

MINUTES OF THE REGULAR CITY COUNCIL MEETING  
CITY OF COLLEGE STATION  
FEBRUARY 25, 2016

STATE OF TEXAS           §  
  §  
COUNTY OF BRAZOS       §

**Present:**

Nancy Berry, Mayor

**Council:**

Blanche Brick  
Steve Aldrich  
Karl Mooney, absent  
John Nichols  
Julie Schultz, absent  
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 7:17 p.m. on Thursday, February 25, 2016 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.**

**MOTION:** Upon a motion made by Councilmember Benham and a second by Councilmember Nichols, the City Council voted five (5) for and none (0) opposed, to approve the Absence Requests from councilmembers Mooney and Schultz. The motion carried unanimously.

**Hear Visitors Comments**

Ben Roper, 5449 Prairie Dawn Ct., came before Council to honor the service and sacrifice of Captain Ernesto M. Blanco.

## CONSENT AGENDA

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

- February 11, 2016 Workshop
- February 11, 2016 Regular Meeting
- February 15, 2016 Council Retreat

**2b. Presentation, possible action, and discussion regarding a City Sponsorship Policy.**

**2c. Presentation, possible action, and discussion concerning the City Internal Auditor's College Station Police Department Inventory Audit.**

**2d. Presentation, possible action, and discussion regarding the annual price agreement with Mustang Rental Services for heavy machinery rentals not to exceed \$75,000.**

**2e. Presentation, possible action, and discussion regarding the annual traffic contact report required annually by Senate Bill 1074, of the Texas 77th legislative session.**

**2f. Presentation, possible action, and discussion of proposed Community Development Block Grant Economic Development Program Guidelines.**

**2g. Presentation, possible action, and discussion regarding the award of a three year general services contract (contract no. 16300021; RFP no. 16-005) for Electric and Water Meter Reading Services to Alexander's Contract Services, Inc. in an amount not to exceed \$550,000 per year, or \$1,650,000 over the three year period.**

**2h. Presentation, possible action, and discussion on a professional services contract (Contract No. 16300247) with Halff Associates in the amount of \$81,676 for the professional engineering services related to the preliminary engineering report associated with the design of the Capstone & Barron Alignment project.**

**2i. Presentation, possible action, and discussion regarding the approval of a construction contract (Contract No. 16300178) with Norman Concrete Services, LLC in the amount of \$198,786 for the construction of sidewalk improvements along FM 2154 (Bid No. 16-035) and presentation, possible action and discussion regarding the rejection of Bid No. 15-041.**

**2j. Presentation, possible action, and discussion on a professional services contract (Contract No. 16300246) with Binkley & Barfield in the amount of \$194,485.50 for the preliminary engineering report associated with the Rock Prairie Road West - FM 2154 to City Limits Project.**

**2k. Presentation, possible action, and discussion regarding a professional services contract (Contract No. 16300279) with Pierce, Goodwin, Alexander and Linville (PGAL) in the amount of \$1,960,000 for the design of a new police station, and presentation, possible action and discussion regarding approval of Resolution 02-25-16-2k, declaring intention to reimburse certain expenditures with proceeds from debt.**

**2l. Presentation, possible action, and discussion regarding a three year lease agreement between The City of College Station and JAR Capital Investments, LLC, in the total amount of \$350,413.44 for office lease space at 511 University Drive East.**

**2m. Presentation, possible action, and discussion on a construction contract with All Star I&E, Inc; in the amount of \$60,011.68, for the replacement of electrical panels and boxes that operate six athletic field lights at Veterans Park.**

**2n. Presentation, possible action, and discussion of an interlocal agreement with Blinn College for the City Fire Department to provide clinical sites to Blinn EMS students.**

Item 2k was pulled from Consent for a separate vote.

**MOTION:** Upon a motion made by Councilmember Aldrich and a second by Councilmember Nichols, the City Council voted five (5) for and none (0) opposed, to approve the Consent Agenda, less item 2k. The motion carried unanimously.

**(2k)MOTION:** Upon a motion made by Councilmember Aldrich and a second by Councilmember Brick, the City Council voted two (2) for and three (3) opposed, with Mayor Berry and Councilmembers Nichols and Benham voting against, to postpone this item until the March 31 meeting. The motion failed.

