

MINUTES OF THE REGULAR CITY COUNCIL MEETING  
CITY OF COLLEGE STATION  
MARCH 31, 2016

STATE OF TEXAS           §  
  §  
COUNTY OF BRAZOS       §

**Present:**

Nancy Berry, Mayor

**Council:**

Blanche Brick  
Steve Aldrich  
Karl Mooney  
John Nichols  
Julie Schultz  
James Benham, absent

**City Staff:**

Kelly Templin, City Manager  
Carla Robinson, City Attorney  
Chuck Gilman, Deputy City Manager  
Ian Whittenton, Records Management Administrator  
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 7:15 p.m. on Thursday, March 31, 2016 in the Council Chambers of the City of College Station City Hall, 1101 Texas Avenue, College Station, Texas 77840.

**MOTION:** Upon a motion made by Councilmember Nichols and a second by Councilmember Moony, the City Council voted six (6) for and none (0) opposed, to approve the Absence Request by Councilmember Benham. The motion carried unanimously.

**1. Pledge of Allegiance, Invocation, consider absence request.**

**Presentation**

**Proclamation recognizing National Community Development Week.**

Mayor Berry presented the proclamation to Community Development staff, proclaiming March 28 – April 2 as National Community Development Week.

Mayor Berry accepted a gift from the City of Koriyama, Japan, presented by Layne and Keiko Westover, in gratitude for College Station families who hosted ten Japanese middle school and high school students during the past week.

### **Hear Visitors Comments**

Ben Roper, 5449 Prairie Dawn Ct., came before Council to honor the service and sacrifice of Staff Sgt. Roland L. Castro.

Robert Rose, 3201 Walnut Creek Ct., Bryan, came before council to raise the awareness of air quality monitoring in College Station and request that council consider monitoring stations.

Buck Prewitt, 2302 Scotney Court, came before council to request that council consider postponing a decision and conduct additional stakeholder meetings on the issue of concrete paving standards. He also requested that the Impact Fee Advisory Committee include a member of the Bryan-College Station Home Builders Association.

Stephanie Turner, 2901 Camille Dr., stated that she does not believe traffic patterns have been improved nor safety enhanced at Brothers Boulevard into the Southwood Valley Elementary School by Ordinance 2015-3714 and requested that Council take appropriate action to determine whether its goals were met after the implementation of the new traffic pattern.

### **CONSENT AGENDA**

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

- **March 10, 2016 Workshop**
- **March 10, 2016 Regular Meeting**

**2b. Presentation, possible action, and discussion on approval of a construction contract with Jamail and Smith Construction, LP; in the amount of \$137,644.43, for installation of new chain link fence and wood decking at Bee Creek, Jack and Dorothy Miller, Luther Jones, Central, and Wolf Pen Creek Parks.**

**2c. Presentation, possible action, and discussion regarding approval of a contract between the City of College Station and H&B Construction, LTD. in the not to exceed amount of \$1,500,000 for Annual Electric System Construction & Maintenance Labor.**

**2d. Presentation, possible action, and discussion on a bid award for the purchase of various electric capacitor banks which will be maintained in electrical inventory and expended as needed. The total recommended award is \$52,425 and will be awarded to the lowest responsible bidder.**

**2e. Presentation, possible action, and discussion on the first renewal of a price agreement with Techline, Inc., for the annual purchase of wire and cable not to exceed \$659,700.**

**2f. Presentation, possible action, and discussion to approve Resolution 03-31-16-2f, by the City Council of the City of College Station, Texas, directing publication of notice of intention to issue certificates of obligation, series 2016; and providing an effective date.**

**2g. Presentation, possible action, and discussion regarding a Professional Services Contract (Contract No. 16300291) with Luna Architecture & Design, Inc. in the amount of \$207,390 for the professional engineering services related to the design of the Fun for All Park Project.**

**2h. Presentation, possible action, and discussion regarding the approval of a Professional Services Contract (Contract No. 16300336) with Komatsu Architecture in the amount of \$727,453 for the design, bidding, and construction administration for the Larry J. Ringer Library Expansion project.**

