13
Brazos County, Texas
Scale: 1" = 100'
October, 1992

Prepared by: Municipal Development Office
City of Wellborn, Texas
1000 West 10th Street
Wellborn, Texas 75787
Telephone: (409) 779-7376

NOTE: PORTIONS OF LOT 1, BLOCK TWO LIE WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEMA-FIRM COMMUNITY PANEL PC-48110-D-01-C, DATED 7/1992

INDUSTRIAL USE: No person shall erect, locate, use, or maintain any building or structure on any lot in this subdivision which is zoned for industrial use unless the person shall first obtain a certificate of occupancy from the Department of Health of Brazos County, Texas, pursuant to the provisions of Section 21.006 of the Texas Water Code.

NOTE: A floodplain permit will be required on each lot before construction of any residential structure (home, barn, etc.). This permit can be obtained at the office of the Brazos County Engineer, 2517 Hwy 21 West, Bryan, Texas 77802.

Wellborn Waterline Relocation Work to be reimbursed by the City of College Station

CONTRACTING COMPANY: [Signature]

EXHIBIT B

| Item | Description | Unit | Total Quantity | COCS Quantity | WSUD Quantity | Unit Price | COCS Price | WSUD Price | Total |
|----------------------|---|------|----------------|---------------|---------------|------------|-------------|-------------|--------------|
| General Items | | | | | | | | | |
| 1 | Mobilization | LS | 1 | 0.5 | 0.5 | \$4,830.00 | \$2,415.00 | \$2,415.00 | \$4,830 |
| 2 | Traffic Control | LS | 1 | 0.5 | 0.5 | \$5,300.00 | \$2,650.00 | \$2,650.00 | \$5,300 |
| 3 | HydroMulch | LS | 1 | 0.5 | 0.5 | \$2,500.00 | \$1,250.00 | \$1,250.00 | \$2,500 |
| 4 | 12" PVC Waterline (Restrained Joint) | LF | 270 | 158 | 112 | \$92.00 | \$14,536.00 | \$10,304.00 | \$24,840 |
| 5 | 8" PVC Waterline (Restrained Joint) | LF | 15 | 15 | | \$75.00 | \$1,125.00 | \$0.00 | \$1,125 |
| 6 | 4" PVC Waterline (Restrained Joint) | LF | 32 | | 32 | \$60.00 | \$0.00 | \$1,920.00 | \$1,920 |
| 7 | 24" Steel Casing by Dry Mechanical Bore | LF | 93 | | 93 | \$322.00 | \$0.00 | \$29,946.00 | \$29,946 |
| 8 | 24" Steel Casing by Open Cut | LF | 121 | 121 | | \$185.00 | \$22,385.00 | \$0.00 | \$22,385 |
| 9 | 12"x 22.5 degree M.J. Bend (Restrained) | EA | 2 | 2 | | \$585.00 | \$1,170.00 | \$0.00 | \$1,170 |
| 10 | 8"x45 Degree M.J. Bend (Restrained) | EA | 4 | 4 | | \$450.00 | \$1,800.00 | \$0.00 | \$1,800 |
| 11 | 12" x 90 Degree M.J. Bend (Restrained) | EA | 2 | | 2 | \$585.00 | \$0.00 | \$1,170.00 | \$1,170 |
| 12 | 12" M.J. Gate Valve (Restrained) | EA | 5 | 4 | 1 | \$2,280.00 | \$9,120.00 | \$2,280.00 | \$11,400 |
| 13 | 8" M.J. Gate Valve (Restrained) | EA | 4 | 2 | 2 | \$1,800.00 | \$3,600.00 | \$3,600.00 | \$7,200 |
| 14 | 4" M.J. Gate Valve (Restrained) | EA | 2 | | 2 | \$1,500.00 | \$0.00 | \$3,000.00 | \$3,000 |
| 15 | 1" Water Service (<20') (Include Tap, Meter, Reconnect) | EA | 4 | 1 | 3 | \$875.00 | \$875.00 | \$2,625.00 | \$3,500 |
| 16 | 1" Water Service (100' include Tap, Meter, Reconnect) | EA | 2 | | 2 | \$2,500.00 | \$0.00 | \$5,000.00 | \$5,000 |
| 17 | 12"x4" M.J. Tee (Restrained) | EA | 2 | | 2 | \$700.00 | \$0.00 | \$1,400.00 | \$1,400 |
| 18 | 12"x8" M.J. Reducer (Restrained) | EA | 2 | 2 | | \$700.00 | \$1,400.00 | \$0.00 | \$1,400 |
| 19 | 4"x90 Degree Bend (Restrained) | EA | 2 | | 2 | \$260.00 | \$0.00 | \$520.00 | \$520 |
| 20 | 12"x12" M.J. Tee (Restrained) | EA | 2 | 1 | 1 | \$895.00 | \$895.00 | \$895.00 | \$1,790 |
| 21 | CONNECT to EX. 12" | EA | 2 | 1 | 1 | \$1,560.00 | \$1,560.00 | \$1,560.00 | \$3,120 |
| 22 | CONNECT to EX. 8" | EA | 2 | 2 | | \$1,420.00 | \$2,840.00 | \$0.00 | \$2,840 |
| 23 | CONNECT to EX. 4" | EA | 2 | | 2 | \$1,000.00 | \$0.00 | \$2,000.00 | \$2,000 |
| 24 | Remove 4" Waterline | LF | 875 | | 875 | \$5.00 | \$0.00 | \$4,375.00 | \$4,375 |
| Project TOTAL | | | | | | | COCS | WSUD | TOTAL |
| | | | | | | | \$67,621.00 | \$76,910.00 | \$144,531.00 |

Notes

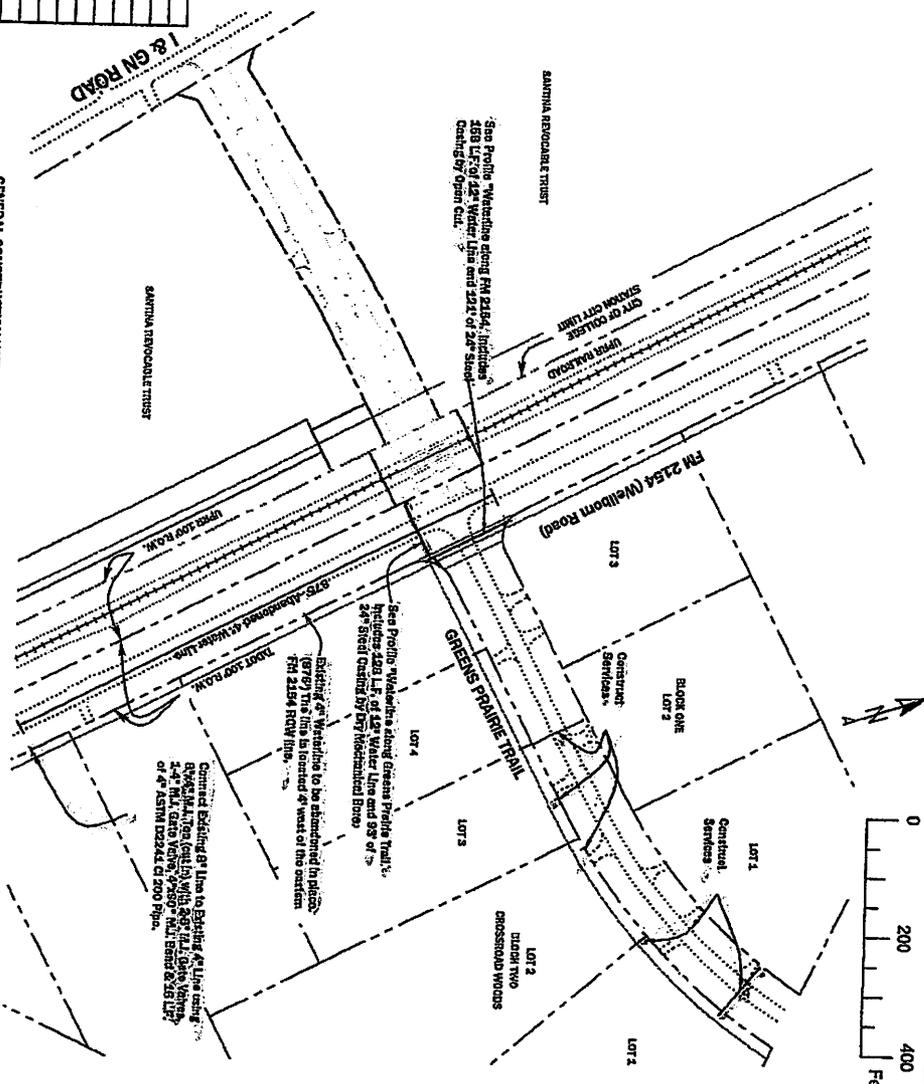
1) Project costs above are only estimates. Reimbursement cost will be determined off of actual construction costs.

