

MINUTES OF THE REGULAR CITY COUNCIL MEETING  
CITY OF COLLEGE STATION  
SEPTEMBER 12, 2013

STATE OF TEXAS           §  
  §  
COUNTY OF BRAZOS       §

**Present:**

Nancy Berry, Mayor

**Council:**

Blanche Brick  
Jess Fields  
Karl Mooney  
John Nichols  
Julie Schultz, absent  
James Benham

**City Staff:**

Kathy Merrill, Interim City Manager  
Carla Robinson, City Attorney  
Tanya McNutt, Deputy City Secretary  
Ian Whittenton, Records Management Coordinator

**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 7:18 p.m. on Thursday, September 12, 2013 in the Council Chambers of the City of College Station City Hall, 1101 Texas Avenue, College Station, Texas 77842.

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

**MOTION:** Upon a motion made by Councilmember Nichols and a second by Councilmember Mooney, the City Council voted six (6) for and none (0) opposed, to approve Councilmember Schultz's Absence Request. The motion carried unanimously.

**Citizen Comments**

William Pittman, 1401 Skrivanek Ct., Vice President for Community Relations of the Student Government Association of Texas A&M University, spoke of his positive current interactions with Council and the anticipation of continuing that in the future.

**CONSENT AGENDA**

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

- **August 19, 2013 Budget Workshop**
- **August 20, 2013 Budget Workshop**
- **August 21, 2013 Budget Workshop**
- **August 22, 2013 Workshop**
- **August 22, 2013 Regular Council Meeting**

**2b. Presentation, possible action, and discussion on Ordinance 2013-3516, amending Chapter 10, Section 10-4, Subsection G of the code of ordinances, establishing two-hour parking on Church Avenue, near its intersection with University Drive.**

**2c. Presentation, possible action and discussion on approving a contract for the grant of federal HOME CHDO Set-Aside funds with Brazos Valley Community Action Agency (BVCAA) in the amount of \$1,448,868 for acquisition and possible rehabilitation of ten (10) existing dwelling units to be used as affordable rental housing for income-eligible households.**

**2d. Presentation, possible action, and discussion regarding City of College Station Excess Liability and Workers' Compensation Insurance, Property/Boiler & Machinery, Commercial Crime, EMT Liability, and Auto Property Damage policies for Fiscal Year 2014. FY14 premiums for all lines of coverage total \$408,039.66.**

**2e. Presentation, possible action, and discussion on the consideration of Ordinance 2013-3517, amending Chapter 10, "Traffic Code", Section 10-2., "Traffic Control Devices," Subsection D "Intersections Controlled by Stop Signs", Traffic Schedule III – Stop Signs, of the Code of Ordinances of the City of College Station, Texas, by implementing a three-way stop controlled operation at the new intersection of Church Avenue East-bound and Church Avenue North-bound and the South-bound public way exiting the Stack property.**

**2f. Presentation, possible action, and discussion of the first renewal of Service Contract 12-278 between the City of College Station and Shelby Building Maintenance & Janitorial, Inc. d/b/a Professional Floor Service & Janitorial LLC in the amount of \$142,534 for the purpose of Annual Janitorial Maintenance Service of City buildings.**

**2g. Presentation, possible action, and discussion of the first renewal of Service Contract 12-291 between the City of College station and JNA Painting and Contracting in the amount of \$57,931 for the purpose of Various Interior/ Exterior Painting of City buildings.**

**2h. Presentation, possible action, and discussion regarding Resolution 09-12-13-2h, approval of amending the Resolution Determining Need and Necessity for the Barron Road East Extension Project.**

**2i. Presentation, possible action, and discussion regarding approval of a purchase between the City of College Station and SHI Government Solutions in the amount of \$143,531.20 for the purposes of buying half of the Microsoft Office 2013 software licenses to upgrade the city suite of applications.**

**2j. Presentation, possible action and discussion regarding ratification of an amendment to the Interlocal Agreement for Joint Use of Facilities between the College Station Independent School District (CSISD) and the City of College Station to Transition Kids Klub operations.**

Items 2c and 2f were pulled for a separate vote.

