

MINUTES OF THE REGULAR CITY COUNCIL MEETING  
CITY OF COLLEGE STATION  
JUNE 9, 2016

STATE OF TEXAS           §  
  §  
COUNTY OF BRAZOS       §

**Present:**

Nancy Berry, Mayor

**Council:**

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

**TAMU Student Liaison**

Wayne Beckermann, VP/Municipal Affairs

**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 7:08 p.m. on Thursday, June 9, 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.**

**Hear Visitors Comments**

Frank Duchmasclo, 1004 Woodhaven, provided the Council with pictures of a Senior Center in Caldwell. He wanted to show what Caldwell is doing for their senior citizens. The College Station center is about 3,000 square feet, and the center in Caldwell is 7,000 square feet.

Ben Roper, 5449 Prairie Dawn Ct., came before Council to honor the service and sacrifice of Pfc. Ervin Dervishi.

## CONSENT AGENDA

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

- May 16, 2016 Workshop
- May 16, 2016 Regular Meeting

**2b. Presentation, possible action, and discussion on Ordinance 2016-3775, amending Chapter 7, "Health and Sanitation", Section 7-2 "Unlawful conduct related to Health and Safety" of the Code of Ordinances of the City of College Station, Texas, by adding Section (A) (11) "Public Urination and Defecation", as set out below; providing a severability clause; declaring a penalty; and providing an effective date.**

**2c. Presentation, possible action, and discussion on approval of Resolution 06-09-16-2c, approving the grant application for Hotspot Technology to the Office of the Governor.**

**2d. Presentation, possible action, and discussion regarding approval of a Professional Services Contract (Contract No. 16300228) with Jones & Carter, Inc. in the amount of \$177,000 for the design, bidding, and construction phase services for the State Highway 6 Water Line Project Phases I and II and approval of Resolution 06-09-16-2d, declaring intention to reimburse certain expenditures with proceeds from debt.**

**2e. Presentation, possible action, and discussion on a Professional Services Contract (Contract No. 16300403) with Brown Reynolds Watford Architects in the amount of \$52,120 for the professional services related to the design of the Traffic Operations Renovation (part of the ITS Master Plan Implementation project).**

**2f. Presentation, possible action, and discussion regarding the purchase of 10 traffic signal cabinets from Paradigm Traffic Systems Inc. for \$90,980. These cabinets will replace TS-1 cabinets in the system in order to provide functionalities with the new Intelligent Transportation System.**

**2g. Presentation, possible action, and discussion on Semi-Annual Report for Impact Fees 92-01, 97-01, 97-02B, 99-01, and 03-02.**

**2h. Presentation, possible action, and discussion to approve a contract between the City of College Station and CHI St. Joseph Health for the annual amount not to exceed \$465,688.60 to provide Employee Health Clinic services and operations management.**

**2i. Presentation, possible action, and discussion concerning the passage and approval of Ordinance 2016-3776 of the City of College Station, Texas, approving a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division, regarding the Company's 2016 rate review mechanism filings and approving a settlement agreement with attached rate tariffs and proof of revenues.**

**2j. Presentation, possible action, and discussion on Resolution 06-09-16-2j, authorizing the City Manager or his designees as authorized officials to execute documents necessary for the**

submission of the SWAT Night Vision Equipment Grant application, for Criminal Justice Division funds from the Office of the Governor.

2k. Presentation, possible action, and discussion regarding approving Resolution 06-09-16-2k, setting a public hearing to consider land use assumptions and capital improvement plan for roadway impact fees.

2l. Presentation, possible action, and discussion regarding approving Resolution 06-09-16-2l, setting a public hearing date to consider land use assumptions and capital improvement plan for water and wastewater impact fees.

2m. Presentation, possible action, and discussion on an Interlocal Agreement (ILA) with Brazos County and the City of Bryan to apply and accept a U.S. Department of Justice, 2016 Justice Assistance Grant (JAG).

2n. Presentation, possible action, and discussion regarding the renewal of the annual city wide land surveying services and civil engineering services contracts between the City of College Station and Joe Orr, Inc. and Binkley & Barfield, Inc. for a total amount of \$100,000.

2o. Presentation, possible action, and discussion on a five (5) year lease agreement with Texas Commercial Waste for refuse containers with an annual estimated cost of \$198,456.

2p. Presentation, possible action, and discussion on approving a Signal Interconnect Agreement between Union Pacific Railroad and the City of College Station which will allow College Station to construct, maintain and operate a new signal facility at Greens Prairie Trail's At-Grade Road Crossing Intersection.

2q. Presentation, possible action, and discussion regarding the award of RFQ 16-041 to GDS Associates, Inc. in the amount of \$80,000 for Electric NERC compliance consulting services.

