

MINUTES OF THE REGULAR CITY COUNCIL MEETING
CITY OF COLLEGE STATION
JANUARY 9, 2014

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
Carla Robinson, City Attorney
Chuck Gilman, Deputy City Manager
Jeff Kersten, Assistant City Manager
Sherry Mashburn, City Secretary
Tanya McNutt, Deputy City Secretary

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 7:11 p.m. on Thursday, January 9, 2014 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.

Presentation by the Brazos Valley Groundwater Conservation District for Conservationist of the Year.

Representatives of the Brazos Valley Groundwater Conservation District recognized the City of College Station as the 2013 Conservationist of the Year.

Citizen Comments

There were no Citizen comments.

CONSENT AGENDA

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

- **December 9, 2013 Special Meeting (Orientation)**
- **December 12, 2013 Workshop**
- **December 12, 2013 Regular Council Meeting**

2b. Presentation, possible action, and discussion concerning the City Internal Auditor's Citywide Asset Management Audit.

2c. Presentation, possible action, and discussion on an Amendment and Renewal of the General Services Agreement for Services with Emergicon to provide ambulance billing, accounts receivable and delinquent account collection services in an amount not to exceed \$120,000.

2d. Presentation, possible action, and discussion on approving an annual blanket purchase order for the purchase of auto parts, shop equipment and services from NAPA Auto Parts (College Station, TX) through the Purchasing Solutions Alliance (PSA) contract for the amount of \$75,000.

2e. Presentation, possible action, and discussion regarding the approval of annual tire purchases from Pilger's Tire & Auto Center through the State of Texas (TxMAS) Tire Contract in the amount of \$197,000.

2f. Presentation, possible action and discussion on consultant contract #14-171 with Gessner Engineering, LLC. in the amount of \$84,400.00 for the inspection and condition assessment of drainage structures throughout the city.

2g. Presentation, possible action and discussion on construction contract # 14-050 with Highway Intelligent Traffic Solutions, Inc. in the amount of \$352,897 for traffic signal improvements at the intersection of University Drive and Texas Avenue, Project No. ST-1415, and approval of Resolution 01-09-14-2g, declaring intention to reimburse certain expenditures with proceeds from debt.

2h. Presentation, possible action, and discussion regarding a semi-annual price agreement with Knife River for the purchase of Type D Hot Mix Asphalt to be picked up by City Staff for the maintenance of streets in the amount not to exceed \$960,000.

2i. Presentation, possible action, and discussion on an Interlocal Agreement for cooperative purchasing activities between the City of College Station and Texas Department of Public Safety.

2j. Presentation, possible action, and discussion regarding approval of a contract between the City of College Station and Shermco Industries, Inc. in the amount of \$212,655 for Annual Electric Substation Maintenance Labor Contract #14-049, which includes \$162,655 in scheduled work and a not to exceed cost of \$50,000 for emergency work as specified in the contract.

2k. Presentation, possible action, and discussion regarding Resolution 01-09-14-2k, of the City Council of the City of College Station, Texas, appointing a parliamentarian and alternate parliamentarian.

2l. Presentation, possible action, and discussion on Ordinance 2014-3544, amending the Code of Ordinances, Chapter 4 "Business Regulations", Section 4-6 "Taxicabs", E "Insurance Policy.

MOTION: Upon a motion made by Councilmember Aldrich and a second by Councilmember Mooney, the City Council voted seven (7) for and none (0) opposed, to approve the Consent Agenda. The motion carried unanimously.

REGULAR AGENDA

1. Public hearing, presentation, possible action, and discussion regarding Ordinance 2014-3545, amending Chapter 11, "Utilities", of the Code of Ordinances of the City of College Station, Texas, by adopting Section 12, relating to the creation of Municipal Utility Districts; establishing procedures for the review and approval to create Municipal Utility Districts within the City or the City's Extraterritorial Jurisdiction; requiring deposits for costs incurred; requiring prerequisite documentation for consent and providing for other matters relating to the subject and amending Chapter 14, "Service Fees", Section 14-6, "Development Services" of the Code of Ordinances of the City of College Station, Texas by adding Subsection B, relating to the fees to be paid in conjunction with the creation and operation of Municipal Utility Districts;

Resolution 01-09-14-01, of the City Council of the City of College Station, Texas, adopting a policy on the creation, operation, and dissolution of Municipal Utility Districts located within the City's incorporated limits or its Extraterritorial Jurisdiction; and

Resolution 01-09-14-01a, of the City Council of the City of College Station, Texas, adopting fees related to MUD petitions and the inspection of public infrastructure.

