

MINUTES OF THE REGULAR CITY COUNCIL MEETING  
CITY OF COLLEGE STATION  
JULY 14, 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

**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 7:05 p.m. on Thursday, July 14, 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**

Jerry Smith, 1501 Coventry Place, requested an addition to rule K(3)(g) of Ordinance 3044, as amended by Ordinance 3215, for the Aggie Field of Honor, to allow for a one foot marker, not to exceed 72 inches in length, when family or double monuments are placed on a minimum of two adjoining standard spaces. Council referred this item to staff.

**CONSENT AGENDA**

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

- **June 9, 2016 Workshop**
- **June 9, 2016 Regular Meeting**
- **June 23, 2016 Workshop**
- **June 23, 2016 Regular Meeting**

**2b. Presentation, possible action, and discussion on rejection of proposals received in response to ITB 15-045 and RFP 16-057 and the approval of Contract #16300480 for the purchase of a new mobile stage for the Parks and Recreation Department in the amount of \$160,380.**

**2c. Presentation, possible action, and discussion of adoption of a Takings Impact Assessment regarding regulating portions of the City's extraterritorial jurisdiction differently in the event impact fees for water and/or sewer service are adopted.**

**2d. Presentation, possible action, and discussion on a bid award for the annual purchase of single phase pad-mounted transformers, which will be maintained in electrical inventory and expended as needed. The total recommended award is \$290,764 to KBS Electrical Dist.**

**2e. Presentation, possible action, and discussion on construction contracts with Jamail and Smith Construction LP, and EZ Dock of Texas, LP, in a combined amount of \$64,922.60, for the demolition of Central Park fishing pier, repair of Brothers Pond fishing pier, and installation of new, ADA compliant, fishing pier at Central Park, Project specifics in summary.**

**2f. Presentation, possible action, and discussion regarding the approval of Resolution 07-14-16-2f, allowing the Mayor to sign an Advance Funding Agreement (AFA) with the Texas Department of Transportation (TXDOT) in the amount of \$43,500 for the cost participation in the reconstruction of the FM 2818 and FM 60 interchange.**

**2g. Presentation, possible action, and discussion regarding renewal of the annual blanket order with Brazos Paving Inc. for the purchase of Cement Stabilized Base Rock and Type D Grade Recycled Crushed Concrete Base for an amount not to exceed \$816,500.**

**2h. Presentation, possible action, and discussion on a Standard Form of Construction of contract #16300478, with Jamail & Smith Construction, LP for replacement of A/C chillers at the Police Department for \$144,241.23.**

**2i. Presentation, possible action, and discussion on consideration of Ordinance 2016-3782, amending Chapter 10, "Traffic Code," Section 2 "Traffic Control Devices", (K) "Intersections Controlled by No Right Turn or No Left Turn Signs", Traffic Schedule VIII - "No Right Turn and No Left Turn" of the Code of Ordinances of the City of College Station to prohibit left-turns for northwest bound Holik Street into the Oakwood Intermediate and College View High School driveways and to prohibit left-turns for southeast bound Timber Street into the College View High School driveway.**

**2j. Presentation, possible action, and discussion of Ordinance 2016-3783, amending Chapter 10 "Traffic Code", Section 4 "Administrative Adjudication of Parking Violations", E "Parking Regulations of Certain Described Areas", (1) "Traffic Schedule XIV - No Parking Here to Corner or No Parking Anytime" to add removal of stopping, standing, and parking along George Bush Drive, Holik Street, Timber Street, Anna Street and Glade Street.**

**2k. Presentation, possible action, and discussion of Ordinance 2016-3784, amending Chapter 10, "Traffic Code", Section 4 "Administrative Adjudication of Parking Violations", I "Thirty-minute parking.", (1) "Traffic Schedule XIV - No Parking Here to Corner or No Parking Anytime", to add a Thirty-Minute parking zone along Holik Street.**