2r. Presentation, possible action, and discussion on a bid award for annual price agreements for various electrical items to be stored in inventory as follows: KBS Electric Distributors: \$97,493, Stuart C. Irby: \$31,802; Graybar Electric: \$55,135.30; Techline, Inc.: \$244,126.75; Schweitzer Engineering Laboratories Inc.: \$36,900. Total estimated annual expenditure is \$465,457.05.

2s. Presentation, possible action, and discussion on a bid award for the purchase of three (3) 145kV potential transformers and three (3) Outdoor Breakers, which will be maintained in electrical inventory and expended as needed. The total recommended award is \$94,422 and will be awarded by line item to the lowest responsible bidders.

2t. Presentation, possible action, and discussion on a bid award for the annual price agreement for electric meters and sockets, to be stored in inventory, as follows: Priester-Mell & Nicholson: \$160,891.14; KBS Electrical Distributors: \$12,465; Anixter: \$117,000. Total estimated annual expenditure is \$290,356.14.

**2u. Presentation, possible action, and discussion on Resolution 06-09-16-2u, amending the authorized representatives on the local government pool account, TexPool.**

**2v. Presentation, possible action, and discussion on Resolution 06-09-16-2v, amending the authorized representatives on the local government pool account, Texas Short Term Asset Reserve (“TexSTAR”).**

**2w. Presentation, possible action, and discussion on Ordinance 2016-3777, amending Chapter 7 “Health and Sanitation” of the Code of Ordinances, Section 7.5 “Food Establishments”, and repealing Section 7.8 “Food Establishment Sanitation”.**

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

### **REGULAR AGENDA**

**1. Public Hearing, presentation, possible action, and discussion approving Ordinance 2016-3778, vacating and abandoning a 3882.61 square foot, 20-foot wide public utility easement, which is located on the common property line of Lots 27 & 28 of Block 7 of the Williams Creek Subdivision Phase 6 according to the plat recorded in Volume 11426, Page 67 of the Official Records of Brazos County, Texas.**

Carol Cotter, Planning and Development, reported that this public utility easement abandonment accommodates future development of the tract. There are no public or private utilities in the subject portion of the easement to be abandoned.

Staff recommends approval

At approximately 7:17 p.m., Mayor Berry opened the Public Hearing.

There being no comments, the Public Hearing was closed at 7:17 p.m.

**MOTION:** Upon a motion made by Councilmember Benham and a second by Councilmember Mooney, the City Council seven (7) for and none (0) opposed, to adopt Ordinance 2016-3778, vacating and abandoning a 3882.61 square foot, 20-foot wide public utility easement, which is located on the common property line of Lots 27 & 28 of Block 7 of the Williams Creek Subdivision Phase 6 according to the plat recorded in Volume 11426, Page 67 of the Official Records of Brazos County, Texas. The motion carried unanimously.

**2. Public Hearing, presentation, possible action, and discussion regarding Resolution 06-09-16-02, granting conditional consent to form up to five municipal utility districts in the City’s Extraterritorial Jurisdiction, generally located along Peach Creek between FM 2154 and State Highway 6 South.**

Lance Simms, Director of Planning and Development Services, reported that the City recently received a petition to form up to five municipal utility districts (MUDs) in the City's ETJ. Since the proposed MUDs are located within the City's ETJ, the City's consent is needed for the applicant to pursue approval of the MUDs through the Texas Commission on Environmental Quality. The proposed MUDs will develop, operate, maintain, and issue bonds for financing the construction of needed infrastructure (water, sewer, drainage, and streets) for the districts and levy and assess a tax on property within the districts to pay operational and maintenance expenses associated with the planned infrastructure. P&Z voted unanimously to recommend approval, and staff recommends approval as well.

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

There being no comments, the Public Hearing was closed at 7:58 p.m.

**MOTION:** Upon a motion made by Councilmember Mooney and a second by Councilmember Aldrich, the City Council seven (7) for and none (0) opposed, to adopt Resolution 06-09-16-02, granting conditional consent to form up to five municipal utility districts in the City's Extraterritorial Jurisdiction, generally located along Peach Creek between FM 2154 and State Highway 6 South. The motion carried unanimously.

**3. Public Hearing, presentation, possible action, and discussion regarding Ordinance 2016-3779, amending the Comprehensive Plan - Future Land Use & Character Map from Restricted Suburban to General Commercial and Suburban Commercial for approximately nine acres located at 15797 FM 2154, more generally located north of the Crossroad Woods Subdivision near intersection of Wellborn Road (FM 2154) and Greens Prairie Trail.**

Jessica Bullock, Planning and Development, reported that the applicant is requesting the proposed future land use amendment from Restricted Suburban to General Commercial and Suburban Commercial. The site is currently developed as Crossroads Self Storage, which began to develop prior to annexation. In order to continue expansion, a land use amendment and rezoning are required. The applicant requests both General Commercial and Suburban Commercial to allow for the existing use and to be sensitive to adjacent residential properties.