PROJECT DESCRIPTION: SURVEY CONTROL POINT #2005
 1/2" = 100' PLAN
 1/2" = 100' VERTICAL
 THE EASTERN EDGE OF THE PROPOSED INTERSECTION
 WITH THE EXISTING 400' NORTH OF THE PROPOSED INTERSECTION
 IS 3586028.93, N 1017437.230
 ELEVATION 252.500

Exhibit "B"

Project General Description:
 This project is the adjustment of the existing water supply system in preparation for the widening of roadway. This project includes the re-aligning of 2170' of 12" PVC Waterline including a 93' x 24" Diameter Dry Mechanical Bore and Casing, a 124' x 24" Steel Casing by Open Cut, and reconnection of all existing waterlines. The contractor is responsible for Traffic Control and the Traffic Control Plan must be approved by TxDOT.

| Item # | Quant | Units | Description | Unit Price | Extended |
|----------------------|-------|-------|---|------------|----------|
| 1 | 1 | L.S. | Mobilization | | |
| 2 | 1 | L.S. | Traffic Control | | |
| 3 | 1 | L.S. | Hydro-Match | | |
| 4 | 270 | L.F. | 12" PVC Waterline (Restrained Joint) | | |
| 5 | 15 | L.F. | 8" PVC Waterline (Restrained Joint) | | |
| 6 | 32 | L.F. | 4" PVC Waterline (Restrained Joint) | | |
| 7 | 59 | L.F. | 24" Steel Casing by Dry Mechanical Bore | | |
| 8 | 124 | L.F. | 24" Steel Casing by Open Cut | | |
| 9 | 2 | EA. | 12" x 22.5 Degree M.L. Band (Restrained) | | |
| 10 | 4 | EA. | 8" x 45 Degree M.L. Band (Restrained) | | |
| 11 | 2 | EA. | 12" x 90 Degree M.L. Band (Restrained) | | |
| 12 | 5 | EA. | 12" M.L. Gate Valve (Restrained) | | |
| 13 | 4 | EA. | 8" M.L. Gate Valve (Restrained) | | |
| 14 | 2 | EA. | 4" M.L. Gate Valve (Restrained) | | |
| 15 | 4 | EA. | 1" Water Service (100' includes Top, Meter, Reconnection) | | |
| 16 | 2 | EA. | 12" x 4" M.L. Tee (Restrained) | | |
| 17 | 2 | EA. | 12" x 4" M.L. Tee (Restrained) | | |
| 18 | 2 | EA. | 12" x 4" M.L. Tee (Restrained) | | |
| 19 | 2 | EA. | 12" x 4" M.L. Tee (Restrained) | | |
| 20 | 2 | EA. | 4" x 90 Degree Band (Restrained) | | |
| 21 | 2 | EA. | 12" x 12" M.L. Tee (Restrained) | | |
| 22 | 2 | EA. | CONNECT TO BK, 12" | | |
| 23 | 2 | EA. | CONNECT TO BK, 8" | | |
| Project Total | | | | | |



GENERAL CONSTRUCTION NOTES:

- It shall be the responsibility of the Contractor to verify the exact location of all existing underground utilities. Furthermore, the Contractor shall contact all utility company representatives a minimum of 48 hours in advance of any excavation.
- Contact David Herzig @ BTU 204-2802
- Contact Dan Haysinger @ Suddenthlit 595-2429
- Contact Richard Wilcox @ Verizon 824-4782
- Contact Rick Osborne @ AT&T 228-4627
- Contact Dan Haysinger @ Suddenthlit 595-2429
- Contact Richard Wilcox @ Verizon 824-4782
- Contact Rick Osborne @ AT&T 228-4627

TECHNICAL SPECIFICATIONS and Details. All inspection shall be performed by the start of the Wellborn Special Utility District. 3. All materials & labor not identified as a Separate Bid Item shall be and equipment shall be both furnished and installed unless otherwise noted.

4. The Contractor must provide construction staging from the

Information provided on these plans.

- All soil exposed by construction shall receive Bonded Fiber Mark Seeding.
- Grasses shall not be left open overnight.
- Adjustment of Water Meters, Valves, Manholes, Irrigation Systems, and any other Public or Private Utility, etc. are not separate items.
- The Contractor shall coordinate with BTU, Wellborn SUD, Suddenthlit, BTU, Arma Gas, Sprint, Century, and Verizon to adjust the location of existing facilities.
- No Spot areas are available on this site.

01
 OF 10 SHEETS

Overall Project Layout GREENS PRAIRIE TRAIL WATERLINE ADJUSTMENT

| Revisions |
|-----------|
| |
| |
| |
| |

Prepared For:
 City of Wellborn
 Special Utility District
 P.O. Box 250
 Wellborn, Texas 77622

MITCHELL
 MORGAN
 ENGINEERS
 10735 2482 6963
 P.O. Box 250
 Wellborn, Texas 77622
 PHONE: 281-298-1111
 FAX: 281-298-1112
 WWW: WWW.MITCHELLMORGAN.COM



Legislation Details (With Text)

| | | | | | |
|-----------------------|---|----------------------|---|--------------------|--|
| File #: | 16-0177 | Version: | 2 | Name: | Ordinance Prohibiting Distribution of Handbills on Public Facilities |
| Type: | Ordinance | Status: | | Status: | Consent Agenda |
| File created: | 3/18/2016 | In control: | | In control: | City Council Regular |
| On agenda: | 3/31/2016 | Final action: | | | |
| Title: | Presentation, possible action, and discussion on an ordinance amending Chapter 1, "General Provisions" Section 17 "Certain Acts Prohibited on Public and Private Property" of the Code of Ordinances of the City of College Station, Texas prohibiting the distribution of handbills on public facilities, providing a severability clause, declaring a penalty, and providing an effective date. | | | | |
| Sponsors: | Debbie Eller | | | | |
| Indexes: | | | | | |
| Code sections: | | | | | |
| Attachments: | CH 1 Sec 17 F Handbill Ord 3-7-16 1.pdf | | | | |

| Date | Ver. | Action By | Action | Result |
|------|------|-----------|--------|--------|
|------|------|-----------|--------|--------|

Presentation, possible action, and discussion on an ordinance amending Chapter 1, "General Provisions" Section 17 "Certain Acts Prohibited on Public and Private Property" of the Code of Ordinances of the City of College Station, Texas prohibiting the distribution of handbills on public facilities, providing a severability clause, declaring a penalty, and providing an effective date.

Relationship to Strategic Goals:

- Good Governance
- Core Services and Infrastructure
- Neighborhood Integrity

Recommendation(s): Staff recommends approval.

Summary: The City spends a significant amount of time picking up discarded and unwanted Handbills at Public Facilities. The City has also receives complaints from citizens about persons going onto Public Facilities and distributing Handbills. Persons distributing Handbills at Public Facilities do not have any legitimate reason to enter those facilities posing unforeseen risks to the City for those unaccounted persons. The City Council finds that the regulations of this ordinance do no prevent distribution at non Public Facilities, and that ample alternative channels of communication exist, including solicitation and distribution via telephone, electronic communication, direct mail, television, radio, and internet.

This ordinance amendment provides language that prohibits the distribution or posting of Handbills on Public Facilities, which include any City owned building or structure, parking facility, parking lot or parking garage; utility pole, light pole or any other City owned property. The revision also provides a mechanism for enforcement of violations and declares a penalty.

Budget & Financial Summary: N/A

Attachments: Ordinance

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 1, "GENERAL PROVISIONS" SECTION 17 "CERTAIN ACTS PROHIBITED ON PUBLIC AND PRIVATE PROPERTY" OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, AS SET OUT BELOW; PROVIDING A SEVERABILITY CLAUSE; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That Chapter 1, "General Provisions" Section 17 "Certain Acts Prohibited on Public and Private Property" of the Code of Ordinances of the City of College Station, Texas, be amended as set out in Exhibit "A", attached hereto and made a part of this ordinance for all purposes.