**2i. Presentation, possible action, and discussion regarding approval of a construction contract (Contract No. 16300237) with SJ&J Construction, LLC in the amount of \$167,088 for the Southland Drainage Improvements project.**

**2j. Presentation, possible action, and discussion regarding a Professional Services Contract (No. 16300323) with Mitchell & Morgan, LLP. in the amount of \$944,474 for the professional engineering services related to the preliminary and final design and associated construction phase services of the Lakeway Drive-Pebble Creek Parkway Extension Project, and approval of Resolution 03-31-16-2j, declaring intention to reimburse certain expenditures with proceeds from debt.**

**2k. Presentation, possible action, and discussion on a Professional Services Contract (No. 16300034) with Don Durden, Inc. dba Civil Engineering Consultants in the amount of \$58,000 for the Preliminary Engineering Report related to Southside Improvements: Park Place, Holik, Glade, and Anna Streets Project.**

**2l. Presentation, possible action, and discussion to approve an Interlocal Agreement between City of College Station and Wellborn Special Utility District for the cost participation in relocation of Wellborn Special Utility District infrastructure due to the roadway improvements at Greens Prairie Trail and FM 2154.**

**2m. Presentation, possible action, and discussion on Ordinance 2016-\_\_\_, amending Chapter 1, "General Provisions" Section 17 "Certain Acts Prohibited on Public and Private Property" of the Code of Ordinances of the City of College Station, Texas prohibiting the distribution of handbills on public facilities, providing a severability clause, declaring a penalty, and providing an effective date.**

Mayor Berry noted that item 2m was pulled from the agenda and will be considered at a later date.

**MOTION:** Upon a motion made by Councilmember Mooney and a second by Councilmember Shultz, the City Council voted six (6) for and none (0) opposed, to approve the Consent Agenda, less item 2m. The motion carried unanimously.

## **REGULAR AGENDA**

**1. Public Hearing, presentation, possible action, and discussion regarding Ordinance 2016-3755, amending Chapter 10, "Traffic Code," of the Code of Ordinances of the City of College Station, Texas, to remove parking along the 500 Block of First Street and the 200 Block of Spruce Street.**

Danielle Singh, Planning and Development, reported that this item amends Chapter 10 "Traffic Code," by removing parking from the 500 Block of First Street and the 200 Block of Spruce Street. The parking removal is needed to allow aerial fire access to the Sterling Northgate Apartments (currently under development). Letters were mailed to the property owners adjacent to the parking removal. Additionally, on March 1, the applicant held a meeting with the property owners to discuss the parking removal.

At approximately 7:42 p.m., Mayor Berry opened the Public Hearing.

There being no comments, the Public Hearing was closed at 7:42 p.m.

**MOTION:** Upon a motion made by Councilmember Mooney and a second by Councilmember Schultz, the City Council voted six (6) for and none (0) opposed, to adopt Ordinance 2016-3755, amending Chapter 10, "Traffic Code," of the Code of Ordinances of the City of College Station, Texas, to remove parking along the 500 Block of First Street and the 200 Block of Spruce Street. The motion carried unanimously.

**2. Public Hearing, presentation, possible action, and discussion regarding Ordinance 2016-3756, 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 PDD Planned Development District for approximately 2 acres being A&M Super Storage at Wellborn, Block 1, Lot 1, College Station, Brazos County, Texas, located at 4000 Greens Prairie Road West, generally located near the intersection of Wellborn Road and Greens Prairie Road West.**

Jessica Bullock, Planning and Development, reported that the applicant is requesting a Planned Development District zoning on approximately two acres to expand an existing commercial use in the Wellborn Community. The site is currently developed as A&M Super Storage, which started when the property was located in the Extraterritorial Jurisdiction (ETJ). The PDD uses a base zoning district of Suburban Commercial and aims to make the current use and some development characteristics conforming such as setbacks, single-family height protection, signage, covered/uncovered storage, and paving standards.

The Planning and Zoning Commission considered this item on March 3 and voted 4-0-1 to recommend approval.

