

MINUTES OF THE REGULAR CITY COUNCIL MEETING  
CITY OF COLLEGE STATION  
NOVEMBER 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

**TAMU Student Liaison**

Wayne Beckermann, VP/Municipal Affairs

**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 7:22 p.m. on Monday, November 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.**

**Hear Visitors Comments**

Ben Roper, 5449 Prairie Dawn Ct., came before Council to honor the service and sacrifice of Gunnery Sgt. Phillip A. Jordan.

Wayne Beckermann, 2404 Jaguar Ct., Bryan, expressed his appreciation for staff's communications. He updated the Council on the Save our AG bill to address student safety.

**CONSENT AGENDA**

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

- **November 12, 2015 Workshop**
- **November 12, 2015 Regular Meeting**

**2b. Presentation, possible action, and discussion regarding the approval of a contract between the City of College Station and McCord Engineering not to exceed the amount of \$95,000 for the purpose of providing electric distribution overhead and underground phase identification.**

**2c. Presentation, possible action, and discussion regarding renewal of a purchase agreement with the Reynolds Company for Rockwell Automation SCADA products and services not to exceed \$150,000.**

**2d. Presentation, possible action, and discussion on three contracts between the City of College Station and TriTech Software Systems.: a "System Purchase Agreement" (\$1,674,674.34), for the software licenses and implementation services; a "Software Support Agreement" (1st Year Recurring Fees: \$23,194.56, with first year Maintenance Fees included in contract, 2nd year Maintenance Fees \$176,853.49), and a "Subscription Service, License & Use Agreement TriTech.com IQ" (1st Year Recurring Fees: \$14,085) and Resolution 11-23-15-2d, authorizing the City Manager to approve contract documents and expenditures related to the TriTech Software Solutions contracts.**

**2e. Presentation, possible action, and discussion on a bid award for the annual purchase of pad-mounted 15 kV solid dielectric switchgears, which will be maintained in electrical inventory and expended as needed. Techline, Inc. is being recommended the award for a total not to exceed amount of \$490,895.**

**2f. Presentation, possible action, and discussion on a bid award for the purchase of electric substation materials, which will be maintained in electrical inventory and expended as needed. The total recommended award is \$498,836 and will be awarded by line item to the lowest responsible bidder.**

**2g. Presentation, possible action, and discussion regarding renewal of contract #15-036B to Brazos Paving, Inc. in an amount not to exceed \$907,200 for concrete curb, gutter and flatwork installation to maintain City infrastructure.**

**2h. Presentation, possible action, and discussion to ratify an increase in expenditure amount for City solid waste disposal fees to the Brazos Valley Solid Waste Management Agency, Inc., in the amount of \$65,000 for a total not to exceed amount of \$1,709,150 for fiscal year 2015.**

**2i. Presentation, possible action, and discussion on the renewal of Contract No. 14-017 (ITB 14-006) for annual pavement markings and striping of roadways in an amount not to exceed \$180,000.**

**2j. Presentation, possible action, and discussion of a maintenance agreement with Westnet, Inc., for support services associated with the City's fire station alerting system in the amount of \$58,234.54. Subsequent twelve month terms of this auto-renewing agreement will incur a cost of \$49,915.36.**

**2k. Presentation, possible action, and discussion on a renewal for the Consulting Contract with First Southwest Company for financial advisory services not to exceed \$150,000.**

**2l. Presentation, possible action, and discussion on Resolution 11-23-15-2l, amending the authorized representatives on the local government pool account, TexPool.**

**2m. Presentation, possible action, and discussion on Resolution 11-23-15-2m, amending the authorized representatives on the local government pool account, Texas Short Term Asset Reserve ("TexSTAR").**

**2n. Presentation, possible action, and discussion regarding approval of Contract No. 16300001 (ITB 16-003) between the City of College Station and JNA Painting and Contracting Co., Inc. in an amount not to exceed \$57,931.**

**MOTION:** Upon a motion made by Councilmember Benham and a second by Councilmember Aldrich, 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 2015-3718, 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 to remove the OV Corridor Overlay for a portion of the approximately 2.83 acres being Lot 1, Block 2, of the Spring Creek Commons Phases 4 & 5 Subdivision, according to the plat recorded in Volume 9287, Pages 128-129 of the Official Public Records of Brazos County, Texas, located at 1181 William D. Fitch Parkway, more generally located north of the intersection of William D. Fitch Parkway and Lakeway Drive.**

Laura Walker, Planning and Development, stated the applicant has requested the proposed amendment to remove the Corridor Overlay zoning from the property as a step toward developing a small animal clinic on approximately 2.83 acres located north of the intersection of William D. Fitch Parkway and Lakeway Drive.