**2l. Presentation, possible action, and discussion of Resolution 07-14-16-2l, authorizing City staff to negotiate for the purchase of land needed for the Royder Road Expansion Project.**

**2m. Presentation, possible action, and discussion regarding renewal of Bid 15-052 and approval of an annual blanket order with BWI Companies, for an amount not to exceed \$95,194.40, for the annual purchase of athletic field maintenance materials to include fertilizers, chemicals, pesticides, herbicides, infield material, grass seed, and turf amendments.**

**2n. Presentation, possible action, and discussion on the Brazos County Joint Bid 2013-52, Contract No.13-323 contract renewal with Knife River Corporation the annual purchase of Type II, FGSMA Hot Mix Asphalt not to exceed \$526,000.**

**2o. Presentation, possible action, and discussion regarding the award of contracts for temporary staffing services to Spherion Staffing (primary contract) in an amount not to exceed \$380,000, and to Kelly Services (secondary contract) in an amount not to exceed \$80,000; and ratification of FY 16 expenditures for temporary employment services with: (a) Express Services in the amount of \$17,588.22, (b) Spherion Staffing in the amount of \$35,011.27, and (c) approval of anticipated expenditures with Spherion Staffing in the amount of \$21,744.40.**

Item 2f was pulled from Consent and not considered.

**MOTION:** Upon a motion made by Councilmember Mooney and a second by Councilmember Nichols, the City Council voted seven (7) for and none (0) opposed, to approve the Consent Agenda, less item 2f. The motion carried unanimously.

## **REGULAR AGENDA**

**1. Public Hearing, presentation, possible action, and discussion regarding approval of Resolution 07-14-16-01, approving the land use assumptions and capital improvement plan for water and wastewater impact fees.**

Dave Coleman, director of Water Services, stated that this item is to consider the land use assumptions (LUA) and capital improvements plan (CIP) for citywide water impact fees, and to

consider the land use assumptions and capital improvements plan for citywide and extra-territorial jurisdiction wastewater impact fees. There was general consensus by the water and wastewater IFAC that the LUA and CIP for the water and wastewater impact fees seem reasonable.

Richard Weatherly, Freese and Nichols, clarified the impact fee process.

At approximately 7:28 p.m., Mayor Berry opened the Public Hearing.

Buck Prewitt, 2302 Scotney Ct., urged that Council not price College Station out of the medium income market. This will definitely impact the medium income person – the workers. The need for homes has changed a great deal. There are more of the “worker” homes moving to Bryan and out to the ETJ. There are retired Aggies and families with children wanting to move to College Station, and the costs will be so much greater on starter homes.

There being no further comments, the Public Hearing was closed at 7:33 p.m.

**MOTION:** Upon a motion made by Councilmember Nichols and a second by Councilmember Brick, the City Council voted seven (7) for and none (0) opposed, to adopt Resolution 07-14-16-01, approving the land use assumptions and capital improvement plan for water and wastewater impact fees. The motion carried unanimously.

**2. Public Hearing, presentation, possible action, and discussion regarding approval of Resolution 07-14-16-02, approving the land use assumptions and capital improvement plan for roadway impact fees.**

Jeff Whitaker, Kimley-Horn, clarified the impact fee process and how the projections were derived.

At approximately 7:55 p.m., Mayor Berry opened the Public Hearing.

Buck Prewitt, 2302 Scotney Ct., asked what types of roadways was used in these assumptions. Mr. Whitaker stated that some concrete was used and residential was included as well.

Joe Guerra, 2079 Ravenstone Loop, said this is a big number. One option is to go back to the old land use plan.

There being no further comments, the Public Hearing was closed at 7:59 p.m.

**MOTION:** Upon a motion made by Councilmember Brick and a second by Councilmember Mooney, the City Council voted seven (7) for and none (0) opposed, to adopt Resolution 07-14-16-02, approving the land use assumptions and capital improvement plan for roadway impact fees. The motion carried unanimously.