At approximately 7:50 p.m., Mayor Berry opened the Public Hearing.

There being no comments, the Public Hearing was closed at 7:50 p.m.

**MOTION:** Upon a motion made by Councilmember Nichols and a second by Councilmember Schultz, the City Council voted six (6) for and none (0) opposed, to adopt Ordinance 2016-3756, 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 PDD Planned Development District for approximately 2 acres being A&M Super Storage at Wellborn, Block 1, Lot 1, College Station, Brazos County, Texas, located at 4000 Greens Prairie Road West, generally located near the intersection of Wellborn Road and Greens Prairie Road West. The motion carried unanimously.

**3. Presentation, possible action, and discussion on appointing a Capital Improvements Advisory Committee (aka Impact Fee Advisory Committee or "IFAC") to consider the imposition of a roadway impact fee.**

**4. Presentation, possible action, and discussion on appointing a Capital Improvements Advisory Committee (aka Impact Fee Advisory Committee or "IFAC") to consider the imposition of Water and/or Wastewater impact fee(s).**

Items 3 & 4 were presented and discussed together.

**MOTION:** Upon a motion made by Councilmember Aldrich and a second by Councilmember Nichols, the City Council voted six (6) for and none (0) against, to appoint the following to the Roadway Capital Improvements Advisory Committee (aka Roadway Impact Fee Advisory Committee): Planning and Zoning Commission, Randy French, and Don Hellriegel, as well as to appoint the following to the Water and/or Wastewater Capital Improvements Advisory Committee (aka Water and/or Wastewater Impact Fee Advisory Committee): Planning and Zoning Commission and Randy French, Don Hellriegel, and Roger Kirk Joseph. The motion carried unanimously.

**5. Adjournment.**

There being no further business, Mayor Berry adjourned the Regular Meeting of the City Council at 8:15 p.m. on Thursday, March 31, 2016.

  
Nancy Berry, Mayor

ATTEST:

  
Sherry Mashburn, City Secretary



CITY OF COLLEGE STATION  
Home of Texas A&M University

Gift Presented - Item 1 - Regular

~~CITIZEN COMMENT SIGN-UP FORM~~

Regular Meeting Date: 3/31/16  
MM / DD / YY

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

Name: LAYNE & KEIKO WESTOVER Phone: 979-764-0568

Address: 3000 WEST AVENUE

Email: laynewestover@yahoo.com Comments:  WRITTEN  ORAL

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

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

We have a small gift to present to Mayor Nancy Berry  
from the city of Koriyama, Japan, in gratitude for  
College Station Families who hosted 10 Japanese  
middle school and high school students during the past  
week, and will say a few words about their visit.

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)



# CITIZEN COMMENT SIGN-UP FORM

Regular Meeting Date: 03/21/16  
MM / DD / YY

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

Name: Ben Ropen Phone: 979-777-0382  
Address: 5449 Prairie Dawn Ct., College Station Tx 77845  
Email: bropen001@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)

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OFFICE USE ONLY:  
(# in which received)

1



CITY OF COLLEGE STATION  
Home of Texas A&M University

# CITIZEN COMMENT SIGN-UP FORM

Regular Meeting Date: 3/31/2016  
MM/DD/YY

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

Name: Robert Rose Phone: 764-5974

Address: 3201 Walnut Creek Ct. Bryan 77807

Email: cyclesetcg@gsu.net 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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CITY OF COLLEGE STATION  
Home of Texas A&M University

# CITIZEN COMMENT SIGN-UP FORM

Regular Meeting Date: 03-31-16  
MM / DD / YY

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

Name: Buck Prewitt Phone: 979-696-1257

Address: 2302 Scotway CS 77845

Email: AGGUBUCK@AGL.COM Comments:  WRITTEN  ORAL

Comments are presented for:  HEAR VISITORS  AGENDA ITEM # 3 & 4

## FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:

*I know not Not Public Hearings*

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

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4



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

# CITIZEN COMMENT SIGN-UP FORM

Regular Meeting Date: 03/31/16  
MM / DD / YY

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

Name: Stephanie Turner Phone: 214.558.8103

Address: 2901 Camille Dr.