**(2k)MOTION:** Upon a motion made by Councilmember Benham and a second by Mayor Berry, the City Council voted three (3) for and one (1) opposed, with Councilmember Brick voting against, to approve a professional services contract (Contract No. 16300279) with Pierce, Goodwin, Alexander and Linville (PGAL) in the amount of \$1,960,000 for the design of a new police station, and presentation, possible action and discussion regarding approval of Resolution 02-25-16-2k, declaring intention to reimburse certain expenditures with proceeds from debt. The motion carried.

**MOTION:** Upon a motion made by Councilmember Nichols and a second by Councilmember Aldrich, the City Council voted five (5) for and none (0) opposed, to reconsider the motion to approve the Consent Agenda, less item 2k. The motion carried unanimously.

**MOTION:** Upon a motion made by Councilmember Aldrich and a second by Councilmember Benham, the City Council voted five (5) for and none (0) opposed, to approve the Consent Agenda, less items 2k and 2n. The motion carried unanimously.

## **REGULAR AGENDA**

**1. Public Hearing, presentation, possible action, and discussion regarding Ordinance 2016-3751, 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 O Office to PDD Planned Development District for approximately 7 acres being situated in the Thomas Caruthers League, abstract no. 9, in College Station, Brazos County, Texas, being the northern portion of that 25.79 acre tract conveyed to Brian Howard Perry by deed recorded in volume 10459, page 34 of the Official Public Records of Brazos County, Texas, generally located at 3600 Rock Prairie Road, more**

**generally located at the intersection of Rock Prairie Road and Medical Avenue, to the east of Scott and White Hospital.**

Jessica Bullock, Planning and Development, reported that the applicant is requesting a Planned Development District zoning on approximately seven acres to build a Nursing Home. The PDD uses a base zoning district of Office.

The Planning and Zoning Commission considered this item on February 4, and voted 5-0 to recommend approval.

At approximately 8:04 p.m., Mayor Berry opened the Public Hearing.

There being no comments, the Public Hearing was closed at 8:04 p.m.

**MOTION:** Upon a motion made by Councilmember Benham and a second by Councilmember Aldrich, the City Council voted five (5) for and none (0) opposed, to adopt Ordinance 2016-3751, 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 O Office to PDD Planned Development District for approximately 7 acres being situated in the Thomas Caruthers League, abstract no. 9, in College Station, Brazos County, Texas, being the northern portion of that 25.79 acre tract conveyed to Brian Howard Perry by deed recorded in volume 10459, page 34 of the Official Public Records of Brazos County, Texas, generally located at 3600 Rock Prairie Road, more generally located at the intersection of Rock Prairie Road and Medical Avenue, to the east of Scott and White Hospital. The motion carried unanimously.

**2. Presentation, possible action and discussion regarding appointments to the following boards and commissions:**

- **B/CS Library Committee**
- **Bicycle, Pedestrian, and Greenways Advisory Board**
- **Construction Board of Adjustments**
- **Design Review Board**
- **Historic Preservation Committee**
- **Joint Relief Funding Review Committee**
- **Landmark Commission**
- **Parks and Recreation Board**
- **Planning and Zoning Commission**
- **Zoning Board of Adjustments**

**MOTION:** Upon a motion made by Councilmember Benham and a second by Councilmember Aldrich, the City Council voted five (5) for and none (0) opposed, to appoint Jane Kee, Casey Oldham, Jerome Rektorik, Jim Ross, and Johnny Burns for an unexpired term to the Planning and Zoning Commission. The motion carried unanimously.

Upon a motion made by Councilmember Nichols and a second by Councilmember Benham, the City Council voted five (5) for and none (0) opposed, to appoint Jane Kee as chair to the Planning and Zoning Commission. The motion carried unanimously.

**MOTION:** Upon a motion made by Councilmember Nichols and a second by Councilmember Benham, the City Council voted five (5) for and none (0) opposed, to appoint Sherri Echols, Justin Lopez, Keith Roberts, Johnny Burns as alternate, and Troy Smith as alternate to the Zoning Board of Adjustments. The motion carried unanimously.

**MOTION:** Upon a motion made by Councilmember Aldrich and a second by Councilmember Benham, the City Council voted five (5) for and none (0) opposed, to appoint Tom Jackson, Bill Mather, Troy Smith, Johnny Burns as alternate, Elianor Vessali as alternate, and Megan Hardy as alternate to the Construction Board of Adjustments. The motion carried unanimously.

**MOTION:** Upon a motion made by Councilmember Brick and a second by Councilmember Nichols, the City Council voted five (5) for and none (0) opposed, to appoint Mary Edwards, Elizabeth Natsios, and Troy Smith to the Design Review Board. The motion carried unanimously.