**3. Public Hearing, presentation, possible action, and discussion regarding Ordinance 2016-3785, 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 GS General Suburban for approximately 22 acres being all of a called 3.12 acre tract of land and all of a called 18.80 acre tract of land as described as tracts 6 and 7 by a partition deed to Chester Brown recorded in volume 3413, page 228 of the Official Public Records of Brazos County, Texas, generally located at 3451 Barron Cut-Off Road.**

Councilmember Schultz recused herself from this item.

Jennifer Paz, Planning and Development, said this request is for 3451 Barron Cut-Off Road and reported that the Planning and Zoning Commission considered this item on June 5, 2016 and voted 6-0 to recommend approval.

At approximately 8:05 p.m., Mayor Berry opened the Public Hearing.

There being no comments, the Public Hearing was closed at 8:05 p.m.

**MOTION:** Upon a motion made by Councilmember Benham and a second by Councilmember Aldrich, the City Council voted six (6) for and none (0) opposed, with Councilmember Schultz abstaining, to adopt Ordinance 2016-3785, 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 GS General Suburban for approximately 22 acres being all of a called 3.12 acre tract of land and all of a called 18.80 acre tract of land as described as tracts 6 and 7 by a partition deed to Chester Brown recorded in volume 3413, page 228 of the Official Public Records of Brazos County, Texas, generally located at 3451 Barron Cut-Off Road. The motion carried.

**4. Public Hearing, presentation, possible action, and discussion regarding Ordinance 2016-3786, amending the Comprehensive Plan - Future Land Use & Character Map from Suburban Commercial to Urban for approximately 4.74 acres located at 404 Harvey Mitchell Parkway South, generally located at the northwest corner of Harvey Mitchell Parkway South and Raymond Stotzer Parkway.**

Madison Thomas, Planning and Development, reported that the applicant has requested the proposed amendment to Urban from Suburban Commercial as a step toward permitting a multi-family development on approximately 4.74 acres located at 404 Harvey Mitchell Parkway South.

The Planning and Zoning Commission considered this item on June 16, 2016 and voted 6-0 to recommend approval. Staff recommended denial due to land use and access issues.

Wayne Rife, Titan Valley Park, explained why this site is better suited to residential over commercial. Bill Sisson provided the history of the property and reiterated that residential use was a better use. Timm Baumman, developer, provided the conceptual land use plan.

At approximately 8:35 p.m., Mayor Berry opened the Public Hearing.

There being no comments, the Public Hearing was closed at 8:35 p.m.

**MOTION:** Upon a motion made by Councilmember Benham and a second by Mayor Berry, the City Council voted three (3) for and four (4) opposed, with Councilmembers Brick, Mooney, Nichols, and Schultz voting against, to adopt Ordinance 2016-3786, amending the Comprehensive Plan - Future Land Use & Character Map from Suburban Commercial to Urban for approximately 4.74 acres located at 404 Harvey Mitchell Parkway South, generally located at the northwest corner of Harvey Mitchell Parkway South and Raymond Stotzer Parkway. The motion failed.

**5. Adjournment.**

There being no further business, Mayor Berry adjourned the Regular Meeting of the City Council at 8:44p.m. on Thursday, July 14, 2016.

  
Nancy Berry, Mayor

ATTEST:

  
Sherry Mashburn, City Secretary



**College Station City Council Workshop & Regular Agenda**  
**Sign In Sheet**  
**Thursday, July 14, 2016 at 4:30 & 7:00 p.m.**  
**City Hall Council Chamber**

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

	Name	Address	Email or Phone No.
1.	LINDA HARVELL	504 GUERNSEY	703-5305
2.	GLENN THOMAS	1110 12th MAX CIRCLE	979-412-5171
3.	Dorothy Walton	708 North Byron	979 255 5818
4.	Alanya Rife	3205 3rd	
5.	Tim Brumana	DALLAS TX	214.707.8466
6.	JOE GUERRA	2079 RAVENSTONE LOOP	979-200-6495
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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 OF COLLEGE STATION  
Home of Texas A&M University\*