The Planning and Zoning Commission considered this item at their November 5 meeting and voted unanimously to recommend approval. Staff also recommends approval.

At approximately 7:41 p.m., Mayor Berry opened the Public Hearing.

There being no comments, the Public Hearing was closed at 7:41 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 2015-3718, 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 to remove the OV Corridor Overlay for a portion of the approximately 2.83 acres being Lot 1, Block 2, of the Spring Creek Commons Phases 4 & 5 Subdivision, according to

the plat recorded in Volume 9287, Pages 128-129 of the Official Public Records of Brazos County, Texas, located at 1181 William D. Fitch Parkway, more generally located north of the intersection of William D. Fitch Parkway and Lakeway Drive. The motion carried unanimously.

**2. Public Hearing, presentation, possible action, and discussion regarding Ordinance 2015-3719, 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 R Rural to MF Multi-Family for approximately 14.613 acres of land located in the Crawford Burnett League A-7 Survey, College Station, Brazos County, Texas, being Lots 4-10 of the German Acres Subdivision, according to the plat recorded in Volume 2393, Page 91 of the Official Public Records of Brazos County, Texas, generally located at 3120 Holleman Drive South, more generally located south of Cain Road between Holleman Drive South and Old Wellborn Road.**

Councilmember Schultz recused herself from this item.

Laura Walker, Planning and Development, stated the applicant has requested the proposed amendment to rezone the property to Multi-family as a step toward developing multi-family uses on approximately 14.613 acres located south of Cain Road between Holleman Drive South and Old Wellborn Road.

The Planning and Zoning Commission considered this item at their November 5 meeting and voted unanimously to recommended approval with the condition that a left-turn lane be provided by the developer on southbound Holleman Drive South to Cain Road when the first access connection is made to Cain Road. Staff also recommends approval of the rezoning request with this condition.

At approximately 7:58 p.m., Mayor Berry opened the Public Hearing.

Ken Tripp, 1393 Seamist Lane, expressed his concern about traffic increase and potential flooding issues along old Wellborn Road.

Heath Phillips, 17195 LaPosada, addressed options for students to exit the property.

Joe Schultz, Schultz Engineering, clarified that the development would be multi-family or townhomes. He also noted that Cain Road is a public road.

There being no further comments, the Public Hearing was closed at 8:12 p.m.

**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, with Councilmember Schultz abstaining, to adopt Ordinance 2015-3719, 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 R Rural to MF Multi-Family for approximately 14.613 acres of land located in the Crawford Burnett League A-7 Survey, College Station, Brazos County, Texas, being Lots 4-10 of the German Acres Subdivision, according to the plat recorded in Volume 2393, Page 91 of the Official Public Records of Brazos County, Texas, generally located at 3120 Holleman Drive South, more generally located south of Cain Road between Holleman Drive South and Old Wellborn Road, including the condition as

recommended by P&Z and staff that the left turn lane from Holleman south onto Cain Road east be built by the developer before or when the connections to Cain Road are made. The motion carried.

**3. Public Hearing, presentation, possible action, and discussion regarding Ordinance 2015-3720, amending Chapter 12, “Unified Development Ordinance”, Section 12-5.8.B, “Northgate Districts”, of the City of College Station Code of Ordinances regarding the placement of street trees, location of sidewalks, and the screening requirements for electrical service equipment in Northgate.**

Lance Simms, Director of Planning and Development, noted the proposed amendments are staff-initiated in response to concerns raised from Public Works, College Station Utilities, and the Fire Department. This ordinance provides flexibility regarding the following requirements in Northgate:

- Spacing and placement of street trees to prevent conflicts with sight distances at street intersections;
- Spacing and placement of street trees to ensure unobstructed views of traffic control devices;
- Spacing and placement of street trees to ensure adequate Fire Department access;
- Flexibility on the location of sidewalks along Wellborn Road and South College Avenue to address public safety concerns; and
- Screening requirements for transformers, electrical panels, and related service equipment to prevent conflicts with safe working clearances.