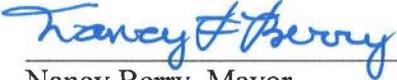
**MOTION:** Upon a motion made by Mayor Berry and a second by Councilmember Benham, the City Council voted five (5) for and none (0) opposed, to appoint Marc Chaloupka, Paul Dyson, Gary Erwin, Ann Hays, Andrew Middleton, and Keith Roberts to the Parks and Recreation Board. The motion carried unanimously.

Appointments to the remaining boards were as follows:

- B/CS Library Committee: Gary Ives, Larry Ringer
- Bicycle, Pedestrian, and Greenways Advisory Board: Jon Denton, Tina Evans, Molly Fierro, Andrew Middleton
- Historic Preservation Committee: Gerald Burgner, Katherine Edwards, Michael Hardy, Louis Hodges, Charlie Jones, and Justin Lopez to the unexpired term
- Joint Relief Funding Review Committee: Kay Parker
- Landmark Commission: Mark Browning, Gerald Burgner, Tina Evans, Justin Lopez, Ian Muise, Tony Smith

**3. Adjournment.**

There being no further business, Mayor Berry adjourned the Regular Meeting of the City Council at 8:17 p.m. on Thursday, February 25, 2016.

  
Nancy Berry, Mayor

ATTEST:

  
Sherry Mashburn, City Secretary

## Workshop Statement of Brick on Consent Agenda Item to Fund Design of New Police Facility – February 25, 2016

Thanks to Mayor Berry for opening this discussion to the public for their comments. I regret that there has been no public hearing on this item prior to it appearing on the consent agenda.

This is public land that we are deciding on and public money we are committing. At the very least, the public should have an opportunity to voice their opinion when such a major decision is being made.

The Citizens Advisory Committee recommended building a new police station as the number one priority for funding. I have supported that recommendation as well as everything else the police have requested during the four years I have served on the City Council.

The CAC Facilities Committee was NOT asked to discuss the selection of a specific site for the future police station. The selection of a Site C adjacent to Central Park at the intersection of Krenek Tap Road and Dartmouth came from the staff and the consultant PGAL. It was recommended to the Council in July, 2015, again on January 28, 2016, and at the council workshop on February 15, 2016. At no time was a vote taken. There was always a request for consensus. Each time, I asked staff for options to consider for the location of the new police station, and I was assured these would be presented. I had always assumed that it would be up to the council to select the site, so, for me, options always meant we would be given several sites with the pros and cons of each site. Instead, we have been given the same site recommendation over the past 6 months. Only this week have we received a design for the location of this facility on Site B. Now we are told not to delay this decision. Surely, the new design information should be given careful consideration. If there has been any delay in this matter, it was waiting six months for options that merely repeated the first recommendation.

At the same time this design was given to the Council, there was a memo from staff stating again why only Site C should be considered. **I believe that the Council did not clarify what the word options meant when they asked staff to perform this task.**

I regret that this Council did not, years ago, request a Master Plan be done for this area that Mr. Aldrich has referred to as the Municipal Corridor. This land was purchased by a previous council but no Master Plan was ever developed for its use. Every former mayor or council member that I have spoken with about this decision has indicated that the plan for this land was to provide a place to build a City Hall or a Community Center that would be compatible with Central Park. No one I have spoken to indicated that putting a police station with a jail on that land would fit the use it was intended to serve.

I have suggested that using this land as an extension of Central Park would keep options open for future use. More soccer and multi-use fields are required as Veterans Park is being used more and more to host events that respond to the use of HOT funds for the development of this park.

We have a corridor of land that goes from Central Park on Hwy 6 to Bee Creek Park. We have a responsibility to develop that land in a way that honors the vision of those who purchased this land and made it available for our city today. College Station is known for its great parks. The development and preservation of our parks support our cultural infrastructure and provides a major attraction which we have to offer when businesses consider locating in this area. Surely the preservation and development around Central Park should be a high priority for all of us, elected officials, city staff and citizens.

I also regret that this Council did not appoint a site evaluation committee to work with the staff to consider the best location for this facility. The CAC, as I have stated, served as a committee to evaluate and recommend the priorities we should consider as we approached a public vote on a bond issue, but we had no equivalent committee that involved citizens to work with the staff to evaluate and recommend a site for this new police station.

There might have been this kind of citizen involvement had there been a bond election. The City Council, however, upon recommendation of the staff, decided to cancel the bound election due to the state legislature passing HB 1378 and due to the fact that the school district announced they would also be holding a bond election at the same time. Thus the citizens would be asked to consider \$140 million in school bonds in addition to \$50-\$60 Million in municipal bonds.