**MOTION:** Upon a motion made by Councilmember Fields and a second by Councilmember Mooney, the City Council voted six (6) for and none (0) opposed, to approve the Consent Agenda, less items 2c and 2f. The motion carried unanimously.

**(2c)MOTION:** Upon a motion made by Councilmember Nichols and a second by Councilmember Benham, the City Council voted five (5) for and one (1) opposed, with Councilmember Fields voting against, to approve a contract for the grant of federal HOME CHDO Set-Aside funds with Brazos Valley Community Action Agency (BVCAA) in the amount of \$1,448,868 for acquisition and possible rehabilitation of ten (10) existing dwelling units to be used as affordable rental housing for income-eligible households. The motion carried.

**(2f)MOTION:** Upon a motion made by Councilmember Benham and a second by Councilmember Mooney, the City Council voted five (5) for and none (0) opposed, with Councilmember Fields abstaining, to approve the first renewal of Service Contract 12-278 between the City of College Station and Shelby Building Maintenance & Janitorial, Inc. d/b/a Professional Floor Service & Janitorial LLC in the amount of \$142,534 for the purpose of Annual Janitorial Maintenance Service of City buildings.. The motion carried unanimously.

**REGULAR AGENDA**

**1. Public Hearing, presentation, possible action, and discussion regarding Ordinance 2013-3518, amending Chapter 12, "Unified Development Ordinance," Sections 12-8.3.E, "Streets," and 12-8.3.G, "Blocks," of the Code of Ordinances of the City of College Station, Texas to amend street network and block length requirements.**

At approximately 7:57 p.m., Mayor Berry opened the Public Hearing.

Veronica Morgan, 511 University Drive E Ste 204, presented an analysis on the impact of the proposed amendment which included lot size, connectivity, and financial considerations.

Steve Arden, 311 Cecilia Loop, spoke on lot pricing and consumer preference for lots in the community. He also spoke on his future concern of street drainage under the proposed standard.

Buck Prewitt, 2302 Scotney Ct., spoke against the proposed changes to the Unified Development Ordinance.

Randy French, 4090 State Hwy 6 S, spoke on his concerns about connectivity, the market as a driver for homes, and concerns for the consumer under the proposed changes.

Michael Schaefer, 5301 Riviera Ct., spoke on the home market in the community, indirect costs of the proposed increase, safety, and health concerns.

Rose Selman, 230 Southwest Pkwy East, thanked the Council for the opportunity for allowing the speakers today. She also thanked Bob Cowell and staff for their cooperation.

Mike Ashfield, Planning and Zoning Commission, spoke on the process and considerations given when the commission developed it's recommendations for council.

There being no further comments, the Public Hearing was closed at 9:08 p.m.

**MOTION:** Upon a motion made by Councilmember Fields and a second by Councilmember Benham, the City Council voted four (4) for and two (2) opposed, with Councilmembers Brick and Nichols voting against, to approve Ordinance 2013-3518, amending Chapter 12, "Unified Development Ordinance," Sections 12-8.3.E, "Streets," and 12-8.3.G, "Blocks," of the Code of Ordinances of the City of College Station, Texas to amend street network and block length requirements. The motion carried.

**MOTION:** Upon a motion made by Councilmember Benham and a second by Councilmember Fields, the City Council voted one (1) for and five (5) opposed, with Councilmember Nichols, Mooney, Benham, Brick and Berry voting against, to amend the ordinance to make a cul-de-sac a qualifying break in block length. The motion failed.

**2. Public Hearing, presentation, possible action, and discussion approving Ordinance 2013-3519, vacating and abandoning a 0.009 acre portion of right-of-way and a 0.008 acre portion of right-of-way on Lots 1 and 10, respectively, of Block 5 of the W.C. Boyett Estate Partition according to the plat recorded in Volume 100, Page 440 of the Deed Records of Brazos County, Texas.**

At approximately 9:35 p.m., Mayor Berry opened the Public Hearing.

There being no comments, the Public Hearing was closed at 9:36 p.m.