Email: 2turnerboys@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 5 PAGE(S)

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

College Station City Council Workshop & Regular Agenda  
Sign In Sheet  
Thursday, March 31, 2016 at 4:30 & 7:00 p.m.  
City Hall Council Chamber

<b>Mayor</b>	Mayor Pro Tem	<b>Council Members</b>
Nancy Berry	John Nichols	Blanche Brick
Steve Aldrich	Manager	Steve Aldrich
Karl Mooney	Kelly Tempkin	Karl Mooney
Julie Schultz		Julie Schultz
James M. Benham		James M. Benham

	Name	Address	Email or Phone No.
1.	Nancy Watson	1307 Angelina Circle, 77846	979-693-3110
2.	Lake Brown	Campus	903-806-4879
3.	Stephanie Turner	2901 Camille Dr. 77845	214-558-8103
4.	Bruce Rowlett	2302 Seotweg LS 77845	979-694-1259
5.	Hub Leonard	1402 Bulls Trail	255-2057
6.	AMM AMZ	424 NORTHpoint XL #3525	972-795-3697
7.	LITTM Topola	Campus	409-370-3807
8.			
9.			
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11.			
12.			
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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~~ Litigation  
10

Executive Session  
March 31, 2016

*City of College Station Texas v. Embrace Brazos Valley, Inc.*; Cause No. 15-000804-CV-85, in the 85<sup>th</sup> Judicial District Court of Brazos County, Texas

### Motion

I move to approve and ratify the terms of a settlement agreement between the City and Embrace Brazos Valley to settle: *City of College Station Texas v. Embrace Brazos Valley, Inc.*; Cause No. 15-000804-CV-85, in the 85<sup>th</sup> Judicial District Court of Brazos County, Texas, for the proceeds from the sale of **4205 Cedar Creek Ct, Lot 3 Block 2 of Creek Meadows, Sec 4 Ph 1 in College Station, Texas** and give the City Manager authority to execute and approve any documents related to the settlement.

*Legal  
Advice  
C*

**March 31, 2016**

**Take final action from Executive Session.**

I move to make a motion to authorize the City Manager to negotiate a reasonable and favorable settlement in the pole attachment collection matter and authorize the City Manager to execute all documents to complete the settlement.

# CDBG and HOME Grant Impacts in College Station, Texas

## LOCAL PROJECTS FUNDED



### Cooner Infrastructure and Street Rehabilitation

CDBG Funding: \$1,181,360

Completed in 2015. Funds were used for project design and for construction of the roadway infrastructure to encourage development and spur economic growth.



### University Drive Sidewalks

CDBG Funding: \$225,223

Completed in 2013. One example of many sidewalk improvements that optimize transportation options, connectivity and pedestrian safety.



### W.A. Tarrow Park Improvements

CDBG Funding: \$62,056

Completed in 2011. This project replaced older park equipment, giving children and their families safer, improved options for play and recreation.



### Reconstruction of 1017 Fairview

HOME Funding: \$120,581

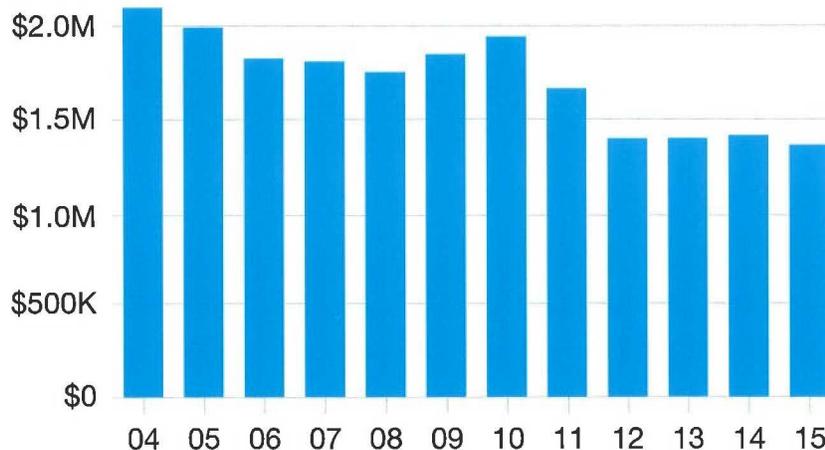
Completed in 2012. This project allowed a fixed-income retiree, who was caring for her elderly disabled mother, to replace her substandard home with a new one.