The Planning & Zoning Commission considered this item at their November 5 meeting and voted 4-0 to recommend approval. Staff also recommends approval of the ordinance.

At approximately 8:19 p.m., Mayor Berry opened the Public Hearing.

There being no comments, the Public Hearing was closed at 8:19 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 2015-3720, amending Chapter 12, “Unified Development Ordinance”, Section 12-5.8.B, “Northgate Districts”, of the City of College Station Code of Ordinances regarding the placement of street trees, location of sidewalks, and the screening requirements for electrical service equipment in Northgate. The motion carried unanimously.

**4. Presentation, possible action, and discussion regarding the appointment of Councilmembers to boards and commissions, specifically the Economic Development Committee.**

Councilmember Schultz will continue on the Economic Development Committee.

**5. Adjournment.**

There being no further business, Mayor Berry adjourned the Regular Meeting of the City Council at 8:23 p.m. on Monday, November 23, 2015.

  
Nancy Berry, Mayor

ATTEST:

  
Sherry Mashburn, City Secretary



**College Station City Council Workshop & Regular Agenda**  
**Sign In Sheet**  
**Thursday, November 23, 2015 at 3:00 & 7:00 p.m.**  
**City Hall Council Chamber**

**Mayor** Nancy Berry  
**Mayor Pro Tem** Karl Mooney  
**Manager** Julie Schultz  
**City Hall Council Chamber** Kelly Templin  
**Council Members** Steve Aldrich, John Nichols, James M. Benham

	Name	Address	Email or Phone No.
1.	Jarrod Azopardi	3320 Lieutenant Ave. C.S.	
2.	Hub Kennard	1402 Burr Park	285-208
3.	Ken TRIPPO	1393 Seamist Ln	219-2774
4.	Charli Tomlinson	2303 Caribrooke loop	512-913-0450
5.	Brian Healy	2500 Savannah Ct.	254-366-6755
6.	Jordan Bomley	1788 Renee Ln	977-676-3903
7.	Austin A. Minkley	1317 Augustine st	979-213-0771
8.	Justin Leach		
9.	Kyle Miller		
10.	Mark Derecho	7154 River Place Ct.	979-220-3187
		3966 Windfree drive	Derecho.mark@collegestation.com
11.	Adrianna Morehead	931 Sun Meadow St.	ANES01mpadrianna628@yahoo.com
12.	Arne Pillezaard	19248 Wigeon Trail Pr	979 213 2898
13.	Kayden Reese	309 Holleran Dr E	
14.	Haley Grant	3001 Brothers Blvd.	9795756043
15.	Clive Holmes	3705 Meadows view Dr	817-629-8858

\*\*\*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

Sign In Sheet

Thursday, November 23, 2015 at 3:00 & 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.	Fuad Jama	710 Hasselt	Jama.Fuad@yahoo.com
2.	Yash Singh	211 Marta St. College Station, TX 77845	Yash2016singh@gmail.com
3.	Jared Salin	3404 Muehry Lane C.S. TX	jaredpio73@gmail.com
4.	Hunter Edman	2410 Colton Place	edmanhntf@gschoor.com
5.	Edare Venasco	<del>5180 CTR RD #735</del>	474-5995-5079
6.	Rebecca Cruz	107 Rudyge Court	979 985 9011
7.	ERIC STEPHAN	4229 Cheyenne Cir	979 450 5489
8.	Samantha Sherman	4209 Cheyenne Cir	979 255 6616
9.	Adrianna Morehead	931 Sun Meadow St.	(979) 676-3074
10.	Mariami Todua	204 Landsburg CT	maritodualb@gmail.com
11.	Samantha Hochy	4725 Hadden Springs Way	432-444-6274
12.	Skyllar Bryan	10570 State Highway 40	skyllarbryan@gmail.com
13.	Preston Bunner	1535 Straubers Cir	Brunner-33@hmail.com
14.	Jared Covarrubio	5348 prairie Dawn trail	Jake cov97@hotmail.com
15.	Kristen Pursley	9450 deep well rd.	Kristenap4@gmail.com

\*\*\*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.