**MOTION:** Upon a motion made by Councilmember Nichols and a second by Councilmember Mooney, the City Council voted five (5) for and none (0) opposed, with Councilmember Fields not present for the vote, to approve Ordinance 2013-3519, vacating and abandoning a 0.009 acre portion of right-of-way and a 0.008 acre portion of right-of-way on Lots 1 and 10, respectively, of Block 5 of the W.C. Boyett Estate Partition according to the plat recorded in Volume 100, Page 440 of the Deed Records of Brazos County, Texas. The motion carried unanimously.

**3. Public Hearing, presentation, possible action, and discussion on Ordinance 2013-3520, amending the College Station Comprehensive Plan by adopting the Economic Development Master Plan.**

At approximately 10:06 p.m., Mayor Berry opened the Public Hearing.

There being no comments, the Public Hearing was closed at 10:06 p.m.

**MOTION:** Upon a motion made by Councilmember Mooney and a second by Councilmember Nichols, the City Council voted five (5) for and one (1) opposed, with Councilmember Fields

voting against, to approve Ordinance 2013-3520, amending the College Station Comprehensive Plan by adopting the Economic Development Master Plan. The motion carried.

**4. Public Hearing, presentation, possible action, and discussion regarding Ordinance 2013-3521, amending the following chapters of the Code of Ordinances of the City of College Station, Texas: Chapter 2 "Animal Control," Chapter 6 "Fire Protection," Chapter 7 "Health and Sanitation," Chapter 10 "Traffic Code," Chapter 12 "Unified Development Ordinance," and Chapter 15 "Impact Fees" related to the creation and amendment of one- and two-family residential zoning districts in compliance with the Comprehensive Plan.**

At approximately 10:29 p.m., Mayor Berry opened the Public Hearing.

There being no comments, the Public Hearing was closed at 10:29 p.m.

**MOTION:** Upon a motion made by Councilmember Mooney and a second by Councilmember Brick, the City Council voted five (5) for and one (1) opposed, with Councilmember Fields voting against, to approve Ordinance 2013-3521, amending the following chapters of the Code of Ordinances of the City of College Station, Texas: Chapter 2 "Animal Control," Chapter 6 "Fire Protection," Chapter 7 "Health and Sanitation," Chapter 10 "Traffic Code," Chapter 12 "Unified Development Ordinance," and Chapter 15 "Impact Fees" related to the creation and amendment of one- and two-family residential zoning districts in compliance with the Comprehensive Plan. The motion carried.

**5. Public Hearing, presentation, possible action, and discussion regarding Ordinance 2013-3522, amending Chapter 12, "Unified Development Ordinance," Articles 3, "Development Review Procedures," 7, "General Development Standards," and 8, "Subdivision Design and Improvements," of the Code of Ordinances of the City of College Station, Texas by the creation and amendment of single-family parking requirements.**

At approximately 10:47 p.m., Mayor Berry opened the Public Hearing.

There being no comments, the Public Hearing was closed at 10:47 p.m.

**MOTION:** Upon a motion made by Councilmember Nichols and a second by Councilmember Brick, the City Council voted five (5) for and one (1) opposed, with Councilmember Fields voting against, to approve Ordinance 2013-3522, amending Chapter 12, "Unified Development Ordinance," Articles 3, "Development Review Procedures," 7, "General Development Standards," and 8, "Subdivision Design and Improvements," of the Code of Ordinances of the City of College Station, Texas by the creation and amendment of single-family parking requirements. The motion carried.

**6. Presentation, possible action, and discussion on Ordinance 2013-3523, adopting the City of College Station 2013-2014 Budget; and presentation, possible action and discussion ratifying the property tax revenue increase reflected in the budget.**

**MOTION:** Upon a motion made by Councilmember Mooney and a second by Councilmember Brick, the City Council voted five (5) for and one (1) opposed, with Councilmember Fields

voting against, to approve Ordinance 2013-3523, adopting the City of College Station 2013-2014 Budget. The motion carried.

**MOTION:** Upon a motion made by Councilmember Mooney and a second by Councilmember Brick, the City Council voted three (3) for and three (3) opposed, with Councilmembers Benham, Fields, and Berry voting against, to provide \$25,000 of funding to the Chamber of Commerce from the general fund. The motion failed due to tie.

