

MINUTES OF THE REGULAR CITY COUNCIL MEETING  
CITY OF COLLEGE STATION  
AUGUST 11, 2016

STATE OF TEXAS           §  
  §  
COUNTY OF BRAZOS       §

**Present:**

Nancy Berry, Mayor

**Council:**

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

**TAMU Student Liaison**

Wayne Beckermann, VP/Municipal Affairs,

**City Staff:**

Kelly Templin, City Manager  
Carla Robinson, City Attorney  
Chuck Gilman, Deputy City Manager  
Tanya McNutt, Deputy City Secretary  
Yvette Dela Torre, Deputy Local Registrar

**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 7:14 p.m. on Thursday, August 11, 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**

Ben Roper, 5449 Prairie Dawn Ct., came before Council to honor the service and sacrifice of Pfc. Leroy Sandoval, Jr.

Floyd Daughters, 1108 Coeburn Ct, came before Council to discuss his daughter that was involved in a hit and run at Barron exit by Graham Road. He asked Council to look into this area of traffic.

**CONSENT AGENDA**

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

- **July 28, 2016 Workshop**
- **July 28, 2016 Regular Meeting**

**2b. Presentation, possible action, and discussion on approving a contract for the grant of federal HOME Community Housing Development Organization (CHDO) Set-Aside funds with Elder-Aid, Inc. in the amount of \$200,000 for acquisition and rehabilitation of two (2) existing dwelling units to be used as affordable rental housing for income-eligible elderly households.**

**2c. Presentation, possible action, and discussion on a Professional Services Contract (Contract No. 16300415) with Binkley and Barfield, Inc., in the amount of \$571,102.50, for engineering and surveying services associated with the FM 2818 Capacity Improvements Design Project.**

**2d. Presentation, possible action, and discussion on a Professional Services Contract (Contract No. 16300529) with Jones & Carter, Inc. for \$152,500 for the final design and construction phase services for the Lick Creek Generator Replacement Project.**

**2e. Presentation, possible action, and discussion regarding construction contract 16300432 with JaCody Construction, LP LLC, in the amount of \$3,366,146 for renovations to the existing facility and construction of a new multi-purpose building for the Lincoln Recreation Center.**

**2f. Presentation, possible action, and discussion regarding approval of a Professional Services Contract (Contract No. 16300553) with Binkley & Barfield in the amount of \$650,326 for the professional engineering services related to the design of the Rock Prairie Road West Widening Project (ST1604).**

**2g. Presentation, possible action, and discussion regarding the award of Bid 16-087 to Techline, Inc. in the amount of \$51,600 for the purchase of distribution line sensors.**

**2h. Presentation, possible action, and discussion regarding the rejection of bids 16-006 and 16-059 for the University Drive Underground Cable Installation Project.**

**2i. Presentation, possible action, and discussion regarding approval of Resolution 08-11-16-2i, setting a public hearing date of September 22, 2016 at 7:00 p.m., to consider the imposition of water and wastewater impact fees.**

**2j. Presentation, possible action, and discussion regarding the annual copy and print services blanket order second renewal with Alphagraphics (formerly Tops Printing) for \$80,000; Copy Corner for \$40,000; and Office Depot (available through the National Intergovernmental Purchasing Alliance Cooperative (NIPA)) for \$20,000. The total not to exceed amount is \$140,000 for copy and print services**

**2k. Presentation, possible action, and discussion on Renewal 1 of the award for the annual purchase of electric distribution poles, which will be maintained in electrical inventory and expended as needed. The total recommended award is \$525,996 to Techline, Inc. This includes a vendor requested overall price increase of 4.35%.**

**2l. Presentation, possible action, and discussion regarding the bid award of annual transformer repair and rebuild services to Greenville Transformer Company, Inc. in the amount of \$64,515.85.**

**2m. Presentation, possible action, and discussion on calling a public hearing on the City of College Station FY 2016-2017 Proposed Budget for Thursday September 8, 2016 at 7:00 PM in the City Hall Council Chambers.**

**2n. Presentation, possible action, and discussion regarding approval of a construction contract 16300497 with Hahn Equipment Company in the amount of \$149,049 for the replacement of the Lick Creek Raw Lift Pumps and Variable Frequency Drives.**

**2o. Presentation, possible action, and discussion on an amendment to the funding agreement between the City of College Station and the Brazos Valley Convention and Visitors Bureau (CVB) for FY16. The amendment will allow for reimbursement costs in the amount of \$30,000 related to the acquisition of a site for a visitor information center according to Tax Code Section 351.101(a) (1). The original agreement allowed for reimbursement of legal and architect fees associated with a new joint facility with the Arts Council of the Brazos Valley (also in the amount of \$30,000).**

Item 2i was pulled from Consent and will be considered at the August 25 meeting.

