

MINUTES OF THE REGULAR CITY COUNCIL MEETING  
CITY OF COLLEGE STATION  
MARCH 12, 2015

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 7:28 p.m. on Thursday, March 12, 2015 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.**

**Citizen Comments**

Ben Roper, 5449 Prairie Dawn Ct., came before Council to honor the service and sacrifice of Master Sgt. James Curtis Kountz.

**CONSENT AGENDA**

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

- **February 19, 2015 Retreat**
- **February 20, 2015 Retreat**
- **February 24, 2015 Joint Meeting with CSISD**

- February 26, 2015 Workshop
- February 26, 2015 Regular Council Meeting

**2b. Presentation, possible action, and discussion regarding approval of Resolution 03-12-15-2b, amending Resolution 08-14-14-2l, that will authorize City staff to negotiate for the purchase of easements needed for the Southland Street Drainage Project.**

**2c. Presentation, possible action, and discussion of Ordinance 2015-3641, amending Chapter 10 Traffic Code, Section 4 to remove stopping, standing, and parking along Greens Prairie Trail and Royder Road.**

**2d. Presentation, possible action, and discussion on consideration of Ordinance 2015-3642, amending Chapter 10, Traffic Code, Section 2(N) of the Code of Ordinances of the City of College Station to prohibit U-turns for northbound, southbound, and westbound traffic at the intersection of FM 2818 and Holleman.**

**2e. Presentation, possible action, and discussion regarding construction contract number 15-104 with Vox Construction, LLC, in the amount of \$77,546.21, for sidewalk improvements on the west side of Texas Avenue between Hensel Street and Cooner Street, Project No. ST-1424.**

**2f. Presentation, possible action, and discussion regarding Ratifying Change Order No. 3 to Contract No. 13-267 with Dudley Construction, Ltd., in the amount of \$52,875.12 for the Veterans Park Synthetic Fields project.**

**2g. Presentation, possible action, and discussion regarding an Interlocal Agreement between the City of College Station and The City of North Richland Hills for cooperative purchasing.**

**2h. Presentation, possible action, and discussion regarding a revised Interlocal Agreement between the City of College Station and Texas A&M University for cooperative purchasing.**

**2i. Presentation, possible action, and discussion regarding approval of Resolution 03-12-15-2i, supporting the proposal by Texas A&M University to host a 2016 Presidential or Vice Presidential Debate.**

**2j. Presentation, possible action, and discussion regarding a Data Use Agreement with Texas Department of State Health Services (DSHS), Vital Statistics for access to Confidential Information.**

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

## **REGULAR AGENDA**

**1. Public hearing, presentation, possible action, and discussion regarding Ordinance 2015-3643, amending Chapter 12, "Unified Development Ordinance," Section 12-9.6**

**"Nonconforming Signs," of the Code of Ordinances of the City of College Station, Texas regarding commercial signs in the Wellborn area.**

Jennifer Prochazka, Planning and Development, stated the proposed UDO amendment is intended to allow attached commercial signs on existing commercial structures without having to seek rezoning.

The P&Z considered this item at their February 19, 2015 meeting and voted 6-0 to recommend approval. Staff also recommends approval.

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

There being no comments, the Public Hearing was closed at 7:36 p.m.

**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 adopt Ordinance 2015-3643, amending Chapter 12, "Unified Development Ordinance," Section 12-9.6 "Nonconforming Signs," of the Code of Ordinances of the City of College Station, Texas regarding commercial signs in the Wellborn area. The motion carried unanimously.

**2. Public hearing, presentation, possible action, and discussion regarding the annexation service plan for approximately 233 acres located on the southwest side of the City, identified for annexation under the exempt status.**

Lance Simms, Director of Planning and Development, stated this is the second of two public hearings held by the City Council prior to initiating annexation proceedings for approximately 233 acres. /he provided a brief overview of the Annexation Service Plan.

The P&Z heard this item on February 19 and voted 6-0 to recommend approval of the annexation.

The Council is scheduled to take final action on the annexation ordinance on Thursday, April 9, 2015.

