

MINUTES OF THE REGULAR CITY COUNCIL MEETING  
CITY OF COLLEGE STATION  
APRIL 23, 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 7:06 p.m. on Thursday, April 23, 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.**

**Presentation to the Bryan-College Station Convention and Visitors Bureau proclaiming May 2-10, 2015 as Bryan-College Station Travel and Tourism Week.**

Mayor Berry presented a proclamation to the Bryan-College Station Convention and Visitors Bureau proclaiming May 2-10, 2015 as Bryan-College Station Travel and Tourism Week.

**Citizen Comments**

Thaddeus Adams, 1011 Guadalupe, did not come forward.

Peter Blum, 1312 Angelina Court, provided written comments, attached.

Lawrence C. Smith, 2549 Pleasant Hill, Bryan, said he has property in College Station and is speaking on behalf of the McCulloch Addition. They are losing the community to Aggie shacks. They want to get back to normal homes, single-family homes.

## CONSENT AGENDA

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

- April 9, 2015 Workshop
- April 9, 2015 Regular Council Meeting
- April 17, 2015 Special Meeting (Meeting cancelled and no minutes)

2b. Presentation, possible action, and discussion regarding renewal approval of annual contracts for Landscape Maintenance and Mowing of City Sites to Green Teams, Inc., Contract 13-189 for \$642,723 and Roots Landscaping, LLC., Contract 13-259 for \$17,500 for a total amount of \$660,223.

2c. Presentation, possible action, and discussion of Ordinance 2015-3654, amending Chapter 10 "Traffic Code", to remove parking along Glade Street and Southwood Drive near Southwest Parkway.

2d. Presentation, possible action, and discussion regarding approval for a Professional Services contract with Segal Waters Consulting in the amount of \$80,000 for conducting a Salary Survey.

2e. Presentation, possible action, and discussion regarding an inter-local agreement with TAMU for the City to operate Fire Station #4 and provide aircraft rescue and fire fighting services to Easterwood Airport.

2f. Presentation, possible action, and discussion regarding construction contract 15-171 with Kieschnick General Contractors, in the amount of \$633,081 for the Area 2 Water Line Project.

**MOTION:** Upon a motion made by Councilmember Mooney and a second by Councilmember Brick, 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 2015-3655, amending Chapter 12 - Unified Development Ordinance, Article 6 "Use Regulations" Section 12-6.3 "Types of Use," and Article 11 "Definitions" Section 12-11.2 "Defined Terms," of the Code of Ordinances of the City of College Station, Texas, regarding the addition of "Northgate High-Density Dwelling Unit."

Jennifer Prochazka, Planning and Development, reported that Staff is proposing amendments to the Unified Development Ordinance to allow up to six unrelated individuals to reside together in a single-living unit in Northgate. This amendment would provide developers with the flexibility

to offer a greater variety of unit types in Northgate, an area where high-density residential development is desired.

The Planning & Zoning Commission considered this item at their meeting this month and recommended approval (5-2) of the proposed amendment. Staff also recommends approval of the UDO amendment.

At approximately 8:29 p.m., Mayor Berry opened the Public Hearing.

Chris Scotti, 305 Gleason Court, representing the Northgate District Association, said the Board supports any ordinance that puts more residents and prospective customer in close proximity to their businesses. They do have concerns about parking, and request the Council take parking into consideration in the ordinance. He noted the Board is already working with staff to address parking in the area. Another concern is that the BCS Apartment Association was not involved in the discussion.

Veronica Morgan, Mitchell and Morgan, 3204 Earl Rudder Freeway, provided another recommendation. She said we need to change the definition to state that the Northgate high density dwelling unit allows more than four and no more than six when there is one bedroom per unrelated individual. That will solve the whole thing.

Greg Jasper, 18106 Martingale, provided the explanation for the need for six-bedroom units. It is a matter of economics. The more bedrooms, the lower the cost per bedroom. Six bedroom units lease out first.

There being no further comments, the Public Hearing was closed at 8:43 p.m.

**MOTION:** Upon a motion made by Councilmember Benham and a second by Councilmember Schultz, the City Council voted six (6) for and one (1) opposed, with Councilmember Brick voting against, to adopt Ordinance 2015-3655 amending Chapter 12 - Unified Development Ordinance, Article 6 "Use Regulations" Section 12-6.3 "Types of Use," and Article 11 "Definitions" Section 12-11.2 "Defined Terms," of the Code of Ordinances of the City of College Station, Texas, regarding the addition of "Northgate High-Density Dwelling Unit" and amending Exhibit "B" to reflect that the Northgate high density dwelling unit may allow more than four and no more than six when one bedroom is provided per each unrelated individual. The motion carried.

## **2. Presentation, possible action, and discussion on updates from the B/CS Convention and Visitors Bureau on the status of several ongoing activities.**

This item was taken before item 1.