PART 2: That if any provisions of any section of this ordinance shall be held to be void or unconstitutional, such holding shall in no way effect the validity of the remaining provisions or sections of this ordinance, which shall remain in full force and effect.

PART 3: That any person, firm, or corporation violating any of the provisions of this chapter deemed or guilty of a Class C misdemeanor, and upon conviction thereof, shall be punishable by a fine of not less than Twenty-five Dollars (\$25.00) nor more than Five-Hundred (\$500.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. Said Ordinance becomes effective ten (10) days after date of passage by the City Council, as provided by Section 35 of the Charter of the City of College Station.

PASSED, ADOPTED and APPROVED this 31st day of March, 2016.

APPROVED:

Mayor

ATTEST:

City Secretary

APPROVED:

City Attorney

Exhibit “A”

That Chapter 1, “General Provisions” Section 17 “Certain Acts Prohibited on Public and Private Property” of the Code of Ordinances of the City of College Station, Texas be amended by adding the following and renumbering 1-17 F “Penalty” to 1-17 G “Penalty” and is to read as follows by adding:

F. Distribution of Handbills on Public Facilities Prohibited.**1. Purpose and Findings.** The City Council finds that:

- a.** The City has the authority and right to regulate the use of Public Facilities as the property owner and manager and delegates that authority to the City Manager or his delegates.
- b.** The City spends a significant amount of time picking up discarded and unwanted Handbills at Public Facilities.
- c.** Picking up discarded and unwanted Handbills costs valuable City staff time and effort resulting in an insufficient use of staff time and resources.
- d.** The City has also received complaints from citizens about persons going onto Public Facilities distributing Handbills.
- e.** Persons distributing Handbills at Public Facilities do not have any legitimate reason to enter those facilities posing unforeseen risks to the City for those unaccounted persons.
- f.** The City Council finds the regulations of this ordinance do no prevent distribution at non Public Facilities, and ample alternative channels of communication exist, including solicitation and distribution via telephone, electronic communication, direct mail, television, radio, and internet.

2. Definitions

- a. Public Facilities or Facility** means any City owned building or structure, parking facility, parking lot or parking garage, utility pole, light pole or any other City owned property.
- b. Handbill** means any poster, flyer, card, leaflet, pamphlet, piece of paper or any other similar written communication.
- c. Primary Beneficiary** means the person whose goods, services, activity or identity that is promoted or identified on or by the Handbill.

3. Prohibitions. It is unlawful for any person to distribute, post, place, throw, scatter, cast or cause to be distributed, posted, placed, thrown, scattered, or casted any Handbill at any time on a Public Facility.

4. Presumption. There is a rebuttable presumption, in any prosecution for a violation of this section that the Primary Beneficiary of any Handbill is the person who caused it to be distributed, posted, placed, thrown, scattered, or casted on a Public Facility.

5. Exemption. This section shall not apply to Handbills posted by the City for public health, safety and welfare.



Legislation Details (With Text)

| | | | | | |
|-----------------------|--|----------------------|---|----------------------|---|
| File #: | 16-0165 | Version: | 1 | Name: | Sterling Northgate Apartments Parking Removal |
| Type: | Ordinance | Status: | | Status: | Agenda Ready |
| File created: | 3/17/2016 | In control: | | In control: | City Council Regular |
| On agenda: | 3/31/2016 | Final action: | | Final action: | |
| Title: | Public Hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 10, "Traffic Code," of the Code of Ordinances of the City of College Station, Texas, to remove parking along the 500 Block of First Street and the 200 Block of Spruce Street. | | | | |
| Sponsors: | Danielle Singh | | | | |
| Indexes: | | | | | |
| Code sections: | | | | | |
| Attachments: | Location Map Ordinance | | | | |

| Date | Ver. | Action By | Action | Result |
|------|------|-----------|--------|--------|
|------|------|-----------|--------|--------|

Public Hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 10, "Traffic Code," of the Code of Ordinances of the City of College Station, Texas, to remove parking along the 500 Block of First Street and the 200 Block of Spruce Street.

Relationship to Strategic Goals:

- Good Governance
- Core Services and Infrastructure
- Diverse Growing Economy
- Improving Mobility

Recommendation(s): Staff recommends approval of the ordinance.

Summary: This item amends Chapter 10 "Traffic Code," by removing parking from the 500 Block of First Street and the 200 Block of Spruce Street. The parking removal is needed to allow aerial fire access to the Sterling Northgate Apartments (currently under development).

Letters were mailed to the property owners adjacent to the parking removal. Additionally, on March 1st, the applicant held a meeting with the property owners to discuss the parking removal.

Budget & Financial Summary: N/A - The "No Parking" signs will be installed by the developer.

Attachments:

1. Location Map
2. Ordinance



ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 10, “TRAFFIC CODE”, SECTION 4 “ADMINISTRATIVE ADJUDICATION OF PARKING VIOLATIONS”, E “PARKING REGULATIONS FOR CERTAIN DESCRIBED AREAS”, (1) “TRAFFIC SCHEDULE XIV – NO PARKING HERE TO CORNER OR NO PARKING ANY TIME” OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, BY REMOVING ON-STREET PARKING ALONG: THE EAST SIDE OF FIRST STREET BETWEEN MAPLE AVENUE AND THE CITY LIMITS; THE WEST SIDE OF FIRST STREET BETWEEN SPRUCE STREET AND THE CITY LIMITS; AND BOTH SIDES OF SPRUCE STREET BETWEEN FIRST STREET AND BOYETT STREET, PROVIDING A SEVERABILITY CLAUSE; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That Chapter 10, “Traffic Code”, Section 4 “Administrative Adjudication of Parking Violations”, E “Parking Regulations for Certain Described Areas”, (1) “Traffic Schedule XIV – No Parking Here to Corner or No Parking at Any Time” of the Code of Ordinances of the City of College Station, Texas, be amended as set out in Exhibit “A”, attached hereto and made a part of this ordinance for all purposes.

PART 2: That if any provisions of any section of this ordinance shall be held to be void or unconstitutional, such holding shall in no way effect the validity of the remaining provisions or sections of this ordinance, which shall remain in full force and effect.

PART 3: That any person, firm, or corporation violating any of the provisions of this chapter shall be deemed liable for a civil offense and or guilty of a Class C misdemeanor, and, upon a finding of liability thereof, shall be punished by a civil penalty of not less than Twenty-Five Dollars (\$25.00) nor more than Two-Thousand Dollars (\$2,000.00), or upon conviction thereof, shall be punished by a fine of not less than Twenty-Five Dollars (\$25.00) nor more than Five-Hundred Dollars (\$500.00). Said Ordinance becomes effective ten (10) days after date of passage by the City Council, as provided by Section 35 of the Charter of the City of College Station.

PASSED, ADOPTED and APPROVED this 31st day of March, 2016.

APPROVED:

Mayor

ATTEST:

City Secretary

APPROVED:

City Attorney

EXHIBIT “A”

That Chapter 10, “Traffic Code”, Section 4 “Administrative Adjudication of Parking Violations”, E “Parking Regulations for Certain Described Areas”, (1) “Traffic Schedule XIV – No Parking Here to Corner or No Parking Any Time”, is hereby amended to include the following:

- No Parking on the east side of First Street between Maple Avenue and the City Limits.
- No Parking on the west side of First Street between Spruce Street and the City Limits.
- No Parking on the north side of Spruce Street between Boyett Street and First Street.
- No Parking on the south side of Spruce Street between Boyett Street and First Street.



Legislation Details (With Text)

File #: 16-0167 **Version:** 1 **Name:** PDD Rezoning - Wellborn Super Storage

Type: Rezoning **Status:** Agenda Ready

File created: 3/17/2016 **In control:** City Council Regular

On agenda: 3/31/2016 **Final action:**

Title: Public Hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural to PDD Planned Development District for approximately 2 acres being A&M Super Storage at Wellborn, Block 1, Lot 1, College Station, Brazos County, Texas, located at 4000 Greens Prairie Road West, generally located near the intersection of Wellborn Road and Greens Prairie Road West.