It is ironic that HB 1378 was enacted by the legislature to protect the citizens' vote when they voted down funding for specific issues with general bonds. Its purpose was to prevent cities from ignoring that vote and funding a project by other means for three years after the vote was taken. Its unintended consequences, however, have led cities to cancel bond elections and to fund facilities and infrastructure through certificates of obligation which do not require citizens to vote to approve these expenditures.

It is important to understand what has transpired over the past year to answer the question many have asked which is "How did we get to the point that such a large project could be coming forward for approval as a consent agenda item with no public hearing having taken place to provide the public an opportunity to voice their views on this decision."

The staff has moved forward to begin funding the priorities that were established by the CAC committee. In this process, with the absence of more specific instructions from the Council and the lack of a Master Plan for the use of the property in the Municipal Corridor, they have made the recommendation now before us.

If your priority is interpreted to be building the largest police facility possible on the largest piece of public land available, it is completely understandable why the recommendation we are considering tonight came forward.

If, however, your priority is to engage the public in helping the city build the best police facility possible on the most suitable piece of public land available, then we might be considering other recommendations tonight.

In a meeting with staff on Monday of this week, I raised several questions which I thought should be considered in making this decision but had not been explored due to the interpretation the staff had of their task, which was based simply on recommending the largest facility possible on the largest piece of land available. We need time to consider this new design for Site B.

One question I asked on Monday related to the location of the Annex which is used for a storage facility as well as for a place to examine evidence found in automobiles and a place to impound cars. My question was whether it could be located on a different site, as I had seen recommended in other police location

designs. I was told it could be located off site but that it would have to be secured and it was preferable to have it all on one location. I also asked if it might share land on Site B that has been designated for Public Works expansion. This would seem to be a natural area where two departments might share some of the same space. Again, I was told this was not preferable and had not been considered because they were recommending what site would be preferable if you were to build the largest facility possible on the largest piece of public land available.

Basically, the decision comes down to the following issues:

1. What value do you place on locating a facility adjacent to Central Park that compliments that site?

I have argued that putting a police station that includes a jail, a firing range and a secured police parking facility for 481 spaces next to Central Park is not the best use of that land.

2. Does the Annex have to be located on the same site as the police station?

I have argued that it could be located on land designated for public works or in another location, thus providing more space on Site B which is more contiguous to the municipal buildings to the west of Site B which house Information Technology, the Municipal Court and the Fire Department administration.

3. If a parking garage is required in order to locate the police station on Site B, is it worth the cost in order to maintain Site C for a park or the possible location of a City Hall or a Community Center/Conference Center?

I believe that to use that land for the police facility just because it is the largest piece of city land available would be penny wise and pound foolish. This is land adjacent to Central Park that cannot be replaced at any price. I would support spending more money now to develop Site B than spending it on law suits as the city has been forced to do in the past when citizens have questioned decisions made by past Councils regarding land uses.

4. Site C along with Central Park might offer the best opportunity to develop a Town Center, something that College Station has never had. Surely, it is

worth considering this before deciding to surrender this land to one department, as crucial and vital as that department is in our city government.

Thus, I would ask the council to reject the consent agenda item for funding the design of the police station on Site C until we can process the public statements we have heard tonight and study the new designs for Site B we received on Tuesday of this week. It would seem we owe that much consideration to those who have spoken or written to express their concerns over this issue even though this was not an announced public hearing. The Guidelines for the International Association of Police Chiefs, states in Section 7 the need to "Establish Community Support for the Project." If this means delaying this decision until the March meeting, that will be time well spent, in my opinion.

If the consent agenda is passed tonight there will be no opportunity to develop a Master Plan for this Municipal Corridor because the largest piece of land will have been taken. If further consideration is given to Site B, however, and this site is selected, this would not require a major delay in beginning work on the police facility. Some design work already exists for Site B and would allow this project to move forward in a timely manner. If this means spending more to develop Site B while preserving Site C, that will be money well spent, in my opinion.

For me, this decision to approve Site C has all the potential to present the same issues and concerns that the Weingarten decision presented several years ago. Surely we have learned from that decision and know that involving the citizens up front rather than after the fact is a far better way to proceed.

I know everyone on this Council wants to vote for what they believe will best serve our city now and in the future. It is for this reason that I am asking the Council to vote against the item on tonight's consent agenda and give all of us time to consider the information that we have received on Tuesday of this week and give citizens the opportunity to voice their views on this matter at a public hearing.