**MOTION:** Upon a motion made by Councilmember Mooney and a second by Councilmember Brick, the City Council voted four (4) for and two (2) opposed, with Councilmembers Fields and Benham voting against, to move \$25,000 of funding to the Chamber of Commerce from the CVB-Grant Funding to the Hotel Occupancy Tax funding being administered directly from the City. The motion carried.

**MOTION:** Upon a motion made by Councilmember Nichols and a second by Councilmember Berry, the City Council voted five (5) for and one (1) opposed, with Councilmember Fields voting against, to approve ratifying the property tax revenue increase reflected in the budget. The motion carried.

**7. Presentation, possible action, and discussion on approval of Ordinance 2013-3524, adopting the City of College Station 2013-2014 ad valorem tax rate of \$0.425958 per \$100 assessed valuation, the debt service portion being \$0.193053 per \$100 assessed valuation and the operations and maintenance portion being \$0.232905 per \$100 assessed valuation.**

**MOTION:** Upon a motion made by Councilmember Fields and a second by Councilmember Nichols the City Council voted six (6) for and none (0) opposed, to approve Ordinance 2013-3524, adopting the City of College Station 2013-2014 ad valorem tax rate of \$0.425958 per \$100 assessed valuation, the debt service portion being \$0.193053 per \$100 assessed valuation and the operations and maintenance portion being \$0.232905 per \$100 assessed valuation. The motion carried unanimously.

**8. Presentation, possible action, and discussion on Ordinance 2013-3525, amending Chapter 11, Utilities” Section 5, “Solid Waste Collection Regulations”, of the Code of Ordinances of the City of College Station, Texas having the effect of raising rates for commercial solid waste services by fifteen percent (15%).**

**MOTION:** Upon a motion made by Councilmember Benham and a second by Councilmember Mooney, the City Council voted five (5) for and one (1) opposed, with Councilmember Fields voting against, to approve Ordinance 2013-3525, amending Chapter 11, Utilities” Section 5, “Solid Waste Collection Regulations”, of the Code of Ordinances of the City of College Station, Texas having the effect of raising rates for commercial solid waste services by fifteen percent (15%). The motion carried.

9. Adjournment.

**MOTION:** There being no further business, Mayor Berry adjourned the Regular Meeting of the City Council at 11:46 p.m. on Thursday, September 12, 2013.

  
\_\_\_\_\_  
Nancy Berry, Mayor

ATTEST:

  
\_\_\_\_\_  
Sherry Mashburn, City Secretary



College Station City Council Workshop Agenda  
 Sign In Sheet  
 Thursday, September 12, 2013 at 4:30 p.m.  
 City Hall Council Chamber

**Mayor**  
 Nancy Berry  
**Mayor Pro Tem**  
 Karl Mooney  
**Interim City Manager**  
 Kathy Merrill

**Council Members**  
 Blanche Brick  
 Jess Fields  
 John Nichols  
 Julie Schultz  
 James Benham

	Name	Address	Email or Phone No.
1.	[Signature]	3943 Blue Jay Ct	
2.	STEVE AORICH	707 Horsey Suther Ln	
3.	Buck Prewitt	2302 Scotney Ct. CS 77845	9960BUCKE@AOL.COM 979-690-1257
4.	Steve Anderson	311 Cecilia Loop CS 77845	SteveAnderson@A&M.edu
5.	Stacy Paulson	705 Ethel Blvd Bryan 77802	stacyp@bcbas.com
6.	Ruben Froust	PO BOX 2162 CS	Roube@yemratbuiders.ca
7.	MICHAEL SCHAEFER	5301 RUIBZA COT C.S. 77845	mschaefer@schaeferswstonyhomes.net
8.	NATACIE RUIZ	511 UNIV. F. #204	NATACIE@PSGALUP.US
9.	Rose Selmer	4275 Oak Lake CS 77845	roseselman@bcbuilder.org
10.	Matt New Von Zandt	2332 Pendal Green Circle	mthvo1@aol.com
11.	Shannon Fowler	7607 Eastmark, CS	shannon.f.c@vino.co.com
12.	Chip Van Zandt	2332 Kandel Green Cir CS	brazosvalleymap@gmail.com
13.			
14.			
15.			

\*\*\*Note this not a Hear Visitors form\*\*\* To speak on a particular item please file out the Citizen Speakers Form next to sign in sheet.