Sponsors: Jessica Bullock

Indexes:

Code sections:

Attachments: [Background Information](#)
[Aerial and Small Area Map](#)
[Ordinance](#)

| Date | Ver. | Action By | Action | Result |
|------|------|-----------|--------|--------|
|------|------|-----------|--------|--------|

Public Hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural to PDD Planned Development District for approximately 2 acres being A&M Super Storage at Wellborn, Block 1, Lot 1, College Station, Brazos County, Texas, located at 4000 Greens Prairie Road West, generally located near the intersection of Wellborn Road and Greens Prairie Road West.

Relationship to Strategic Goals:

- Good Governance
- Financially Sustainable City
- Core Services and Infrastructure
- Neighborhood Integrity
- Diverse Growing Economy

Recommendation(s): The Planning and Zoning Commission considered this item on March 3, 2016 and voted 4-0-1 to recommend approval.

Summary: The applicant is requesting a PDD Planned Development District zoning on approximately two acres to expand an existing commercial use in the Wellborn Community. The site is currently developed as A&M Super Storage which started when the property was located in the Extraterritorial Jurisdiction (ETJ). The PDD uses a base zoning district of SC Suburban Commercial and aims to make the current use and some development characteristics conforming such as setbacks, single-

family height protection, signage, covered/uncovered storage, and paving standards.

The Unified Development Ordinance provides the following review criteria for zoning map amendments:

REVIEW CRITERIA

- 1. Consistency with the Comprehensive Plan:** The subject property is located within the Wellborn Community Plan area, with a Future Land Use and Character designation of Wellborn Commercial. This land use is intended for concentrations of commercial activities that focus primarily on the nearby residents versus the larger community. Such uses should be limited in size and not accommodate for drive-thru services. Specific design elements as described in the Wellborn Community Plan, should be incorporated into development to limit the visual impact on the community and enhance the defined character.

The subject property is currently developed as A&M Super Storage and development of the site began prior to annexation. The rezoning request to help make the existing site conforming is consistent with the Wellborn Community Plan.

- 2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The surrounding area is currently zoned R Rural and PDD Planned Development District. When this area was annexed in 2011, it received the A-O zoning designation which was later renamed to R Rural. This designation made existing commercial uses non-conforming. These uses were built prior to annexation and are able to continue in their current capacity. Uses in the area include commercial, office, utility facilities, public facilities, and single-family.

The Creek Meadows development is adjacent to the subject property. The development received Master Plan approval prior to annexation and continues to develop according its recent PDD amendments.

The proposed rezoning is compatible with other uses and character of the neighborhood.

- 3. Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment:** The proposed PDD uses a base zoning district of SC Suburban Commercial. The use of storage/self-storage started when the property was in the Extraterritorial Jurisdiction (ETJ). Therefore, the existing buildings and site do not fully meet current City regulations. The PDD aims to make the current use and some development characteristics conforming such as setbacks, single-family height protection, signage, covered/uncovered storage, and paving standards. The property is suitable for the uses of office and storage/self-storage proposed in the PDD.
- 4. Suitability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** When property in the Wellborn Community was annexed in 2011, the area received the A-O zoning designation which allows for single-family residential development and agricultural activities. This zoning district is standard for all annexation that occurs in College Station and was not specifically intended to accommodate for the existing land uses within the Wellborn Community. Under this zoning district, existing commercial uses were made non-conforming, but are able to continue operating under a grandfathered status.

Changes to the Unified Development Ordinance were made to allow non-conforming uses in the Wellborn Community the ability to make minor building expansions without rezoning. However, the building additions the applicant proposes requires further site development than what is permitted under the R Rural zoning district. The property is not suitable for uses permitted under R Rural as it is currently developed as a storage/self-storage facility.

5. **Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The subject property is currently zoned R Rural and is developed as a storage/self-storage facility. The property is has limited marketability under the current zoning district with a non-conforming developed use.
6. **Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** Water service will be provided by Wellborn Special Utility District via an existing 16-inch main along Greens Prairie Road West. There is also an existing 6-inch sanitary sewer main projection available to serve this property. There is currently capacity in the existing sanitary sewer system to support some additional development.

Detention is required in this area, where drainage generally discharges to the southeast within the Peach Creek Drainage Basin. Drainage issues associated with recent unpermitted development on the subject property will need to be analyzed and mitigated with the forthcoming site plan. A drainage agreement has been entered into between the subject property and Creek Meadows to coordinate the drainage ---system.

Access to the site is currently being provided along Greens Prairie Road West, a 2-lane major collector.

Drainage and other public infrastructure required with site development shall be designed and constructed in accordance with the BCS Unified Design Guidelines. Existing infrastructure, with the exception of the referenced drainage, appears to be adequate for the proposed use.

REVIEW OF CONCEPT PLAN

The Concept Plan provides an illustration of the general layout of the proposed building and parking areas as well as other site related features. In proposing a PDD, an applicant may also request variations to the general platting and site development standards provided that those variations are outweighed by demonstrated community benefits of the proposed development. The Unified Development Ordinance provides the following review criteria as the basis for reviewing PDD Concept Plans:

1. The proposal will constitute an environment of sustained stability and will be in harmony with the character of the surrounding area;
2. The proposal is in conformity with the policies, goals, and objectives of the Comprehensive Plan, and any subsequently adopted Plans, and will be consistent with the intent and purpose of this Section;
3. The proposal is compatible with existing or permitted uses on abutting sites and will not adversely affect adjacent development;
4. Every dwelling unit need not front on a public street but shall have access to a public

street directly or via a court, walkway, public area, or area owned by a homeowners association;

- 5. The development includes provision of adequate public improvements, including, but not limited to, parks, schools, and other public facilities;
- 6. The development will not be detrimental to the public health, safety, welfare, or materially injurious to properties or improvements in the vicinity; and
- 7. The development will not adversely affect the safety and convenience of vehicular, bicycle, or pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonably anticipated in the area considering existing zoning and land uses in the area.

General: The proposed Concept Plan allows the existing use to expand. The applicant provides the following background information for the proposed zoning request.

“The purpose of the Planned Development District is to promote and encourage innovative commercial development that is sensitive to surrounding land uses within the Wellborn Community. This District intends to maintain Wellborn’s desire to be a community of rural character positioned for contextually appropriate growth that embodies and sustains the uniqueness and history of the area. Wellborn’s commercial land use is generally for concentrations of commercial activities that focus primarily on the nearby residents versus the larger community.”

This District will cover A&M Super Storage at Wellborn which is an existing commercial development that wishes to maintain their rural, rustic nature while preparing for future growth and expansion. After annexation by the City of College Station, this non-conforming land-use needs to be rezoned to an appropriate district, legitimizing the existing land use, and allowing certain meritorious acceptations for existing developed conditions”.

Modifications Requested: SC Suburban Commercial is proposed as the base zoning district with the following modifications. All other standards not expressly requested and approved will meet SC Suburban Commercial Standards:

Section 12-5.4 Non-Residential Dimensional Standards - The changes to this section are as follows:

| | |
|--------------------|------|
| Min. Lot Area | None |
| Min. Lot Width | None |
| Min. Lot Depth | None |
| Min. Front Setback | 20' |
| Min. Side Setback | 10' |
| Min. Rear Setback | 10' |
| Max. Height | 35' |

Section 12-6.3 & 6.4 Types of Uses & Specific Use Standards - The changes to these sections are as follows:

- Permitted Uses
 1. Office
 2. Storage, Self-Service, to include:
 - a. Covered RV, Boat, Vehicle, Equipment, etc. parking
 - b. Indoor and Outdoor accessed self-storage units
 - c. Uncovered Storage

Section 12-7.2 H.2 Single Family Height Protection - The changes to this section are as follows:

- Single-Family height protection will apply only to the proposed building on the north side of the site.

Section 12-7.3 Off-Street Parking Standards - The changes to this section are as follows:

- Four (4) off-street parking spaces shall be required. No additional off-street parking and associated requirements will be required for this District.
- All fire lanes and sanitation routes within the District will be paved (either asphalt or concrete wearable surfaces) for their full width and length.
- All other existing pavements will be allowed to remain, as is, with no requirements for asphalt or concrete wearable surfaces.
- Curb and gutters are not required within this District.
- Only one driveway (curb cut) will be allowed for this District and shall not exceed forty (40) feet in width, as measured at the property line.

