

MINUTES OF THE REGULAR CITY COUNCIL MEETING  
CITY OF COLLEGE STATION  
MAY 12, 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  
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 7:19 p.m. on Monday, May 12, 2014 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 to the Bicycle, Pedestrian and Greenways Advisory Board proclaiming May as National Bike Month.**

Mayor Berry presented a proclamation to the committee members of the Bicycle, Pedestrian and Greenways Advisory Board, proclaiming May as National Bike Month.

**Citizen Comments**

Hannah Wimberly, 1409 Angelina Circle, stated she is the Public Relations Vice President for the TAMU Student Government Cabinet. Her responsibilities include community relations and

student outreach. Her focus is to facilitate communication between the City and the students and to serve as liaison between the two.

Ben Roper, 5449 Prairie Dawn Court, came before Council to honor the service and sacrifice of Lance Corporal Franklin Allen Swaggert.

### CONSENT AGENDA

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

- April 24, 2014 Workshop
- April 24, 2014 Regular Council Meeting

**2b. Presentation, possible action and discussion as it relates to the appointment of a member, representing the City of College Station, to the Aggieland Humane Society board.**

**2c. Presentation, possible action and discussion regarding the approval of Resolution 05-12-14-2c, reappointing Brian Hilton as the Emergency Management Coordinator.**

**2d. Presentation, possible action, and discussion to award Contract 14-156 to Freese & Nichols, Inc. in the amount of \$249,990 to update the City of College Station's Water System Master Plan.**

**2e. Presentation, possible action, and discussion regarding Resolution 05-12-14-2e, the City's Texas Commission on Environmental Quality (TCEQ) General Permit to Discharge under the Texas Pollutant Discharge Elimination System (TPDES) No. TXR040000.**

**2f. Presentation, possible action, and discussion regarding the rejection of all bids submitted for Invitation to Bid (ITB) 14-044, Purchase of Bio-Corridor Area Transformers.**

**2g. Presentation, possible action, and discussion concerning the City Internal Auditor's Ringer Library Operations Audit.**

**2h. Presentation, possible action, and discussion regarding approval of a contingency transfer in the amount of \$30,000 for the purchase and installation of radio repeaters in front line Fire Department response vehicles.**

**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 approve the Consent Agenda. The motion carried unanimously.

### REGULAR AGENDA

**1. Public hearing, presentation, possible action, and discussion regarding Ordinance 2014-3569, 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 GC General Commercial and OV Corridor Overlay to PDD Planned Development District for approximately 8 acres in the Chimney Hill Retail**

**Plaza Lots 1-4, Block 1, generally located at 701 & 715 University Drive East.**

Jason Schubert, Planning and Development Services, provided a brief overview of the zoning change and reported that the Planning and Zoning Commission considered this item at their May 1, 2014 meeting. Staff recommended approval of the request with the condition that an additional right turn lane be provided on southbound Tarrow Street at University Drive East and that the rezoning ordinance not be effective unless a deed executed for purchase of the property is recorded with Brazos County no later than September 15, 2014.

At approximately 7:40 p.m., Mayor Berry opened the Public Hearing.

Dan Leverett, 1000 Main Street #2400, Houston, Texas, with PM Realty Group, said they were trying to create a sense of place.

David Quenemoen, 1100 Louisiana Street #1, Houston, Texas, with the architecture team, provided an early design concept. The heart of the project is the Plaza, a public space for all of College Station.

Natalie Ruiz, 3204 Earl Rudder South, with IPS Group, clarified how the project will be implemented through a PDD. To keep it simple, they are asking Council to approve the recommendations of the Planning and Zoning Commission and staff.

There being no further comments, the Public Hearing was closed at 7:58 p.m.

**MOTION:** Upon a motion made by Councilmember Schultz and a second by Councilmember Benham, the City Council voted six (6) for and none (0) opposed, with Councilmember Brick absent from the dais, to adopt Ordinance 2014-3569, 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 GC General Commercial and OV Corridor Overlay to PDD Planned Development District for approximately 8 acres in the Chimney Hill Retail Plaza Lots 1-4, Block 1, generally located at 701 & 715 University Drive East. The motion carried unanimously.