At approximately 7:54 p.m., Mayor Berry opened the Public Hearing.

Susan Marty, 4324 Ledgestone, provided written comments, attached, and spoke to say this annexation is only part of the plans for this area. Continuing to classify this area as rural, and using that to justify not providing services, does not make sense. The rural category doesn't make sense when they are surrounded by three schools, four-lane roads, and traffic signals. She is proud to be a part of this community and welcomes annexation.

Mike Wilson, 15833 Flagstone, President of the Royder Ridge Subdivision HOA, spoke to say they are smack dab in the middle of College Station, and there is money in the wastewater budget. He is certain the City will put in wastewater lines in the area. He asked the Council to consider spending some on that wastewater money into their neighborhood.

There being no further comments, the Public Hearing was closed at 8:00 p.m.

**3. Presentation, possible action, and discussion regarding the approval of a Development Agreement associated with Brazos County Municipal Utility District No. 1.**

Lance Simms, Director of Planning and Development, reported that staff has negotiated a development agreement associated with the creation of the MUD which extends the City's planning authority over the District's property. This is important given the District is located entirely within the City's ETJ. The development agreement addresses land use, density, compliance with construction codes, and development standards comparable to development within the City. Council will consider a Utility Agreement and Strategic Partnership Agreement at a later date. These will be attached to the Development Agreement.

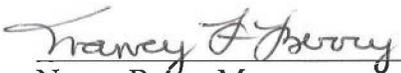
**MOTION:** Upon a motion made by Councilmember Aldrich and a second by Councilmember Nichols, the City Council voted seven (7) for and none (0) opposed, to approve the Development Agreement. The motion carried unanimously.

**4. Presentation, possible action, and discussion regarding appointments to the BioCorridor Board.**

**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 appoint Barry Moore and Jim Ross from Planning and Zoning and Steve Aldrich from Council to the BioCorridor Board. The motion carried unanimously.

**5. Adjournment.**

**MOTION:** There being no further business, Mayor Berry adjourned the Regular Meeting of the City Council at 8:31 p.m. on Thursday, March 12, 2015.

  
Nancy Berry, Mayor

ATTEST:

  
Sherry Mashburn, City Secretary



CITY OF COLLEGE STATION  
Home of Texas A&M University

College Station City Council Regular Agenda

Sign In Sheet

Thursday, March 12, 2015 at 7:00 p.m.

City Hall Council Chamber

Mayor

Nancy Berry

Mayor Pro Tem

Blanche Brick

Manager

Kelly Templin

Council Members

Steve Aldrich

Karl Mooney

John Nichols

Julie Schultz

James M. Benham

|     | Name                  | Address                       | Email or Phone No.   |
|-----|-----------------------|-------------------------------|----------------------|
| 1.  | KAILLO KEMANNOU KENNA | 1211 SPARTANWAY CT.           | 979-690-9407         |
| 2.  | J. Beckmann           | 9301 Amberwood CT             |                      |
| 3.  | FRAN J. BUMBAGIA      | 3603 Holly Dr. / Seagr. TX    | cbumbag@jvcenter.com |
| 4.  | MIKE WILSON           | 15833 FLAGSTONE CT            | 979.412.0231         |
| 5.  | Meyd Wassermann       | 12318 N. Dowling Rd. C.S. TX. | 479-640-0610         |
| 6.  |                       |                               |                      |
| 7.  |                       |                               |                      |
| 8.  |                       |                               |                      |
| 9.  |                       |                               |                      |
| 10. |                       |                               |                      |
| 11. |                       |                               |                      |
| 12. |                       |                               |                      |
| 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.**



# CITIZEN COMMENT SIGN-UP FORM

Regular Meeting Date: 03/12/15  
MM / DD / YY

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

Name: Ben Roper Phone: 979-777-0382

Address: 5449 Prairie Dawn Ct, College Station

Email: broper0001@hotmail.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.)*