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

## **REGULAR AGENDA**

**1. Public Hearing, presentation, possible action, and discussion regarding Ordinance 2016-3794, amending the Comprehensive Plan - Future Land Use & Character Map from Estate and Suburban Commercial to Restricted Suburban for approximately 16 acres located 8607 Rock Prairie Road, generally located north of Rock Prairie Road and west of William D. Fitch Parkway.**

Councilmember Schultz recused herself from this item.

Jennifer Paz, Planning and Development, reported that the amendment is proposing a density and level of service to an area that currently does not have the capacity for given the current conditions. Additionally, a proposal to increase density in this area was considered by the City Council last December as part of the Comprehensive Plan five-year update. Given the prevailing rural character

north of Rock Prairie Road and the limited infrastructure (specifically water, sewer, and thoroughfares), the City Council decided not to increase the density. Conditions in this area have not changed since that time.

The Planning and Zoning Commission considered this item on July 21 and voted 5-0 to recommend approval.

At approximately 7:32 p.m., Mayor Berry opened the Public Hearing.

Joe Schultz, representing the applicant, said he was here for any questions.

Joe Johnson, 2269 PR 3221, Voss, TX, developer, updated Council on this property.

There being no further comments, the Public Hearing was closed at 7:37 p.m.

**MOTION:** Upon a motion made by Councilmember Mooney and a second by Councilmember Nichols, the City Council voted six (6) for and none (0) opposed, with Councilmember Schultz abstaining, to adopt Ordinance 2016-3794, amending the Comprehensive Plan - Future Land Use & Character Map from Estate and Suburban Commercial to Restricted Suburban for approximately 16 acres located 8607 Rock Prairie Road, generally located north of Rock Prairie Road and west of William D. Fitch Parkway. The motion carried.

**2. Public Hearing, presentation, possible action, and discussion approving Ordinance 2016-3795, vacating and abandoning a 0.149-acre portion of the right-of-way located at 600 First Street, being part of the W.C. Boyett Estate Partition Map recorded in Volume 100, Page 440 of the Deed Records of Brazos County, Texas.**

Carol Cotter, Planning and Development, reported that this right-of-way abandonment will help accommodate redevelopment in the Northgate area in accordance with the proposed site plan. The City will retain a temporary blanket easement for the entire right-of-way which will continue to provide sufficient access to public and private utilities until infrastructure is removed and/or relocated at the owners' expense and a new public utility easement is granted as needed with the future site development. Staff recommends approval.

At approximately 7:40 p.m., Mayor Berry opened the Public Hearing.

There being no comments, the Public Hearing was closed at 7:40 p.m.

**MOTION:** Upon a motion made by Councilmember Benham and a second by Councilmember Mooney, the City Council voted seven (7) for and none (0) opposed, to adopt Ordinance 2016-3795, vacating and abandoning a 0.149-acre portion of the right-of-way located at 600 First Street, being part of the W.C. Boyett Estate Partition Map recorded in Volume 100, Page 440 of the Deed Records of Brazos County, Texas. The motion carried unanimously.

**3. Public Hearing, presentation, possible action, and discussion regarding Ordinance 2016-3796, amending Chapter 12, "Unified Development Ordinance", Article 3 "Development**

**Review Procedures”, Section 12-3.4.C "Application Requirements" and Article 7 “General Development Standards”, Section 12-7.13 “Traffic Impact Analysis”, regarding Traffic Impact Analyses for single-family development.**

Danielle Singh, Planning and Development, reported that the proposed amendment removes the single-family residential development exemption from the current Traffic Impact Analysis requirements by requiring a Traffic Impact Analysis to be included with a preliminary plan application where applicable. The current ordinance requires a Traffic Impact Analysis to be submitted with zoning and/or site plan applications. Since site plans are not submitted for single-family residential developments, the ordinance amendment also includes a Traffic Impact Analysis requirement with preliminary plan applications.

Staff hosted two public meetings in March to discuss proposed changes and to solicit input. Staff received several comments and questions regarding the proposed changes and presented the comments to the Council Transportation and Mobility Committee for guidance on developing the ordinance amendment. The Planning and Zoning Commission considered this item at their August 4 meeting and voted unanimously to recommend approval.

At approximately 7:46 p.m., Mayor Berry opened the Public Hearing.

There being no comments, the Public Hearing was closed at 7:46 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 Ordinance 2016-3796, amending Chapter 12, “Unified Development Ordinance”, Article 3 “Development Review Procedures”, Section 12-3.4.C "Application Requirements" and Article 7 “General Development Standards”, Section 12-7.13 “Traffic Impact Analysis”, regarding Traffic Impact Analyses for single-family development. The motion carried unanimously.