**2. Public Hearing, presentation, possible action, and discussion regarding Ordinance 2014-3570, amending Chapter 4, "Business Regulations", of the Code of Ordinances of the City of College Station, Texas, by amending Section 4-13 "Oil and Gas Regulations", Subsection A. "Definitions" and Subsection F. "Permit Classifications", Part 4 "Seismic Permit" and amending Chapter 14, "Service Fees", of the Code of Ordinances of the City of College Station, Texas, by amending Section 14-6 "Development Services", Subsection A. "Oil and Gas Development Application Fees" by adding Subpart (5) Seismic Survey Permit fee, and Resolution 05-12-14-02 of the City Council of the City of College Station, Texas, adopting fees related to seismic survey permitting.**

Alan Gibbs, City Engineer, explained the seismic survey process and briefed the Council on the proposed ordinance amendments and a License Agreement that would establish detailed local regulations for permitting oil and gas seismic surveys. Staff recommends approval of the ordinance amendments and the associated standard form License Agreement and approval of a resolution setting the permit fees.

At approximately 8:23 p.m., Mayor Berry opened the Public Hearing.

Ruben Ruiz, 2539 Grove Park, Schertz, Texas, explained the purpose of urban seismic surveys is to get the best data possible. They don't want to access private property. They want to stay on public roads as much as possible and utilize the City's easements. This proposed ordinance is very restrictive and limits them to private property. Monitors would be in place to monitor the energy source and how it affects buildings.

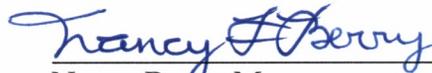
Shane Sklar, 104 E. Main street, Edna, Texas, with Cytel Data, said he has not been denied to operate in any city in the seven years he has been there. Victoria is the largest city they have worked in,

There being no further comments, the Public Hearing was closed at 8:54 p.m.

**MOTION:** Upon a motion made by Councilmember Schultz and a second by Councilmember Mooney, the City Council voted six (6) for and none (0) opposed, with Councilmember Benham abstaining, to adopt Ordinance 2014-3570, amending Chapter 4, "Business Regulations", of the Code of Ordinances of the City of College Station, Texas, by amending Section 4-13 "Oil and Gas Regulations", Subsection A. "Definitions" and Subsection F. "Permit Classifications", Part 4 "Seismic Permit" and amending Chapter 14, "Service Fees", of the Code of Ordinances of the City of College Station, Texas, by amending Section 14-6 "Development Services", Subsection A. "Oil and Gas Development Application Fees" by adding Subpart (5) Seismic Survey Permit fee, and Resolution 05-12-14-02 of the City Council of the City of College Station, Texas, adopting fees related to seismic survey permitting. The motion carried.

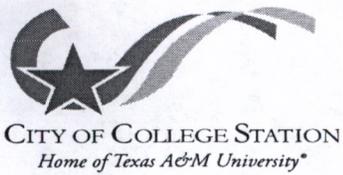
### **3. Adjournment.**

**MOTION:** There being no further business, Mayor Berry adjourned the Regular Meeting of the City Council at 9:04 p.m. on Monday, May 12, 2014.

  
Nancy Berry, Mayor

ATTEST:

  
Sherry Mashburn, City Secretary



**College Station City Council Workshop Agenda  
Sign In Sheet  
Monday, May 12, 2014 at 4:00 p.m.  
City Hall Council Chamber**