Shannon Overby, B/CS Convention and Visitors Bureau, provided an overview of the tourism industry nationwide, followed by tourism in Texas, and the Bryan-College Station metro area. She also updated the Council on activities in FY15, including the HOT Grant, TAMU preferred access agreement, new legislation regarding a bid process for UIL (HB 2922), rebranding effort and other initiatives.

**3. Adjournment.**

**MOTION:** There being no further business, Mayor Berry adjourned the Regular Meeting of the City Council at 8:55 p.m. on Thursday, April 23, 2015.

  
Nancy Berry, Mayor

ATTEST:

  
for Sherry Mashburn, City Secretary



CITY OF COLLEGE STATION  
Home of Texas A&M University

College Station City Council Workshop & Regular Agenda

Sign In Sheet

Thursday, April 23, 2015 at 4:30 & 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.	HALEM WAGNER	3573 Sheshoni Ct.	halem_wagner@aol.com
2.	Bailey Schery	703 Thomas Street	baileyschery@hotmail.com
3.	Ricky Harrison	16676 Woodlake Dr	Zricky.harrison@gmail.com
4.	Stewen Smith	2913 Colton Place	979-571-5022
5.	Evan Maravist	1217 Windrift Cu	979-724-5672
6.	Gentig Kirchoe	1117 White Dove Trail	979-450-2955
7.	Brittany Kemp	3904 Yeava Creek Ct.	832-373-9323
8.	Taylor Graves	3905 Bridle Ct	979-436-4349
9.	Kayla Salazar	1206 Remington Ct.	979-218-5873
10.	Reed Sarszack	1512 Misty Ln	979-324-0260
11.	Kiley Scott	3806 Oldenburg Ln	979-224-0333
12.	Kathleen Bailey	3208 Sunflower Trail	903-467-9397
13.	Alexis Wong	810 Song Sparrow Lane	409-711-4089
14.	Hsing Chang	605 Coachlight Ct	chung_wst1@gmail.com
15.	Brennan Ray	3706 bridle ct	979-220-7694

\*\*\*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 Workshop & Regular Agenda

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Nancy Berry

Mayor ProTem

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.	Tela Johnson	5001 Holloman Dr. S.	divine_blessings@hotmail.com
2.	Jacey Bawes	3901 CE 302 Navasota, TX	(936) 870-7628
3.	Greg Taylor	18106 Mustang Ct. CSTX 77846	979-224-0005
4.	Gulien Smith	4100 P. Ladilla Cir. CSTX 77845	229-288-0000
5.	Kassidy Hopkins	15932 Greel Meadow Blvd N	979 820 3440
6.	Emmanuel Vazquez	3007 Longleaf Dr.	979 492-2852
7.	Mailey Mueller Langley	477 D Lubbock Ft.	832-574-1800
8.	Jim Lewis	205 Am Valley Dr. CSTX 77845	979-691-8700
9.	Samantha Hobbs	2805 Ceilinda Cir. CSTX 77845	979-997-2000
10.	Vanessa Rodriguez	200 Holloman Dr E CSTX 77840	979-820-4397
11.	Teyn Smith	801 Luther Street west	teynsmith@yahoo.com
12.	Rayann Carabin	1013 Naet Ct	
13.	McKenzie Hall	301 Church Ave. ESTX 77840	
14.	Matthew Smith	479 Medina Drive Apt 75077	Matt.Robert43@yahoo.com
15.	Austin St. Laurent	614 Holloman Dr E Apt 177	Apst.laurent@yahoo.com

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**College Station City Council Workshop & Regular Agenda**  
**Sign In Sheet**  
**Thursday, April 23, 2015 at 4:30 & 7:00 p.m.**  
**City Hall Council Chamber**

**Mayor**  
 Nancy Berry  
**Mayor ProTem**  
 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.	Rachel Chin	1114 Autumn Cir. Apt. A, CS Tx.	974 544 3472.
2.	Hannah Lind	7800 Longmire Dr. Apt 8	979 - 777 - 7919
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# CITIZEN COMMENT SIGN-UP FORM

Regular Meeting Date: \_\_\_\_\_

04 / 23 / 2015  
MM / DD / YY

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

Name: Thaddeus Adams Phone: 979-218-5265

Address: 1011 Guadalupe

Email: thadams7@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:

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*(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
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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: 4/23/2015  
MM / DD / YY

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

Name: Peter Blum Phone: 979-829-1791

Address: 1312 Angelina Court

Email: blumpete@gmail.com Comments:  WRITTEN  ORAL

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

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

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## Lindsay Grimm

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**From:** Commentform  
**Sent:** Thursday, April 23, 2015 12:25 PM  
**To:** Lindsay Grimm  
**Cc:** Sherry Mashburn  
**Subject:** FW: Citizen Comment Sign-Up Form

Please add this person for hear visitors, I will contact them and let them know this item is NOT on the agenda but can be spoken on at Hear Visitors.