**4. Presentation, possible action, and discussion on Ordinance 2016-3797, amending Chapter 10 "Traffic Code" of the Code of Ordinances of the City of College Station, Texas by addition Section 10-14 "Use of Wireless Communication Devices While Operating a Motor Vehicle or Bicycle" and providing a severability clause; declaring a penalty; and providing an effective date.**

Scott McCollum, Police Chief, stated that driver inattention while using wireless communication devices is a growing public safety concern. The purpose of the proposed ordinance modification is to provide a mechanism of enforcement and a deterrent regarding use of wireless communication devices and driving within our community. Costs to implement signage for the proposed ordinance is estimated to be \$15,000.

Staff recommends approval.

A motion was made by Councilmember Nichols and seconded by Councilmember Brick, to adopt Ordinance 2016-3797, amending Chapter 10 "Traffic Code" of the Code of Ordinances of the City of College Station, Texas by addition Section 10-14 "Use of Wireless Communication Devices

While Operating a Motor Vehicle or Bicycle" and providing a severability clause; declaring a penalty; and providing an effective date.

Upon a motion made by Councilmember Nichols and a second by Councilmember Brick, the City Council voted six (6) for and one (1) opposed, with Councilmember Benham voting against, to amend the main motion to adopt a 90-day effective date for Ordinance No. 2016-3797 amending Chapter 10 "Traffic Code" of the Code of Ordinances of the City of College Station, Texas by addition Section 10-14 "Use of Wireless Communication Devices While Operating a Motor Vehicle or Bicycle". The motion carried.

**MOTION:** Upon a motion made by Councilmember Nichols and a second by Councilmember Brick, the City Council voted six (6) for and one (1) opposed, with Councilmember Benham voting against, to adopt the main motion, as amended, reflecting a 90-day effective date for Ordinance No. 2016-3797 amending Chapter 10 "Traffic Code" of the Code of Ordinances of the City of College Station, Texas by addition Section 10-14 "Use of Wireless Communication Devices While Operating a Motor Vehicle or Bicycle". The motion carried.

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

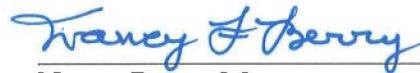
- **Design Review Board**
- **Historic Preservation Committee**
- **Parks and Recreation Board**

Anat Geva was appointed to the Historic Preservation Committee to fill the unexpired term of Charlie Jones.

Megan Fuentes was appointed to the Parks and Recreation Board to fill the vacancy.

**6. Adjournment.**

There being no further business, Mayor Berry adjourned the Regular Meeting of the City Council at 8:26 p.m. on Thursday, August 11, 2016.

  
Nancy Berry, Mayor

ATTEST:

  
Sherry Mashburn, City Secretary



**College Station City Council Workshop & Regular Agenda**  
**Sign In Sheet**  
**Thursday, August 11, 2016 at 4:30 & 7:00 p.m.**  
**City Hall Council Chamber**

**Mayor** Nancy Berry  
**Mayor Pro Tem** Steve Aldrich  
**Manager** John Nichols  
 Kelly Templin

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

	Name	Address	Email or Phone No.
1.	Judith Beckmann	9301 Amberwood Ct	
2.	Paul Greer and Millie Burrell	9100 Waterford Dr.	
3.	JOE+ JAVET JOHNSON	2261 PR 3221 76886 Voss, TX	
4.	ALICE MARIE WOLFF	706 Pershing Dr.	
5.	Flood Darnation	1100 Cochran Ct	
6.	JOE R. GUERRA JR	2079 RAVENHURST LOOP	JOEGUERRA@W5BCCLOUD.COM
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12.			
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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.**

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: Aug. 11, 2016

Agenda Item Number: # 1

The business entity or real property is (name and address or lot description):

Schultz Engr., 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 11 day of August, 2016

Julie Schultz  
Signature of Official

City Council, Place 5  
Title



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

# CITIZEN COMMENT SIGN-UP FORM

Regular Meeting Date: 08/11/16  
MM / DD / YY

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

Name: Ben Roper Phone: 979-777-0382

Address: 5449 Prairie Dawn Ct., College Station 77845

Email: b.ropen94@hotmail.com Comments:  WRITTEN  ORAL

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

## FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:

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Pfc. Leroy Sandovat Jr.

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: 08/11/16  
MM / DD / YY

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

Name: Floyd Daughters Phone: 979-204-8176  
Address: 1108 Coeburn Court, College Station, 77845  
Email: daughtfl@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 \_\_\_\_\_ PAGE(S)

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1101 Texas Avenue, College Station, Texas 77840  
Fax: 979-764-6377  
Email: [commentform@cstx.gov](mailto:commentform@cstx.gov)

OFFICE USE ONLY:  
(# in which received)

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# PUBLIC HEARING SIGN-UP FORM

Regular Meeting Date: 8/11/16  
MM / DD / YY

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

Name: Joe Johnson Phone: 979-229-0310  
Address: 2269 PR 3221 Voss, TX 76834  
Email: \_\_\_\_\_ 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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(# in which received)

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