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

Crissy Hartl, Mitchell & Morgan, addressed this item and item 4 and provided information on future land uses and zoning changes.

There being no further comments, the Public Hearing was closed at 8:11 p.m.

**MOTION:** Upon a motion made by Councilmember Mooney and a second by Councilmember Benham, the City Council seven (7) for and none (0) opposed, to adopt Ordinance 2016-3779, amending the Comprehensive Plan - Future Land Use & Character Map from Restricted Suburban to General Commercial and Suburban Commercial for approximately nine acres located at 15797 FM 2154, more generally located north of the Crossroad Woods Subdivision near intersection of Wellborn Road (FM 2154) and Greens Prairie Trail. The motion carried unanimously.

**4. Public Hearing, presentation, possible action, and discussion regarding Ordinance 2016-3780, 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 nine acres being situated in the Samuel Davidson League, Abstract NO. 13, Brazos County, Texas. Said tract being the remainder of a called 5 acre tract of land as described by a deed to Rose E. Logan recorded in Volume 314, Page 708 of the Deed Records of Brazos County, Texas, and being situated in the Samuel Davidson League, Abstract NO. 13, College Station, Brazos County, Texas. Said tract being all of a called 3.78 acre tract of land as described by a deed to South Wellborn, LTD recorded in Volume 7043, Page 90 of the Official Public Records of Brazos County, Texas, generally located at 15797 FM2154, north of the Crossroad Woods Subdivision near intersection of Wellborn Road (FM 2154) and Greens Prairie Trail.**

Jessica Bullock, Planning and Development, reported that the applicant is requesting a Planned Development District zoning on approximately nine acres for a nonconforming use that began construction prior to annexation. The site is currently developed as Crossroads Self-Storage. The PDD will use General Commercial and Suburban Commercial as base zoning districts. The associated concept plan shows existing buildings and areas for further expansion. General Commercial will be used on the northern portion of the site and Suburban Commercial will be used on the southern portion in order to be sensitive to adjacent single-family uses.

At approximately 8:14 p.m., Mayor Berry opened the Public Hearing.

There being no comments, the Public Hearing was closed at 8:14 p.m.

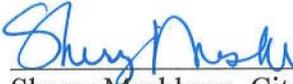
**MOTION:** Upon a motion made by Councilmember Mooney and a second by Councilmember Benham, the City Council seven (7) for and none (0) opposed, to adopt Ordinance 2016-3780, amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural to PDD Planned Development District for approximately nine acres being situated in the Samuel Davidson League, Abstract NO. 13, Brazos County, Texas. Said tract being the remainder of a called 5 acre tract of land as described by a deed to Rose E. Logan recorded in Volume 314, Page 708 of the Deed Records of Brazos County, Texas, and being situated in the Samuel Davidson League, Abstract NO. 13, College Station, Brazos County, Texas. Said tract being all of a called 3.78 acre tract of land as described by a deed to South Wellborn, LTD recorded in Volume 7043, Page 90 of the Official Public Records of Brazos County, Texas, generally located at 15797 FM2154, north of the Crossroad Woods Subdivision near intersection of Wellborn Road (FM 2154) and Greens Prairie Trail. The motion carried unanimously.

**5. Adjournment.**

There being no further business, Mayor Berry adjourned the Regular Meeting of the City Council at 8:14 p.m. on Thursday, June 9, 2016.

  
\_\_\_\_\_  
Nancy Berry, Mayor

ATTEST:

  
\_\_\_\_\_  
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, June 9, 2016 at 3:30 & 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.	Terry Reeves	26315 Wooded Hillon, Katy, Tx	713-777-5337
2.	Jessica Holoubek	3200 SW Frwy, Suite 260 Houston	832-657-5378
3.	CHAD MURPHY	14038 ST HELEN & 50TH CS	cmurphy@rockbankcorp.com
4.	Adam J Brumbaugh	3603 Holly Dr. Bryan Tx	979 731-8000
5.	Summer Marek	P.O. Box 6 Wellborn TX 77881	218 2917
6.	Pat Marek	4573 Sandpiper Cv. CS TX	218 2914
7.	Joe Marek	15128 Woodbrook CS TX	218 2915
8.	Koy Robinson	4850 GREENS PRAIRIE 721 CS TX	979.690.1687
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.**



CITY OF COLLEGE STATION  
Home of Texas A&M University

# CITIZEN COMMENT SIGN-UP FORM

Regular Meeting Date: 6/9/14  
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:

---

---

---

---

---

---

---

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



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

# CITIZEN COMMENT SIGN-UP FORM

Regular Meeting Date: 6 9 16  
MM / DD / YY

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

Name: FRANK DUCHMASALO Phone: 979-846-0575

Address: 1004 Woodhaven Dr

Email: DUCHMASALO@MAIL Comments:  WRITTEN  ORAL

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

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

Pictures, Senior Center

---



---



---



---



---



---

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)

2