CITY OF COLLEGE STATION  
Home of Texas A&M University®

College Station City Council Regular Agenda  
Sign In Sheet  
Thursday, September 12, 2013 at 7:00 p.m.  
City Hall Council Chamber

**Mayor**  
Nancy Berry  
**Mayor Pro Tem**  
Karl Mooney  
**Interim City Manager**  
Kathy Merrill

**Council Members**  
Blanche Brick  
Jess Fields  
John Nichols  
Julie Schultz  
James Benham

	Name	Address	Email or Phone No.
1.	<i>Greg Jones</i>	<i>39413 Blue Jay Ct</i>	
2.	<i>STEVEN A. RICH</i>	<i>707 Housatonic Ln</i>	
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**\*\*\*Note this not a Hear Visitors form\*\*\* To speak on a particular item please file out the Citizen Speakers Form next to sign in sheet.**



CITY OF COLLEGE STATION  
Home of Texas A&M University\*

# CITIZEN COMMENT SIGN-UP FORM

Regular Meeting Date: September 12, 2013  
MM/DD/YY

**\*\* Please PRINT all information \*\***

Name: William Pittman Phone: 469-766-7371

Address: 1401 SkrivaneK College Station, TX 77840

Email: ~~William.Pittman@tamu.edu~~ vpcr.sega@gmail.com Comments:  WRITTEN  ORAL

Comments are presented for:  HEAR VISITORS  AGENDA ITEM # \_\_\_\_\_

## FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:

Vice President for Community Relations of the Student  
Government Association of Texas A+M University

COMMENTS CONTINUED ON ATTACHED DOCUMENT OF \_\_\_\_\_ PAGE(S)

## FOR ORAL COMMENTS:

1. YOU MUST SIGN UP PRIOR TO THE SCHEDULED MEETING  
*(At the City Secretary's Office during regular business hours, or from 5:00 p.m. to 6:45 p.m. the day of the meeting.)*
2. YOU WILL HAVE ONE OPPORTUNITY TO SPEAK; AND
3. YOU MUST OBSERVE THE 3-MINUTE TIME LIMIT. *(Time cannot be transferred to another speaker.)*

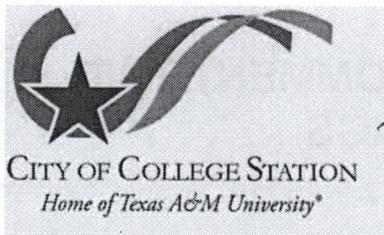
Inquiries from speakers about matters not listed on the agenda will either be directed to the Staff or placed on a future agenda for Council consideration. **See reverse side for additional rules.**

## MAIL, FAX OR EMAIL COMPLETED FORM TO:

City of College Station  
City Secretary's Office – City Hall  
1101 Texas Avenue, College Station, Texas 77840  
Fax: 979-764-6377  
Email: [smashburn@cstx.gov](mailto:smashburn@cstx.gov)

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HV



Public Hearing

# CITIZEN COMMENT SIGN-UP FORM

Regular Meeting Date: 09/12/13  
MM / DD / YY

**\*\* Please PRINT all information \*\***

Name: Rose Selman Phone: 979-698-0272

Address: 230 Southwest Pkwy East CS 77840

Email: roseselman@bcsbuildco.org Comments:  WRITTEN  ORAL

Comments are presented for:  HEAR VISITORS  AGENDA ITEM # 1

### FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:

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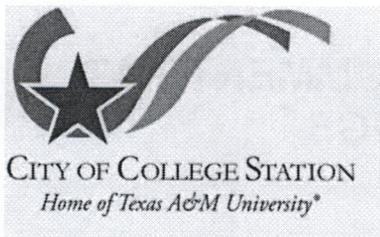
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# PUBLIC HEARING SIGN-UP FORM