Lance Simms, Interim Director of Planning and Development, stated this ordinance and resolutions are related to creation of the Municipal Utility Districts within and without the City. City Attorney noted a couple of minor changes to the resolution in the packet.

At approximately 7:22 p.m., Mayor Berry opened the Public Hearing.

There being no comments, the Public Hearing was closed at 7:22 p.m.

MOTION: Upon a motion made by Councilmember Mooney and a second by Councilmember Schultz, the City Council voted seven (7) for and none (0) opposed, to adopt Ordinance 2014-3545, amending Chapter 11, "Utilities", of the Code of Ordinances of the City of College Station, Texas, by adopting Section 12, relating to the creation of Municipal Utility Districts; establishing procedures for the review and approval to create Municipal Utility Districts within the City or the City's Extraterritorial Jurisdiction; requiring deposits for costs incurred; requiring prerequisite documentation for consent and providing for other matters relating to the subject and

amending Chapter 14, "Service Fees", Section 14-6, "Development Services" of the Code of Ordinances of the City of College Station, Texas by adding Subsection B, relating to the fees to be paid in conjunction with the creation and operation of Municipal Utility Districts; to adopt Resolution 01-09-14-01, of the City Council of the City of College Station, Texas, adopting a policy on the creation, operation, and dissolution of Municipal Utility Districts located within the City's incorporated limits or its Extraterritorial Jurisdiction; and to adopt Resolution 01-09-14-01a, of the City Council of the City of College Station, Texas, adopting fees related to MUD petitions and the inspection of public infrastructure. The motion carried unanimously.

2. Public hearing, presentation, possible action, and discussion regarding Ordinance 2014-3546, amending the Comprehensive Plan – Future Land Use & Character Map from Estate to General Commercial for the property located at 13913 FM 2154; approximately 1.3 acres generally located north of the intersection of Norton Lane and FM 2154.

Morgan Hester, Planning and Development Services, briefly explained the definitions of "Estate" and "General Commercial" and provided a brief overview of the Comprehensive Plan goals. Council has several options for consideration:

- Denial of request – The property will remain Estate as currently designated on the Comprehensive Plan;
- Accept the applicant's proposal of amending the Comprehensive Plan to General Commercial designation; or
- Propose an alternative land use and character designation for this property.

The Planning and Zoning Commission recommended denial of the request with a 5-0 vote.

At approximately 7:36 p.m., Mayor Berry opened the Public Hearing.

Fiona Tizard-Meyer, 3180 Barron Road, spoke against the ordinance amending the Comprehensive Plan. Her concerns include increased traffic congestion, the negative effect to the character of the area, and property taxes. This is a great opportunity to plan the gateway into College Station.

Carol Fountain, 14380 Cheyenne Drive, stated she attended every meeting on the land use for the newly annexed Wellborn. They carefully planned the designation of every parcel. They planned for commercial further south of this location. Their concern was to keep the traffic volume as low as possible for as long as possible. She cannot see how anything commercial will fit into that area. This is a gateway to larger parcels, and she is concerned that larger commercial developments could follow.

There being no further comments, the Public Hearing was closed at 7:41 p.m.

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 Nichols voting against, to amend the proposed ordinance by changing it from General Commercial to Suburban Commercial and adopt Ordinance 2014-3546, amending the Comprehensive Plan – Future Land Use & Character Map from Estate to Suburban Commercial for the property located at 13913 FM 2154; approximately 1.3 acres generally located north of the intersection of Norton Lane and FM 2154. The motion carried.

3. Public hearing, presentation, possible action, and discussion regarding Ordinance 2014-3547, amending Chapter 12, "Unified Development Ordinance," Sections 12-7.5, "Signs," of the Code of Ordinances of the City of College Station, Texas to amend sign regulations for Places of Worship.