**Mayor**  
Nancy Berry  
**Mayor Pro Tem**  
Karl Mooney  
**Manager**  
Kelly Templin

**Council Members**  
Blanche Brick  
Steve Aldrich  
John Nichols  
Julie Schultz  
James M. Benham

	Name	Address	Email or Phone No.
1.	NATALIE RUIZ	3204 EARL RUDERS CITY 77845	NATALIE@IRSGROUP.COM
2.	Phil Lasley	1202 Van Horn Dr.	plasley@gmail.com
3.	Shane Sklar	1 W Bronze Ln Bryan	979-775-1501
4.	Hannah Wimberly	1409 Angelina Circle, CS	832-577-7027
5.	Logan Foust	18292 busy Road	foust+logan@yahoo.com
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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.**



# CITIZEN COMMENT SIGN-UP FORM

Regular Meeting Date: 5 / 12 / 14  
MM / DD / YY

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

Name: Hannah Wimberly Phone: (832) 577-7027

Address: 1409 Angelina Circle

Email: hannah.wimberly8@gmail.com Comments:  WRITTEN  ORAL

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

## 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)

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# CITIZEN COMMENT SIGN-UP FORM

Regular Meeting Date: 05/12/14  
MM/DD/YY

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

Name: Ben ~~Roper~~ Roper Phone: 979-777-0382  
Address: 5449 Prairie Dawn Ct, College Station  
Email: broper000@hotmail.com Comments:  WRITTEN  ORAL  
Comments are presented for:  HEAR VISITORS  AGENDA ITEM # \_\_\_\_\_

## FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:

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CHIMNEY HILL - APPLICANT #1



### PUBLIC HEARING SIGN-UP FORM

Regular Meeting Date: 5/12/14  
MM / DD / YY

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

Name: DAN LEVERETT Phone: 713-209-5987  
Address: 1000 MAIN ST. #2400 HOUSTON, TX 77002  
Email: DLEVERETT@PMRG.COM Comments:  WRITTEN  ORAL

Comments will be presented for PUBLIC HEARING AGENDA ITEM # 1

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

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CHIMNEY HILL - APPLICANT #2



# PUBLIC HEARING SIGN-UP FORM

Regular Meeting Date: 5/12/14  
MM / DD / YY

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

Name: DAVID QUENEMOEN Phone: 713-871-8484

Address: 1100 LOUISIANA ST. #1

Email: DQUENEMOEN@PAGE THINK.COM Comments:  WRITTEN  ORAL

Comments will be presented for PUBLIC HEARING AGENDA ITEM # 1

## FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:

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CHIMNEY HILL - APPLICANT #3



# PUBLIC HEARING SIGN-UP FORM

Regular Meeting Date: 5/12/14  
MM / DD / YY

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

Name: NATALIE Ruiz Phone: 979-846-9259  
 Address: 3204 EARL RUDOLPHS, CS, TX 77845  
 Email: NATALIE@ITSGROUP.US Comments:  WRITTEN  ORAL  
 Comments will be presented for PUBLIC HEARING AGENDA ITEM # 1

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

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# PUBLIC HEARING SIGN-UP FORM

Regular Meeting Date: 5/12/14  
MM/DD/YY

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

Name: Ruben Ruiz Jr Phone: 210-867-7354  
Address: 2539 Grove Park Schertz, Tx 78154  
Email: ruizrubenjr2007@yahoo.com Comments:  WRITTEN  ORAL  
Comments will be presented for PUBLIC HEARING AGENDA ITEM # \_\_\_\_\_

## FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:

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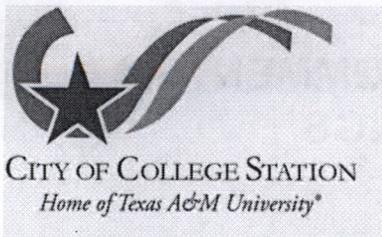
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# PUBLIC HEARING SIGN-UP FORM

Regular Meeting Date: 5/12/14  
MM / DD / YY

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

Name: Shane Sklar Phone: 409-750-1161  
Address: 104 E. Main St., Edna, Tx 77957  
Email: Shane.Sklar@dminonline.com Comments:  WRITTEN  ORAL

Comments will be presented for PUBLIC HEARING AGENDA ITEM # 14-409

## FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:

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