Section 12-7.5 Signage - The changes to this section are as follows:

- Summary of Permitted Signs:
The following signs are permitted within this District:

| | |
|--|---|
| Attached Signs | X |
| Commercial Banners | X |
| Development Signs | X |
| Directional Traffic Control Signs | X |
| Freestanding Signs | X |
| Hanging Signs | X |
| Non-Commercial Signs | X |
| Real Estate, Finance, and Construction Signs | X |

- Sign Standards:
The following table summarizes the sign standards for the District:

| Sign Type | Maximum Area (s.f.)** | Maximum Height (ft.) | Setback From ROW (ft.) | Number Allowed |
|--------------------|-----------------------|--|------------------------|---|
| Attached Signs | 100 | Not to exceed one (1) Foot from top of wall, marquee, or parapet to which it is attached | 20 | Any number allowed if within the total allowed square footage of attached signs |
| Freestanding Signs | 100 | 35 | 20 | 1 |

- Freestanding Commercial Signs
 1. The District will allow one (1) Freestanding Commercial Sign. All Freestanding Commercial Signs shall meet the following standards:
 - a) Allowable Area - For the purposes of this Section, area shall be considered the area in square feet of a single-face sign, or one (1) side of a double-face sign, or half the sides of a multi-face sign.
 - b) Allowable Height
 - 1) No Freestanding Commercial Sign shall exceed thirty-five (35) feet in height;
 - 2) For the purposes of this Section, height of a sign shall be measured from the elevation of the curb or pavement edge.

Section 12-7.7 Buffer Requirements - The changes to this section are as follows:

- **Applicability:**
A buffer shall only be required where shown on the concept plan.
- **Relationship to Other Landscaping Standards:**
Landscaping provided to meet the buffer landscaping standards of this Section may be counted towards meeting a project's landscape point requirements, should any additional points be required. The area of a site dedicated to a perimeter buffer shall be included in calculating a site's minimum landscaping point requirements.
- **Minimum Buffer Standards**

1. Plantings

- a) A fence or wall is required and the following plantings shall be installed in the buffer area, unless expressly provided for otherwise in this PDD:
 - 1) A minimum of one (1) 1.25-inch caliper non-canopy tree per fifteen (15) linear feet of landscaping buffer. Substitution of a minimum of one (1) five-gallon shrub at a minimum of three (3) feet in height per three (3) linear feet of landscaping buffer for the non-canopy tree requirement, is allowed; and
 - 2) A minimum of one (1) two-inch caliper canopy tree per twenty-five (25) linear feet of landscape buffer.
- b) All buffer landscaping areas not dedicated to trees or shrubs shall be landscaped with grass, ground cover, or other appropriate landscape treatment in accordance with this section.
- c) Fifty (50) percent of all required shrubs within the buffer yard shall be evergreen.
- d) Plant materials shall show a variety of texture, color, shape, and other characteristics. Recommended buffer materials can be found in the City of College Station Plant List or in those listed as appropriate for Zone 8 on the USDA Hardiness Zone Map.
- e) The arrangement of trees and shrubs in the buffer area shall be done in a manner that provides a visual separation between abutting land uses. Shrubs shall be massed in rows or groups to achieve the maximum screening effect.
- f) Irrigation is required for all new plantings as noted in this section.
- g) Existing vegetation may count toward the planting requirement if:
 - 1) The vegetation is in good health and the landscaping plan verifies that it will meet the plantings criteria listed above (non-point trees may count towards a natural buffer); and
 - 2) The vegetation is protected in accordance with this section.

- Fences and Walls

- 1. Fences may be solid wood or solid wood accented by masonry, stone, EFIS (Exterior Finish Insulation System), or concrete columns. Walls may be masonry, stone, EFIS, concrete, or a combination of these materials, and shall be finished on both sides (framing not visible). Walls and masonry columns for fences must meet the footing standards prescribed by the Building Code for such structures.
- 2. Fences and walls shall be six (6) feet in height.
- 3. Fences and walls shall be placed within one (1) foot of the common boundary line when physically possible. In the event that there is a physical constraint that will not allow the construction of a fence on the common boundary line (including, but not limited to, the existence of a creek, access easement, or existing vegetation), the City Administrator may authorize an alternative fence location.

Section 12-7.10 Non-Residential Architectural Standards

This section shall not apply to the district.

Section 12-7.13 Traffic Impact Analysis

This section shall not apply to the district

Community Benefits: The applicant offers the following a community benefit:

- This is an existing site so the PDD is designed to preserve Wellborn's desire to maintain their rural character and current mix of residential and commercial developments, in accordance with the Wellborn Community Plan.

Budget & Financial Summary: N/A

Attachments:

1. Background Information
2. Aerial & Small Area Map (SAM)
3. Ordinance

NOTIFICATIONS

Advertised Commission Hearing Date: March 3, 2016
Advertised Council Hearing Date: March 31, 2016

The following neighborhood organizations that are registered with the City of College Station's Neighborhood Services have received a courtesy letter of notification of this public hearing:

Creek Meadows
Turnberry Place

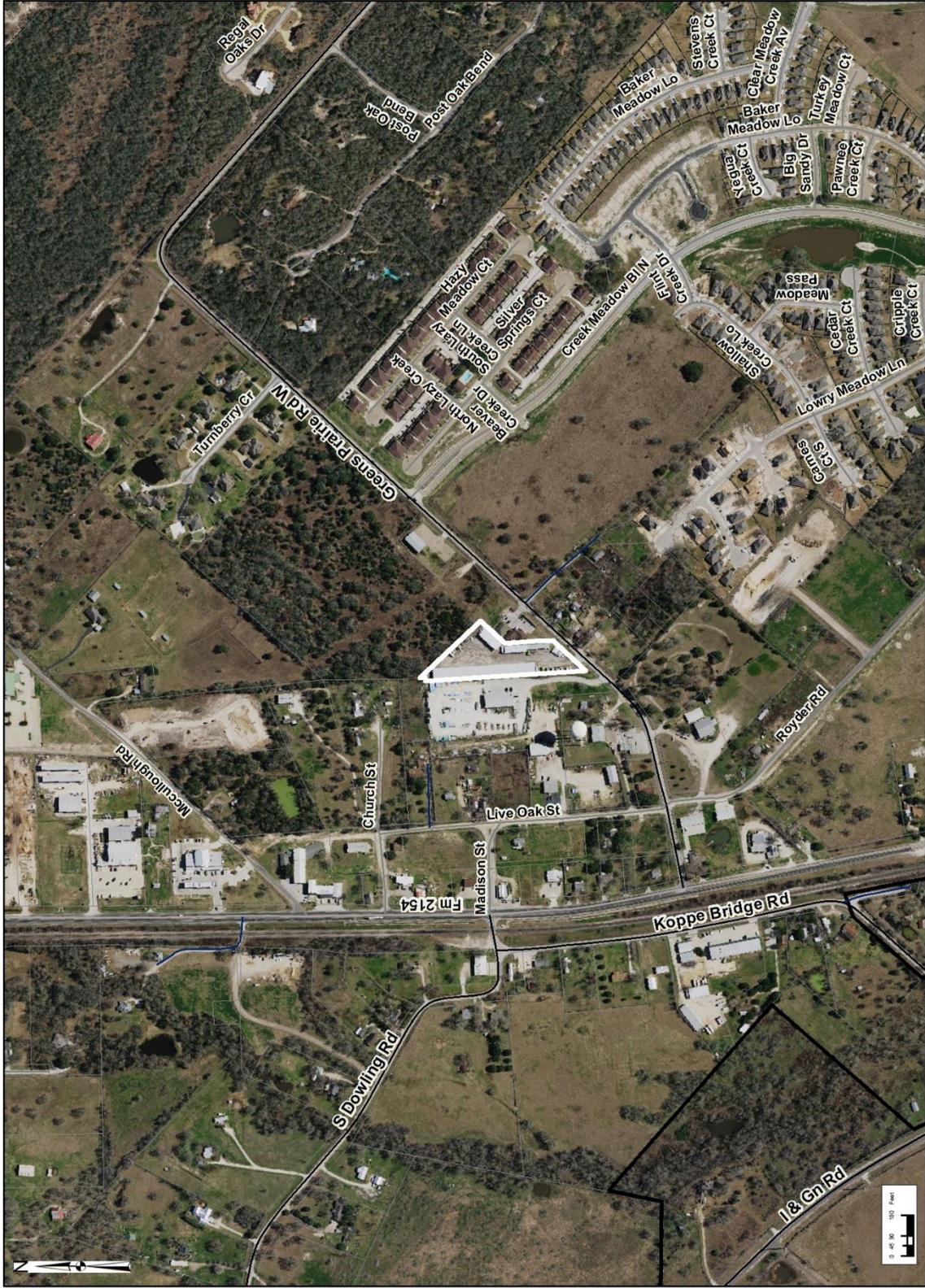
Property owner notices mailed: 12
Contacts in support: None
Contacts in opposition: None
Inquiry contacts: Five