Teresa Rogers, Planning and Development Services, noted that places of worship are allowed in all zoning districts, and signs are allowed based on the zoning district. Low profile signs are allowed in residential districts, and free-standing signs are allowed in commercial districts. Staff recommends the following proposed amendment:

- All places of worship
 - Commercial banners
 - Attached signs
- Places of worship in residential or rural zoning with freeway frontage
 - Low profile signs; or
 - One free-standing sign.

The Planning and Zoning Commission recommended approval of the ordinance with a 5-0 vote.

At approximately 8:01 p.m., Mayor Berry opened the Public Hearing.

Ron Gay, 1106 Deacon Drive, stated on behalf of St. Thomas Aquinas Church that they need more flexibility for their signage. It is difficult to locate the building, especially with the speed limit being 65 along that road.

There being no further comments, the Public Hearing was closed at 8:02 p.m.

MOTION: Upon a motion made by Councilmember Nichols and a second by Councilmember Benham, the City Council voted seven (7) for and none (0) opposed, to adopt Ordinance 2014-3547, amending Chapter 12, "Unified Development Ordinance," Sections 12-7.5, "Signs," of the Code of Ordinances of the City of College Station, Texas to amend sign regulations for Places of Worship. The motion carried unanimously.

4. Public hearing, presentation, possible action, and discussion regarding Ordinance 2014-3548, amending Chapter 12, "Unified Development Ordinance", Section 4.2, "Official Zoning Map" of the Code of Ordinances of the City of College Station, Texas by rezoning approximately 0.76 acres for Gateway Subdivision, Lot 3D, Block 1 at 180 Forest Drive, generally located adjacent to the Gateway Villas Development from GC General Commercial to R-4 Multi-Family.

Morgan Hester, Planning and Development Services, presented the Council with different renderings depicting the current aerial view and the proposed zoning.

The Planning and Zoning Commission recommended approval of the request with a 4-0 vote.

At approximately 8:07 p.m., Mayor Berry opened the Public Hearing.

There being no comments, the Public Hearing was closed at 8:08 p.m.

MOTION: Upon a motion made by Councilmember Benham and a second by Councilmember Schultz, the City Council voted seven (7) for and none (0) opposed, to adopt Ordinance 2014-3548, amending Chapter 12, "Unified Development Ordinance", Section 4.2, "Official Zoning Map" of the Code of Ordinances of the City of College Station, Texas by rezoning approximately 0.76 acres for Gateway Subdivision, Lot 3D, Block 1 at 180 Forest Drive, generally located adjacent to the Gateway Villas Development from GC General Commercial to R-4 Multi-Family. The motion carried unanimously.

5. Adjournment.

MOTION: There being no further business, Mayor Berry adjourned the Regular Meeting of the City Council at 8:09 p.m. on Thursday, January 9, 2014.


Nancy Berry, Mayor

ATTEST:


Sherry Mashburn, City Secretary



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

CITIZEN COMMENT SIGN-UP FORM

Regular Meeting Date: 1-9-14
MM/DD/YY

** Please PRINT all information **

Name: Fiona Tizard-Meyer Phone: 979-204-4303

Address: 3180 Barron Rd

Email: fionalockhart96@gmail.com Comments: WRITTEN ORAL

Comments are presented for: HEAR VISITORS AGENDA ITEM # 2

FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:

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

OFFICE USE ONLY:
(# in which received)

1



CITY OF COLLEGE STATION
Home of Texas A&M University

CITIZEN COMMENT SIGN-UP FORM

Regular Meeting Date: 01/15/2014
MM/DD/YY

** Please PRINT all information **

Name: CAROL S. FOUNTAIN Phone: 979-690-8577

Address: 14380 CHESTER DR., C.S. 77845

Email: carol50cat@yahoo.com Comments: WRITTEN ORAL

Comments are presented for: HEAR VISITORS AGENDA ITEM # 2

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CITY OF COLLEGE STATION
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CITIZEN COMMENT SIGN-UP FORM

Regular Meeting Date: 01/08/2014
MM/DD/YY

** Please PRINT all information **

Name: RON GAY Phone: 979-412-2750

Address: 1106 DEACON DR. COL STA, TX 77845

Email: vgay@lms-securities.com Comments: WRITTEN ORAL

Comments are presented for: HEAR VISITORS AGENDA ITEM # 3

FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:

COMMENTS CONTINUED ON ATTACHED DOCUMENT OF _____ PAGE(S)

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