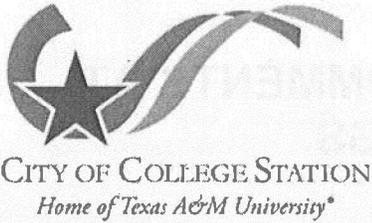
Inquiries from speakers about matters not listed on the agenda will either be directed to the Staff or placed on a future agenda for Council consideration. **See reverse side for additional rules.**

## 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)

OFFICE USE ONLY:  
(# in which received)

1



# PUBLIC HEARING SIGN-UP FORM

Regular Meeting Date: 03-12-15  
MM / DD / YY

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

Name: SUSAN MARTY Phone: 714 309 2449

Address: 4324 Lodge Street C.S. TX 77845

Email: smarty632@hotmail.com Comments:  WRITTEN  ORAL

Comments will be presented for PUBLIC HEARING AGENDA ITEM # \_\_\_\_\_

## FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:

See attached

COMMENTS CONTINUED ON ATTACHED DOCUMENT OF 1 PAGE(S)

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OFFICE USE ONLY:  
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**Susan Marty**  
4324 Ledgestone Trail, College Station, TX 7784  
(714) 309 2449 [smarty632@hotmail.com](mailto:smarty632@hotmail.com)

I am a resident in a neighborhood that is about to be annexed by the City of College Station, bounded by Greens Prairie Trail and Wellborn Road. When my husband and I purchased the property 15 months ago, we were told by the realtor that this section would likely be annexed in the near future so we were neither surprised nor angry when the annexation process began. **What has happened during the process, however, has made me rethink my initial anticipation of becoming a resident of College Station.**

Future city, county, and school district plans for this area include two 4-lane Major and minor arterial roads, a traffic light, railroad crossing, two more schools in addition to Greens Prairie Elementary School and a Fire Station. **However, the city continues to classify the existing area homes as "rural" and have been told that this means the city does not have to provide city waste water (sewer) services in lieu of septic systems. We are on Wellborn Water and will not receive fire hydrants.**

**I appeal to Councilwoman Blanche Brick's campaign theme of "common sense". It does not make sense to have a neighborhood within the city limits surrounded by 3 schools, a fire station, major roadways, traffic light and railroad crossing but with no fire hydrants and city sewer system.**

**The city's sewer system is generating an excess of \$1.3 million in FY 2015 revenues for the General Fund, paying for police, fire and other city services every time residents flush, subsidizing these services for residents NOT on the city's system. The city is either charging too much for sewer services or deferring maintenance and capital improvement. This revenue is disguised as fees rather than taxes and cannot be written off on federal tax returns. It is time to either lower the waste water fees or spend the money on improvements for new and annexed neighborhoods.**

**Fire and police staffing levels have not increased at a rate commensurate with the city's recent growth. Higher population and more annexed ground to cover do not better response times make. Police patrol division has been in 12 hour shifts for almost a year due to insufficient staffing and they continue to lose officers to other departments which offer better pay and better working conditions. By the City's own admission, the fire department cannot recruit and retain staff due to competition from the Oil and Gas industry. If the General Funds requires more revenue to support adequate staffing, it is time to bite the bullet and raise taxes.**

I am very proud to live in this community and welcome the opportunity to become a resident of College Station, Texas. My husband and I chose College Station after a 3 year search of other communities in Texas. My husband is retired and volunteers at our church and the Bush Library. I telecommute for my job as a Program Director for the National Academy of Sciences. We both serve as officers in the local American Legion post. We are invested in this community and will happily pay our taxes to receive full services from the City of College Station -including waste water services, fire hydrants and fully staffed police and fire services. I am glad to be annexed and have a vote in the next election.



# PUBLIC HEARING SIGN-UP FORM

Regular Meeting Date: 3/12/15  
MM / DD / YY

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

Name: MIKE WILSON Phone: 979.412.0231

Address: 15833 FLAGSTONE CT.

Email: \_\_\_\_\_ Comments:  WRITTEN  ORAL

Comments will be presented for PUBLIC HEARING AGENDA ITEM # \_\_\_\_\_

## FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:

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

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