ADJACENT LAND USES

| Direction | Comprehensive Plan | Zoning | Land Use |
|--|---------------------------|----------------------------------|-----------------|
| Northeast | Wellborn Suburban | PDD Planned Development District | Vacant |
| Southeast | Wellborn Commercial | R Rural | Office |
| South (Across Greens Prairie Road West) | Wellborn Preserve-Open | R Rural | Single-family |
| West | Wellborn Business Park | R Rural | Commercial |

DEVELOPMENT HISTORY

Annexation: April 2011
Zoning: A-O Agricultural Open upon annexation (2011)
Renamed R Rural (2013)
Final Plat: February 2011
Site development: A&M Super Storage



Case: REZ2015-000024
 REZONING

A&M SUPER STORAGE

DEVELOPMENT REVIEW



ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 12, "UNIFIED DEVELOPMENT ORDINANCE," SECTION 12-4.2, "OFFICIAL ZONING MAP," OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, BY CHANGING THE ZONING DISTRICT BOUNDARIES FROM R RURAL TO PDD PLANNED DEVELOPMENT DISTRICT FOR APPROXIMATELY TWO ACRES BEING A&M SUPER STORAGE AT WELLBORN, BLOCK 1, LOT 1, COLLEGE STATION, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 8451, PAGE 74 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, LOCATED AT 4000 GREENS PRAIRIE ROAD WEST, GENERALLY LOCATED NEAR THE INTERSECTION OF WELLBORN ROAD AND GREENS PRAIRIE ROAD WEST; PROVIDING A SEVERABILITY CLAUSE; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

- PART 1: That Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas, be amended as set out in Exhibit "A", as described in Exhibit "B", as shown graphically in Exhibit "C", and as shown on the Concept Plan in Exhibit "D", attached hereto and made a part of this ordinance for all purposes.
- PART 2: That if any provisions of any section of this ordinance shall be held to be void or unconstitutional, such holding shall in no way effect the validity of the remaining provisions or sections of this ordinance, which shall remain in full force and effect.
- PART 3: That any person, firm, or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than Twenty-five Dollars (\$25.00) nor more than Two Thousand Dollars (\$2,000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. Said Ordinance, being a penal ordinance, becomes effective ten (10) days after its date of passage by the City Council, as provided by Section 35 of the Charter of the City of College Station.

PASSED, ADOPTED and APPROVED this 31st day of March, 2016

APPROVED:

MAYOR

ATTEST:

City Secretary

APPROVED:

City Attorney

EXHIBIT "A"

That Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas, is hereby amended as follows:

The following property is rezoned from R Rural to PDD Planned Development District, as described in EXHIBIT "B," as graphically depicted in EXHIBIT "C", and as shown on the Concept Plan in EXHIBIT "D":

A&M Super Storage at Wellborn, Block 1, Lot 1, according to the plat recorded in Volume 8451, Page 74 of the Official Public Records of Brazos County, Texas

EXHIBIT “B”

General: The proposed Concept Plan allows the existing use to expand. The applicant provides the following background information for the proposed zoning request.

“The purpose of the Planned Development District is to promote and encourage innovative commercial development that is sensitive to surrounding land uses within the Wellborn Community. This District intends to maintain Wellborn’s desire to be a community of rural character positioned for contextually appropriate growth that embodies and sustains the uniqueness and history of the area. Wellborn’s commercial land use is generally for concentrations of commercial activities that focus primarily on the nearby residents versus the larger community.

This District will cover A&M Super Storage at Wellborn which is an existing commercial development that wishes to maintain their rural, rustic nature while preparing for future growth and expansion. After annexation by the City of College Station, this non-conforming land-use needs to be rezoned to an appropriate district, legitimizing the existing land use, and allowing certain meritorious acceptations for existing developed conditions”.

Modifications Requested: SC Suburban Commercial is proposed as the base zoning district with the following modifications. All other standards not expressly requested and approved will meet SC Suburban Commercial Standards:

Section 12-5.4 Non-Residential Dimensional Standards - The changes to this section are as follows:

| | |
|--------------------|------|
| Min. Lot Area | None |
| Min. Lot Width | None |
| Min. Lot Depth | None |
| Min. Front Setback | 20’ |
| Min. Side Setback | 10’ |
| Min. Rear Setback | 10’ |
| Max. Height | 35’ |

Section 12-6.3 & 6.4 Types of Uses & Specific Use Standards - The changes to these sections are as follows:

- Permitted Uses
 1. Office
 2. Storage, Self-Service, to include:
 - a. Covered RV, Boat, Vehicle, Equipment, etc. parking
 - b. Indoor and Outdoor accessed self-storage units
 - c. Uncovered Storage

Section 12-7.2 H.2 Single Family Height Protection - The changes to this section are as follows:

- Single-Family height protection will apply only to the proposed building on the north side of the site.

Section 12-7.3 Off-Street Parking Standards - The changes to this section are as follows:

- Four (4) off-street parking spaces shall be required. No additional off-street parking and associated requirements will be required for this District.
- All fire lanes and sanitation routes within the District will be paved (either asphalt or concrete wearable surfaces) for their full width and length.
- All other existing pavements will be allowed to remain, as is, with no requirements for asphalt or concrete wearable surfaces.
- Curb and gutters are not required within this District.
- Only one driveway (curb cut) will be allowed for this District and shall not exceed forty (40) feet in width, as measured at the property line.

Section 12-7.5 Signage - The changes to this section are as follows:

- Summary of Permitted Signs:
The following signs are permitted within this District:

| | |
|--|---|
| Attached Signs | X |
| Commercial Banners | X |
| Development Signs | X |
| Directional Traffic Control Signs | X |
| Freestanding Signs | X |
| Hanging Signs | X |
| Non-Commercial Signs | X |
| Real Estate, Finance, and Construction Signs | X |

- Sign Standards:
The following table summarizes the sign standards for the District:

| Sign Type | Maximum Area (s.f.)** | Maximum Height (ft.) | Setback From ROW (ft.) | Number Allowed |
|-----------|-----------------------|-----------------------|------------------------|-----------------------|
| Attached | 100 | Not to exceed one (1) | 20 | Any number allowed if |

| | | | | |
|--------------------|-----|--|----|---|
| Signs | | Foot from top of wall, marquee, or parapet to which it is attached | | within the total allowed square footage of attached signs |
| Freestanding Signs | 100 | 35 | 20 | 1 |

- Freestanding Commercial Signs
 1. The District will allow one (1) Freestanding Commercial Sign. All Freestanding Commercial Signs shall meet the following standards:
 - a) Allowable Area - For the purposes of this Section, area shall be considered the area in square feet of a single-face sign, or one (1) side of a double-face sign, or half the sides of a multi-face sign.
 - b) Allowable Height
 - 1) No Freestanding Commercial Sign shall exceed thirty-five (35) feet in height;
 - 2) For the purposes of this Section, height of a sign shall be measured from the elevation of the curb or pavement edge.

Section 12-7.7 Buffer Requirements - The changes to this section are as follows:

- Applicability:
A buffer shall only be required where shown on the concept plan.
- Relationship to Other Landscaping Standards:
Landscaping provided to meet the buffer landscaping standards of this Section may be counted towards meeting a project's landscape point requirements, should any additional points be required. The area of a site dedicated to a perimeter buffer shall be included in calculating a site's minimum landscaping point requirements.
- Minimum Buffer Standards
 1. Plantings
 - a) A fence or wall is required and the following plantings shall be installed in the buffer area, unless expressly provided for otherwise in this PDD:
 - 1) A minimum of one (1) 1.25-inch caliper non-canopy tree per fifteen (15) linear feet of landscaping buffer. Substitution of a minimum of one (1) five-gallon shrub at a minimum of three (3) feet in height per three (3) linear feet of landscaping buffer for the non-canopy tree requirement, is allowed; and
 - 2) A minimum of one (1) two-inch caliper canopy tree per twenty-five (25) linear feet of landscape buffer.
 - b) All buffer landscaping areas not dedicated to trees or shrubs shall be landscaped with grass, ground cover, or other appropriate landscape treatment in accordance with this section.