### Brazos Valley Center for Independent Living (BVCIL) Connector Program Van

CDBG Funding: \$39,610

Purchased in 2015. Provides ADA-accessible shared ride services to local area citizens with disabilities.



### Total CDBG & HOME Grant Awards 2004-2015

City of College Station  
 Community Services Dept.  
 1207 Texas Avenue South  
 College Station, Texas 77840  
**979-764-3778**  
[cstx.gov](http://cstx.gov)

# CDBG and HOME Grant Impacts in College Station, Texas

The federal Community Development Block Grant (CDBG) and Home Investment Partnership Grant (HOME) funds have had an enormous impact on the city of College Station. Since 2011, the city has used a total of \$5,041,368 in CDBG funds and \$2,171,085 in HOME funds to support a variety of important initiatives.

Through collaboration, the City of College Station leverages CDBG and HOME to maximize the funds' impact. Community Services department staff coordinates internally with other city departments, various social service agencies, local businesses and other governmental entities to ensure that federal funds are used appropriately to address the most pressing needs in the most effective manner.

## CDBG projects

**\$2,352,433** – Rehabilitated or expanded water, sewer, street, drainage and sidewalk infrastructure to improve citizen safety and spur economic development.

**\$769,247** – Helped 12,757 individuals in the provision of social services.

**\$454,056** – Enforced 20,491 ordinance cases in eligible areas. Neighborhood integrity and housing conditions were maintained and enhanced through education and ordinance enforcement initiatives.

**\$274,631** – Improved or expanded park facilities, providing more recreation and play areas near predominantly low- and moderate-income residents.

**\$223,531** – Helped 6,009 individuals receive affordable child care and youth programs.

**\$183,239** – Helped 322 individuals with special needs receive social services.

**\$154,269** – Helped 3,494 individuals receive health care, dental care, and/or mental health care services.

**\$124,022** – Helped 1,251 individuals receive abuse counseling or prevention services.

**\$84,186** – Helped 1,681 individuals find emergency and/or transitional shelter and support.

## HOME projects

**\$579,089** – Down-payment assistance loans for eligible families wanting to purchase a home.

**\$260,823** – Facilitated loans to reconstruct owner-occupied housing. Substandard family homes were demolished and replaced.

**\$101,171** – Helped 319 individuals with security deposits to obtain housing in rental property.

## Combined projects

**\$1,506,283** – Construction of new owner-occupied homes. Valuable local nonprofit partners like Habitat for Humanity and Brazos Valley Community Action Agency have leveraged city funds to help eligible, hard-working families purchase homes.

**\$40,679** – Rehabilitated owner-occupied housing, preserving the city's housing stock by making them safer and more energy efficient.

**335 individuals counseled** – Financial literacy/homebuyer counseling included education classes and one-on-one sessions in the areas of budgeting, credit, finance and all other aspects buying a home.

**63 community meetings** – Hosted in order to foster coordination and collaboration among local agencies in the use of CDBG and HOME funds.

## WE NEED YOUR SUPPORT

Sharp increases in housing costs over the last 10 years have exacerbated our housing challenges, including:

- **Fewer rental options** for working families. New teachers cannot afford to rent an average three-bedroom unit.
- **Long waiting lists** to obtain rental property for senior adults on fixed incomes.
- **Skyrocketing land prices** for single-family units, limiting homeownership in traditionally lower income areas.

*Your ongoing support of CDBG and HOME funds in College Station will allow our important work to continue.*



City of College Station Community Services Dept.  
1207 Texas Avenue South, College Station, Texas 77840  
979-764-3778 [cstx.gov](http://cstx.gov)