Ian Whittenton  
Records Management Coordinator  
City of College Station  
Phone: (979) 764-3516  
Fax: (979) 764-6377

-----Original Message-----

**From:** noreply@cstx.gov [mailto:noreply@cstx.gov]  
**Sent:** Sunday, April 12, 2015 4:50 PM  
**To:** Commentform  
**Subject:** Citizen Comment Sign-Up Form

### Submission information

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Submitter DB ID : 32039  
Submitter's language : Default language  
IP address : 72.47.181.61  
Time to take the survey : 57 min. , 13 sec.  
Submission recorded on : 4/12/2015 4:50:16 PM

### Survey answers

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**Regular Meeting Date:**  
(mm/dd/yyyy) 04/23/15

**Name:**  
First Peter  
Last Blum

**Home Address:**  
Street 1312 Angelina Court  
City College Station  
State Texas

Zip 77840

Phone:

979-229-1791

E-Mail:

blumpete@gmail.com

Comment Type:

Written

Oral

Comments are presented for:

Hear Visitors

Agenda Item #:  VPAC parking for football games

For written comments, please type below:

City of College Station Council and Managers,

I followed the football home game parking issue with intense interest. After reading today's message from Kelly Templin, which summarized the issue in a comprehensive and useful way, I feel compelled to comment.

Let me first say that I appreciate the City's duty and effort to ensure safety. I also appreciate the City's cooperation with local soccer clubs to enhance soccer facilities and to facilitate events for a steadily growing local youth and adult soccer community. I have been a volunteer youth coach for 15 years and enjoy playing in the adult league as a senior player. I also appreciate the need for negotiations and compromises when fair interests compete for resources.

Now to my concerns. Underlying all the arguments brought forward so far seems to be a frustrating perception that (big money) football interests are unfairly squeezing (small money) local soccer interests. The decision to restrict use of the premier soccer facility in town in order to provide convenient car parking for football visitors seems exceedingly insensitive. Cars can be parked anywhere, it's just a logistical challenge. Local soccer depends on VPAC.

The soccer season is too short as it is. The current plan offers 5-8 soccer Saturdays at VPAC this fall (depending on final decision). Add the probability that the city closes the fields due to rain for 1-3 weekends, and we now have about half of a soccer season's worth of Saturdays at VPAC, at best. From a soccer interest perspective, we need to lengthen the season, not shorten it, and increase number of events, not reduce them, to be able to compete with the surrounding metropolitan soccer communities of our region.

Other available soccer fields were mentioned in Templin's letter, including poorly maintained city parks. We all know very well that those are smaller and inferior in turf quality, to the point of being unsafe (e.g., Sandstone and Anderson). Risk of player injury increases with decreasing field quality, such as holes, ant mounts, no turf, etc.. The four parks mentioned also have inadequate or barely adequate parking facilities for big events, another safety risk factor.

Therefore, when considering safety risks, please consider all the risks rather than just those favoring convenience for football spectators.

Providing more week nights for games was mentioned in some communications. That is unacceptable for youth players as it would compromise practice, homework and/or sleep. Youth soccer depends on Saturday game days.

I strongly suggest the City look for safe park-and-ride alternatives, including high schools, other malls, private fields at the city periphery, etc. In addition, organize shuttles for pickups at hotels, or at least hotel clusters (perhaps some exist already?). It makes no sense to compromise the local soccer community's needs, even for the four SEC games, just to park cars for a football event. No matter how it is argued for by the City, the perception will persist that a convenience for big money supported sport spectating is being favored over a necessity for local volunteer supported active sport.

Peter Blum

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# CITIZEN COMMENT SIGN-UP FORM

Regular Meeting Date: April 23, 2015  
MM / DD / YY

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

Name: LAWRENCE C. SMITH Phone: 979-775-2183

Address: 2549 PLEASANT HILL, BRYAN TX 77807

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

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

## FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:

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CITY OF COLLEGE STATION  
Home of Texas A&M University

# PUBLIC HEARING SIGN-UP FORM

Regular Meeting Date: 4/23 / 16  
MM / DD / YY

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

Name: Chris Scotti Phone: 979-574-3642

Address: 305 Gleason Ct.

Email: Chris@chrisconfig.com Comments:  WRITTEN  ORAL

Comments will be presented for PUBLIC HEARING AGENDA ITEM # 1

## FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:

Representing Northgate District Assoc.

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

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CITY OF COLLEGE STATION  
Home of Texas A&M University

# PUBLIC HEARING SIGN-UP FORM

Regular Meeting Date: \_\_\_\_\_

4/23/15

MM/DD/YY

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

Name: Veronica Morgan

Phone: 260 6963

Address: 3204 East Rudder Hwy S

Email: v@mitschellandmorgan.com

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: 4/23/15  
MM/DD/YY

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

Name: Greg Jasper Phone: 979-204-0005

Address: 18106 Mustangale Ct TX 77805

Email: gjasper44@gmail.com Comments:  WRITTEN  ORAL

Comments will be presented for PUBLIC HEARING AGENDA ITEM # 2

### FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:

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