- c) Fifty (50) percent of all required shrubs within the buffer yard shall be evergreen.
 - d) Plant materials shall show a variety of texture, color, shape, and other characteristics. Recommended buffer materials can be found in the City of College Station Plant List or in those listed as appropriate for Zone 8 on the USDA Hardiness Zone Map.
 - e) The arrangement of trees and shrubs in the buffer area shall be done in a manner that provides a visual separation between abutting land uses. Shrubs shall be massed in rows or groups to achieve the maximum screening effect.
 - f) Irrigation is required for all new plantings as noted in this section.
 - g) Existing vegetation may count toward the planting requirement if:
 - 1) The vegetation is in good health and the landscaping plan verifies that it will meet the plantings criteria listed above (non-point trees may count towards a natural buffer); and
 - 2) The vegetation is protected in accordance with this section.
- Fences and Walls
 - 1. Fences may be solid wood or solid wood accented by masonry, stone, EFIS (Exterior Finish Insulation System), or concrete columns. Walls may be masonry, stone, EFIS, concrete, or a combination of these materials, and shall be finished on both sides (framing not visible). Walls and masonry columns for fences must meet the footing standards prescribed by the Building Code for such structures.
 - 2. Fences and walls shall be six (6) feet in height.
 - 3. Fences and walls shall be placed within one (1) foot of the common boundary line when physically possible. In the event that there is a physical constraint that will not allow the construction of a fence on the common boundary line (including, but not limited to, the existence of a creek, access easement, or existing vegetation), the City Administrator may authorize an alternative fence location.

Section 12-7.10 Non-Residential Architectural Standards

This section shall not apply to the district.

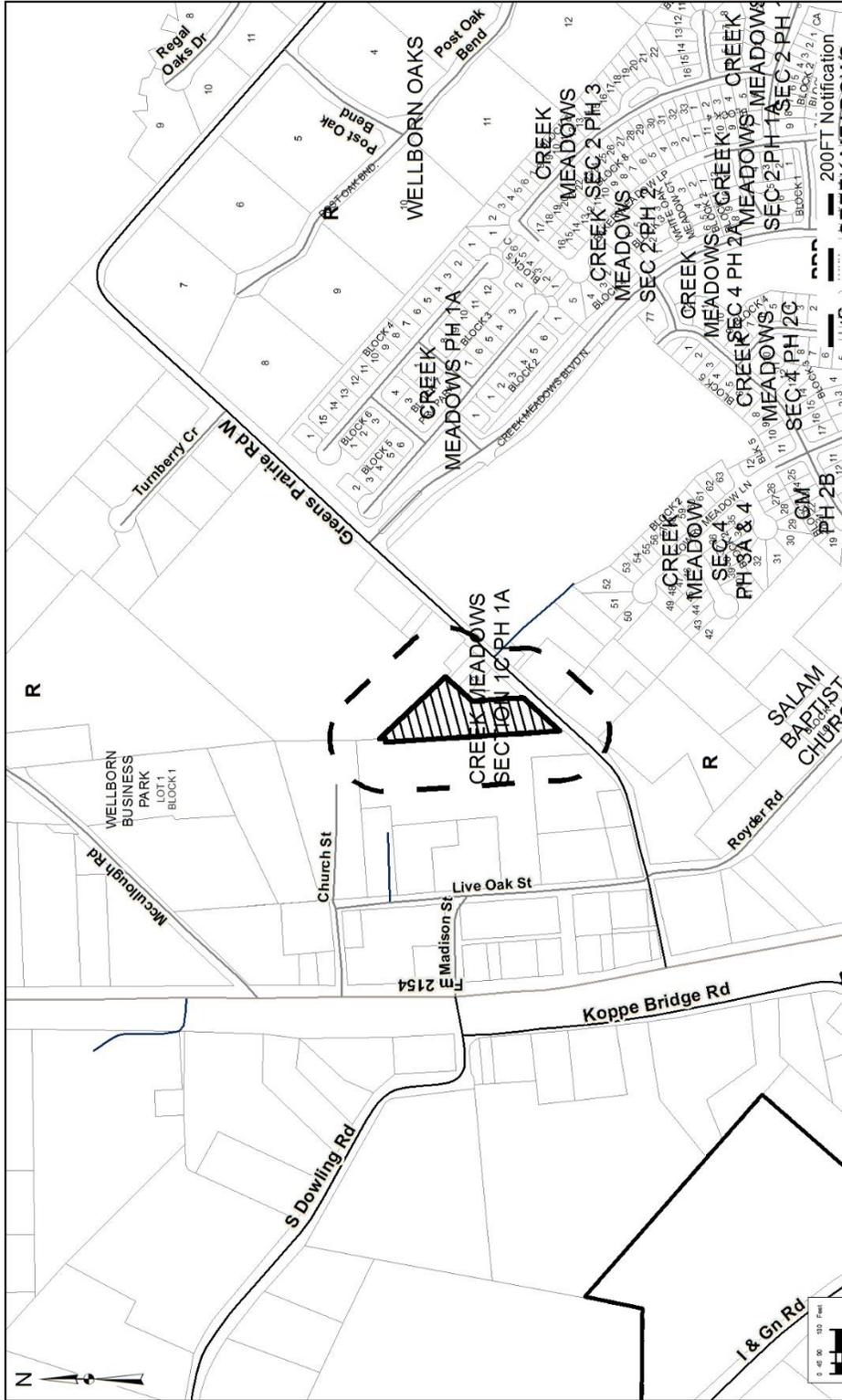
Section 12-7.13 Traffic Impact Analysis

This section shall not apply to the district

Community Benefits: The applicant offers the following a community benefit:

- This is an existing site so the PDD is designed to preserve Wellborn's desire to maintain their rural character and current mix of residential and commercial developments, in accordance with the Wellborn Community Plan.

EXHIBIT "C"



| Zoning Districts | Business Park Industrial | Business Park | Commercial-Industrial | General Commercial | Suburban Commercial | Office | Manufactured Home Park | High Density Multi-Family | Multi-Family | BPI | Planned Development District |
|------------------|--------------------------|---------------|-----------------------|--------------------|---------------------|--------|------------------------|---------------------------|--------------|-----|------------------------------|
| R-4 | | | | | | | | | | | PDD |
| R-6 | | | | | | | | | | | WPC |
| MHP | | | | | | | | | | | NG - 1 |
| O | | | | | | | | | | | NG - 2 |
| SC | | | | | | | | | | | NG - 3 |
| GC | | | | | | | | | | | OV |
| CI | | | | | | | | | | | RDD |
| BP | | | | | | | | | | | KO |

| | | |
|---|------------------------------|-----------------|
| <p>DEVELOPMENT REVIEW</p>  | <p>A&M SUPER STORAGE</p> | <p>REZONING</p> |
| | <p>Case: REZ2015-000024</p> | |



Legislation Details (With Text)

File #: 16-0147 **Version:** 2 **Name:** IFAC Appointment
Type: Appointment **Status:** Agenda Ready
File created: 3/9/2016 **In control:** City Council Regular
On agenda: 3/31/2016 **Final action:**
Title: Presentation, possible action, and discussion on appointing a Capital Improvements Advisory Committee (aka Impact Fee Advisory Committee or "IFAC") to consider the imposition of a roadway impact fee.
Sponsors: Sherry Mashburn
Indexes:
Code sections:
Attachments:

| Date | Ver. | Action By | Action | Result |
|------|------|-----------|--------|--------|
|------|------|-----------|--------|--------|

Presentation, possible action, and discussion on appointing a Capital Improvements Advisory Committee (aka Impact Fee Advisory Committee or "IFAC") to consider the imposition of a roadway impact fee.