Regular Meeting Date: 09/12/13  
MM / DD / YY

**\*\* Please PRINT all information \*\***

Name: MICHAEL SCHAEFER Phone: 979 575 4180

Address: 5301 RIVIERA COT CS TX 77845

Email: mschaefer@schaefercustomhomes.net Comments:  WRITTEN  ORAL

Comments will be presented for PUBLIC HEARING AGENDA ITEM # 1

## FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:

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Public

# CITIZEN COMMENT SIGN-UP FORM

Regular Meeting Date: 09/12/13  
MM / DD / YY

**\*\* Please PRINT all information \*\***

Name: Buck Prewitt Phone: 690-1259

Address: 2302 Scotney Ct

Email: AG60BUCK@AGL.COM Comments:  WRITTEN  ORAL

Comments are presented for:  HEAR VISITORS  AGENDA ITEM # 1

**FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:**

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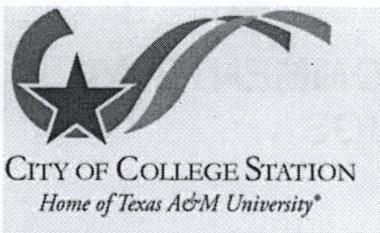
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# PUBLIC HEARING SIGN-UP FORM

Regular Meeting Date: 09/12/2013  
MM / DD / YY

**\*\* Please PRINT all information \*\***

Name: RANDY FRENCH Phone: 979-690-1222x111

Address: 4090 S HILWAHL G, SOUTH C/S TRS

Email: RFrench@skilecraftbuilders.com Comments:  WRITTEN  ORAL

Comments will be presented for PUBLIC HEARING AGENDA ITEM # 1 REG. AGENDA

**FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:**

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# CITIZEN COMMENT SIGN-UP FORM

Regular Meeting Date: 9/12/13  
MM/DD/YY

**\*\* Please PRINT all information \*\***

Name: Steve Arden Phone: \_\_\_\_\_

Address: 311 Cecilia Loop, CS

Email: Steve Arden Steve Arden Comments:  WRITTEN  ORAL

Comments are presented for:  HEAR VISITORS  AGENDA ITEM # 145

## FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:

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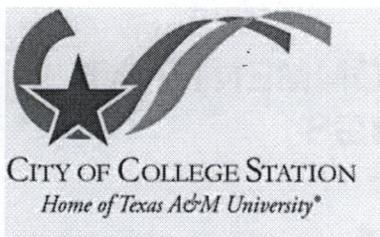
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# PUBLIC HEARING SIGN-UP FORM

Regular Meeting Date: 9/12/13  
MM / DD / YY

**\*\* Please PRINT all information \*\***

Name: Veronica Moran / Mitchell & Morgan Phone: 2606963  
Address: 511 University Drive Ste 204  
Email: v@mitchellandmorgan.com Comments:  WRITTEN  ORAL  
Comments will be presented for PUBLIC HEARING AGENDA ITEM # 1

**FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:**

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# CITIZEN COMMENT SIGN-UP FORM

Regular Meeting Date: 09 / 12 / 13  
MM / DD / YY

**\*\* Please PRINT all information \*\***

Name: Buck Prewitt Phone: 690-1259  
Address: 2302 Scotney Ct  
Email: AGGOBUCK@ADL.COM Comments:  WRITTEN  ORAL  
Comments are presented for:  HEAR VISITORS  AGENDA ITEM # 1

**FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:**

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COMMENTS CONTINUED ON ATTACHED DOCUMENT OF \_\_\_\_\_ PAGE(S)

### FOR ORAL COMMENTS:

1. YOU MUST SIGN UP PRIOR TO THE SCHEDULED MEETING  
*(At the City Secretary's Office during regular business hours, or from 5:00 p.m. to 6:45 p.m. the day of the meeting.)*
2. YOU WILL HAVE ONE OPPORTUNITY TO SPEAK; AND
3. YOU MUST OBSERVE THE 3-MINUTE TIME LIMIT. *(Time cannot be transferred to another speaker.)*

Inquiries from speakers about matters not listed on the agenda will either be directed to the Staff or placed on a future agenda for Council consideration. **See reverse side for additional rules.**

### MAIL, FAX OR EMAIL COMPLETED FORM TO:

City of College Station  
City Secretary's Office – City Hall  
1101 Texas Avenue, College Station, Texas 77840  
Fax: 979-764-6377  
Email: [smashburn@cstx.gov](mailto:smashburn@cstx.gov)

OFFICE USE ONLY:  
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