# CITIZEN COMMENT SIGN-UP FORM

Regular Meeting Date: 07/14  
MM / DD / YY

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

Name: JERRY H. SMITH Phone: 979 696 1185  
 Address: 1501 CORENTRY PLACE 979 219 6711  
 Email: \_\_\_\_\_ Comments:  WRITTEN  ORAL  
 Comments are presented for:  HEAR VISITORS  AGENDA ITEM # \_\_\_\_\_

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

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

### FOR ORAL COMMENTS:

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

SMITH

Tobe J.

Feb. 18, 1959

Request for an addition to rule K(3)(g) of Ordinance No. 3044 of February 14, 2008 amended by Ordinance No. 3215 of November 23, 2009 to allow one Foot Marker not to exceed 72 inches in length when Family or double monuments are placed on a minimum of two adjoining standard spaces.

# SMITH

Marcelle Lemons  
July 2, 1936 - Mar. 3, 2016

Jerry A.  
Nov. 6, 1937 -

# SMITH



Loving Auntie, Mom & Granny

**Marcell Lemons**  
July 2, 1936  
Mar. 3, 2016



Loving Husband, Dad & Grandd

**Jerry A.**  
Nov. 6, 1937



Loving Son, Brother & Uncle

**Tobe J.**  
Feb. 18, 1959



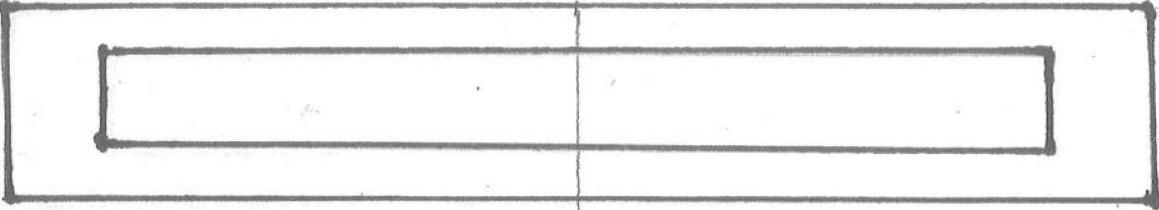
"This is the day the Lord has made, Rejoice and be Glad in it" Psalm 118:24

# SMITH

**Marcell Lemons**  
July 2, 1936  
Mar. 3, 2016

**Jerry A.**  
Nov. 6, 1937

**Tobe J.**  
Feb. 18, 1959



SMITH

MARCELL LEMONS  
July 2, 1936  
MAR 3, 2016

JERRY A.  
NOV. 6, 1937

TORRE J.  
Feb. 18, 1959



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

# PUBLIC HEARING SIGN-UP FORM

Regular Meeting Date: 07/14/16  
MM / DD / YY

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

Name: Buck Prewitt Phone: 979-690-1596

Address: 2302 Scotney Ct CS TX 77825

Email: AG GO BUCK @ AOL.COM Comments:  WRITTEN  ORAL

Comments will be presented for PUBLIC HEARING AGENDA ITEM # 1

**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®

*Public Hearing*  
**CITIZEN COMMENT SIGN-UP FORM**

Regular Meeting Date: 7/14/2016  
MM / DD / YY

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

Name: JOE R. GUERRA JR Phone: 979-200-0495

Address: 2079 RAVENSTONE LOOP

Email: JOEGUERRAJR@SDCCGLOBAL.NET Comments:  WRITTEN  ORAL

Comments are presented for:  HEAR VISITORS  AGENDA ITEM # ~~2~~ 142

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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(# 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: July 14, 2016

Agenda Item Number: #3

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 14 day of July, 2016.

Julie Schultz  
Signature of Official

Place 5  
Title