CITY OF COLLEGE STATION

Absence Request Form  
For Elected and Appointed Officers

Name : Karl Mooney

Board or Committee: City Council

I will NOT be in attendance at:

City Council meeting 2/25/16

for the reason(s) specified:

Personal business

Karl F. Mooney  
Signature of officer

2-19-16  
Date

This request shall be submitted to the office of the City Secretary or Board Secretary one week prior to meeting date.

CITY OF COLLEGE STATION

Absence Request Form  
For Elected and Appointed Officers

Name :

Board or Committee: City Council

I will NOT be in attendance at:

the Feb. 25, 2016  
Council Meeting

for the reason(s) specified:

out of town

  
Signature of officer

Feb. 15, 2016  
Date

This request shall be submitted to the office of the City Secretary or Board Secretary one week prior to meeting date.



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

College Station City Council Workshop & Regular Agenda  
Sign In Sheet

Thursday, February 25, 2016 at 4:30 & 7:00 p.m.  
City Hall Council Chamber

Mayor  
Nancy Berry  
Mayor Pro Tem  
John Nichols  
Manager  
Kelly Templin

Council Members  
Blanche Brick  
Steve Aldrich  
Karl Mooney  
Julie Schultz  
James M. Benham

	Name	Address	Email or Phone No.
1.	THOMAS H. TAYLOR	713 Royal ADELADE, CS 77845 TX	979-693-3638
2.	William & Patricia Smith	5009 Crystal Downs, CS 77845	979-690-7841
3.	Sherry Wilson	2705 Berkwyck Dr. CS 77845	elison.68@csdumbird.net
4.	Gina Hancock	208 Hampshire Ln. CS 77840	979-841-2014
5.	Joan + Karen Pitts	4580 Cricket Pass CS 77845	979-690-8866
6.	Jerry Cooper	602 Bell	979-696-3963
7.	Scott Sletten	117 Pershing Ave 77840	979 229-9111
8.	ANDREW BERRY		512-415-3993
9.	Chandra Scott	2405 Newbold Cir. 77845	979-676-9475
10.	Amy Scott	2405 Newbold Cir 77845	979-676-9474
11.	Marta Swanner	4071 Downhym 77845	979-777-4302
12.	Tom Swanner	4071 Dawn Lynn CS 77845	979-777-7448
13.	Marta Curdow	2071 Ravenstone Loop	979-713-4270
14.	Laurika Ruiz	811 Harevey Rd College St. TX 77840	832-2518-0470
15.	Kourtney Gonzalez	3645 Wellborn Rd #1724 77801	817-721-9520

\*\*\*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, February 25, 2016 at 4:30 & 7:00 p.m.  
City Hall Council Chamber

Mayor

Nancy Berry  
Mayor Pro Tem  
John Nichols  
Manager  
Kelly Templin

Council Members

Blanche Brick  
Steve Aldrich  
Karl Mooney  
Julie Schultz  
James M. Benham

	Name	Address	Email or Phone No.
1.	Leticia Meza	513 Water St. Pasadena, Tx 77506	Letymeza44@msc.tamu.edu
2.	MANISSA GOMEZ	1501 Northpoint Crossing 1318	ManissaGomez123@tamu.edu
3.	BYRON TOOMBS	1402 Holleman Dr. Apt 206, College Station, TX 77840	btoombs@tamu-segymail.com
4.	Stephen Florance	801 Marion Pugh Dr. Apt. 8101	Smf2442@sahoo.com
5.	Siging Yi	1800 Holleman Dr	siginyi@tamu.edu
6.	Xinhe Ruan	1800 Holleman Dr	xuanxh@tamu.edu
7.	Phillip Hammond	950 Colocate Dr. Apt. 165A	phillip_hammond@email.tamu.edu
8.	Noori "Nate" Han	603 Southwest pkwy, Apt 91	ottivate@email.tamu.edu
9.	Patrick Bairn	4121 Cedar Cascade Ct	patrick@bairnre.com
10.	Jebbi Stoll	5265 Drake Dr. 77845	979 229 8467
11.	Foubarou Heath	4236 Rocky Roads 77845	979-690-318
12.	Beth Sherny	4317 Addison Ct 77845	bethmsherny@gmail.com
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.



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

# CITIZEN COMMENT SIGN-UP FORM

Regular Meeting Date: 02/25/16  
MM/DD/YY

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

Name: Ben Roper Phone: 979-777-0382

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:

---

---

---

---

---

---

---

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