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College Station City Council Workshop & Regular Agenda  
Sign In Sheet  
Thursday, November 23, 2015 at 3:00 & 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 Schuitz  
James M. Benham

	Name	Address	Email or Phone No.
1.	Christen Arriola	3988 Windfree Dr.	christenarriola14@yahoo.com
2.	WESTON AMBERLY	1506 ADIPONDIA DE TOL AUSTIN, TX	
3.			
4.			
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# CITIZEN COMMENT SIGN-UP FORM

Regular Meeting Date: 11/23/15  
MM / DD / YY

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

Name: Ben Roper Phone: 479-777-0382

Address: 5449 Prairie Dawn Ct, College Station, Tx 77845

Email: broper001@hotmail.com Comments:  WRITTEN  ORAL

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

## FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:

Gunnery Sgt. Phillip Jordan

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)



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# CITIZEN COMMENT SIGN-UP FORM

Regular Meeting Date: 11 / 23 / 15  
MM / DD / YY

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

Name: Wayne Beckerman Phone: 979-451-2156  
 Address: 2404 Jaguar Ct, Bryan Tx 77807 SGA VP of Municipal Affairs  
 Email: wb121792@tamu.edu 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)

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 Email: [smashburn@cstx.gov](mailto:smashburn@cstx.gov)

OFFICE USE ONLY:  
 (# in which received)

**AFFIDAVIT OF CONFLICT OF INTEREST**

**STATE OF TEXAS  
COUNTY OF BRAZOS**

I, Julie Schultz, as a member of the City of College Station  
City Council make this affidavit and hereby, on oath,  
state the following: I have a substantial interest in a business entity or real property that  
would be peculiarly affected by a vote or decision of the City Council as  
those terms are defined in Chapter 171, *Texas Local Government Code*.

Date of Meeting: 23 Nov 15

Agenda Item Number: # 2

The business entity or real property is (*name and address or lot description*):  
Schultz Engineering, LLC

I have a substantial interest in this business entity or real property for the following  
reasons: (Check all that are applicable.)

- I own 10% or more of the voting stock or shares of the business entity and the  
above-referenced agenda item involves this business entity;
- I own either 10% or more or \$15,000 or more of the fair market value of the  
business entity and the above-referenced agenda item involves this business  
entity;
- Funds received by me from the business entity exceed 10% of my gross  
income for the previous year and the above-referenced agenda item involves  
this business entity;
- Real property is involved and (I/we) have an equitable or legal ownership with  
a fair market value of \$2,500 or more and the above-referenced agenda item  
involves this real property;
- A relative of mine has a substantial interest in the business entity or real  
property that would be affected by a decision of the public body of which I am a  
member.

Upon the filing of this affidavit with the City Secretary, I affirm that I will abstain from  
voting on any decision involving this business entity and from any further participation  
on this matter whatsoever.

Signed this 23 day of November 2015.

Julie Schultz  
Signature of Official

City Council, Place 5  
Title



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

# PUBLIC HEARING SIGN-UP FORM

Regular Meeting Date: 11 23 15  
MM / DD / YY

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

Name: Kew TRIPP Phone: 214-2774

Address: 1393 SEAMIST LN

Email: KENTRIPP@SUDDENLINK.NET Comments:  WRITTEN  ORAL

Comments will be presented for PUBLIC HEARING AGENDA ITEM # 2

### FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:

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

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# CITIZEN COMMENT SIGN-UP FORM

Regular Meeting Date: \_\_\_\_\_  
MM / DD / YY

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

Name: Jacob Balance Yemme Phone: \_\_\_\_\_

Address: 2903 Second St #201A Bryan Tx 77801

Email: takponaduwolu1955@gmail.com Comments:  WRITTEN  ORAL

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

## FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:

Taxi drivers need a playing field with Uber

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

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