Relationship to Strategic Goals:

- Good Governance

Recommendation(s): See below

Summary: In February, Council adopted an ordinance allowing the Planning and Zoning Commission to serve as the Capital Improvements Advisory Committee (aka Impact Fee Advisory Committee or "IFAC") for the consideration of impact fees. The amendment provides flexibility to allow the appointment of additional ad hoc members. Historically, the City has appointed P&Z to serve as the Capital Improvements Advsiory Committee when considering and reviewing impact fees.

Recommended discussion points include:

- Whether to appoint P&Z as the Capital Improvements Advisory Committee (IFAC) for consideration of roadway impact fees. Staff recommends YES.
- If considering appointing additional members to the Capital Improvements Advisory Committee (IFAC):
 - o State law requires membership of the committee to be comprised of 40% from the real estate, development, or building industry,
 - o Currently there are three members on P&Z from the real estate, development or building industry, although state law requires that only ohe P&Z member be in one of these industries in order for P&Z to serve as the Capital Improvements Advisory Committee (IFAC) for consideration of impact fees.

Budget & Financial Summary: None
Legal Review: Yes

Attachments: None



Legislation Details (With Text)

| | | | | | |
|-----------------------|--|----------------------|---|----------------------|----------------------|
| File #: | 16-0162 | Version: | 1 | Name: | IFAC Appointment |
| Type: | Appointment | Status: | | Status: | Agenda Ready |
| File created: | 3/15/2016 | In control: | | In control: | City Council Regular |
| On agenda: | 3/31/2016 | Final action: | | Final action: | |
| Title: | Presentation, possible action, and discussion on appointing a Capital Improvements Advisory Committee (aka Impact Fee Advisory Committee or "IFAC") to consider the imposition of Water and/or Wastewater impact fee(s). | | | | |
| Sponsors: | Sherry Mashburn | | | | |
| Indexes: | | | | | |
| Code sections: | | | | | |
| Attachments: | Impact Fee areas Water ETJ Impact Fee areas WW in ETJ | | | | |

| Date | Ver. | Action By | Action | Result |
|------|------|-----------|--------|--------|
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Presentation, possible action, and discussion on appointing a Capital Improvements Advisory Committee (aka Impact Fee Advisory Committee or "IFAC") to consider the imposition of Water and/or Wastewater impact fee(s).

Relationship to Strategic Goals:

- Good Governance

Recommendation(s): See below

Summary: In February, Council adopted an ordinance allowing the Planning and Zoning Commission to serve as the Capital Improvements Advisory Committee (aka Impact Fee Advisory Committee or "IFAC") for the consideration of impact fees. The amendment provides flexibility to allow the appointment of additional ad hoc members, such as appointing someone from the City's ETJ as required under state law when impact fees are considered for the ETJ as well. Historically, the City has appointed the P&Z to serve as the Capital Improvements Advisory Committee (IFAC) when considering and reviewing impact fees.

Recommended discussion points include:

- Whether to appoint P&Z as the Advisory Committee for consideration of Water and/or Wastewater impact fees. Staff recommends YES.
- Whether to consider Water and/or Wastewater Impact Fees in portions of the ETJ. Staff recommends YES. If so:
 - o Staff recommends appointing P&Z plus one person from the ETJ where water and/or wastewater fees are being considered.
- If considering appointing additional members to the Capital Improvements Advisory Committee:

- o State law requires membership of the committee to be comprised of 40% from the real estate, development, or building industry.
- o Currently, there are three members on P&Z from the real estate, development, or building industry, although state law requires only one P&Z member be in one these industries in order for P&Z to serve as the Capital Improvements Advisory Committee (IFAC) for consideration of iumpact fees.

Budget & Financial Summary: None

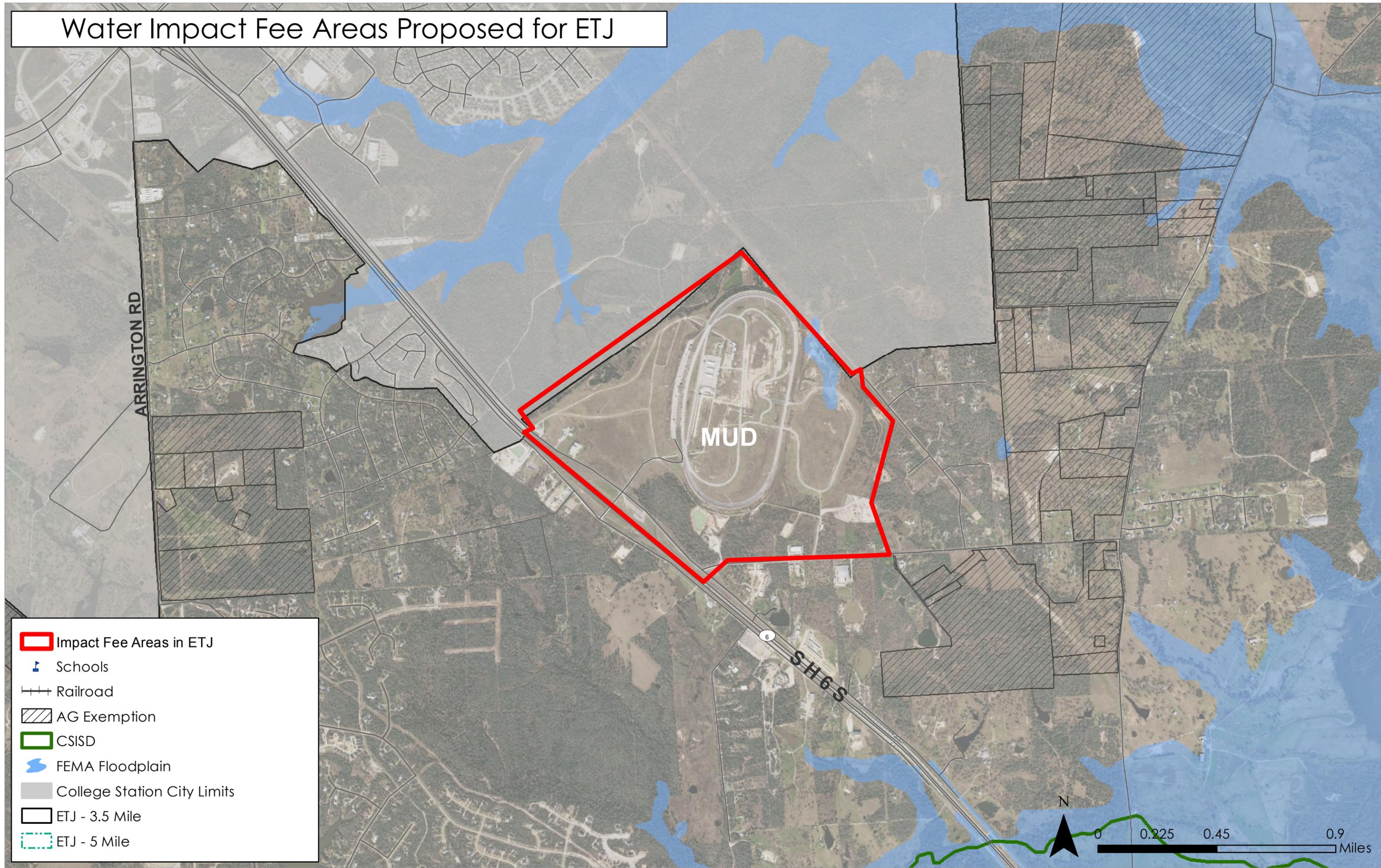
Legal Review: Yes

Attachments:

ETJ Water Impact Fee Areas Map

ETJ Wastewater Impact Fee Areas Map

Water Impact Fee Areas Proposed for ETJ

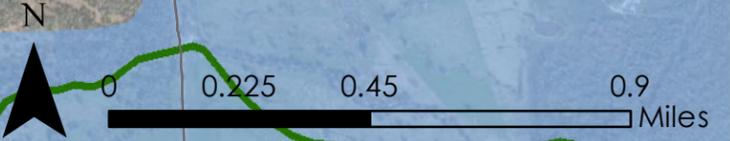


ARRINGTON RD

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- Impact Fee Areas in ETJ
- Schools
- Railroad
- AG Exemption
- CSISD
- FEMA Floodplain
- College Station City Limits
- ETJ - 3.5 Mile
- ETJ - 5 Mile



Wastewater Impact Fee Areas Proposed for ETJ

