

MINUTES OF THE REGULAR CITY COUNCIL MEETING
CITY OF COLLEGE STATION
SEPTEMBER 8, 2016

STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

Present:

Nancy Berry, Mayor, Absent

Council:

Blanche Brick
Steve Aldrich
Karl Mooney
John Nichols
Julie Schultz
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

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 Pro Tem Nichols at 7:00 p.m. on Thursday, September 8, 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.

A moment of silence and reflection was held in memory of Alannah Ritch.

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

Presentation of Historic Marker # 90 by the Historic Preservation Committee to the DuPriest family for their residence at 400 Fairview.

Lou Hodges, Historic Preservation Committee Chair, provided a brief history of the house and its restoration, and also mentioned some of the historically important people that lived there. Mayor Pro Tem Nichols presented Historic Marker #90 to the DuPriest family.

Proclamation declaring September 17 as Thank a Police Officer Day.

Mayor Pro Tem Nichols proclaimed September 17 as Thank a Police Officer Day and presented the proclamation to a contingent of officers from the College Station Police Department.

Hear Visitors Comments

Ben Roper, 5449 Prairie Dawn Ct., came before Council to honor the service and sacrifice of Pfc. Dustin M. Sekula.

Tim Powell, 3429 Tahoma Trail, spoke against the recent zoning change of 900 acres near the Indian Lakes neighborhood. A special concern is the Thoroughfare Plan which will force large amounts of traffic into the neighborhood. 400 signatures have been gathered opposing the current traffic plan. He stated there are alternatives, and there is no reason why these plans cannot be re-evaluated.

Landry Tucker, 1205 Hardwood, voiced his concerns with public safety, specifically wearing earbuds or headphones while driving, biking, etc. It is very distracting and prevents the wearer from hearing sirens, car horns, etc.

Jonathan Coopersmith, 1811 Shadowwood, stated that as a bicyclist he agrees with Mr. Tucker's comments. However, he was before the Council to voice his support of the proposed impact fees. He is in favor of expanding impact fees to allow for faster construction to ease congestion issues.

CONSENT AGENDA

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

- **August 25, 2016 Workshop**
- **August 25, 2016 Regular Meeting**
- **August 31, 2016 Special Meeting**

2b. Presentation, possible action, and discussion on a construction contract with Kraftsman Commercial Playgrounds & Water Parks for the removal and installation of a new slide at Adamson Lagoon in the amount of \$76,929.21.

2c. Presentation, possible action, and discussion on a construction contract with TF Harper for improvements and repairs to various City Parks for \$638,471.75 .

2d. Presentation, possible action, and discussion regarding approval of the construction contract (Contract No. 16300265) with GrantCaffey Construction in the amount of \$150,929 for the City Gateway Signage Project.

2e. Presentation, possible action, and discussion on approval of a Professional Services Contract (Contract No. 16300565) with Kimley-Horn and Associates, Inc., in the amount of \$145,000 for engineering and surveying services associated with the Greens Prairie and Arrington Road Intersection Improvements Project.

2f. Presentation, possible action, and discussion regarding approval of a construction contract 16300522 with Palasota Contracting, LLC in the amount of \$456,453 for a street rehabilitation project along Nimitz Street from Lincoln Avenue to Ash Street.

2g. Presentation, possible action, and discussion regarding price agreements with Osburn Associates, Inc. for \$42,193 and N-Line Traffic Maintenance for \$42,447 to purchase roadway signs, posts and brackets.

2h. Presentation, possible action, and discussion regarding approval of Resolution 09-08-16-2h, authorizing City staff to negotiate for the purchase of right-of-way and easements needed for the University Drive Pedestrian Safety Improvements Project.

2i. Presentation, possible action, and discussion regarding the appointment of the presiding judges and alternate judges for the November 8, 2016 General and Special Election as recommended by Trudy Hancock, Brazos County Elections Administrator. Presentación, una posible acción, y la discusión sobre el nombramiento de los jueces presidentes y jueces alternos para la Elección General y Especial del 8 de noviembre 2016 según lo recomendado por Trudy Hancock, Administradora de Elecciones del Condado de Brazos.

MOTION: Upon a motion made by Councilmember Brick and a second by Councilmember Schultz, the City Council voted six (6) for and none (0) opposed, to approve the Consent Agenda. The motion carried unanimously.

REGULAR AGENDA

1. Public Hearing, presentation, possible action, and discussion regarding Ordinance 2016-3802, amending Chapter 12, "Unified Development Ordinance" of the Code of Ordinances of the City of College Station, Texas, ", Article 7 "General Development Standards," Section 12-7.2.H, "Height", providing lower density residential height and distance protection.

Mark Bombeck, Planning and Development, reported that this ordinance provides clarification to the applicability of the single-family height protection provision in the Unified Development Ordinance. It provides adjustment to the exceptions for properties that may be located in one of the City's designated redevelopment areas or if the adjacent single-family use is identified as not conforming to the present zoning of the property. The proposed amendments are staff-initiated in response to concerns raised from potential development within the City.

The Planning and Zoning Commission considered this item on August 4 and unanimously recommended approval of the amendment. Staff also recommends approval.

At approximately 7:28 p.m., Mayor Pro Tem Nichols opened the Public Hearing.

There being no comments, the Public Hearing was closed at 7:28 p.m.

MOTION: Upon a motion made by Councilmember Benham and a second by Councilmember Schultz, the City Council voted six (6) for and none (0) opposed, to adopt Ordinance 2016-3802, amending Chapter 12, "Unified Development Ordinance" of the Code of Ordinances of the City of College Station, Texas, Article 7 "General Development Standards," Section 12-7.2.H, "Height", providing lower density residential height and distance protection. The motion carried unanimously.

2. Public Hearing, presentation, possible action, and discussion regarding Ordinance 2016-3803, 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 SC Suburban Commercial for approximately 1.37 acres being Harvey Hillside Subdivision, Block 1, Lots 32 & 33, generally located at the corner of Harvey Road and Pamela Lane.

Madison Thomas, Planning and Development, reported that this is a zoning change from Rural to Suburban Commercial for Lots 32 and 33, Block 1, Harvey Hillside Subdivision.

The Planning and Zoning Commission considered this item on August 18 and voted 6 - 0 to recommend approval.

At approximately 7:33 p.m., Mayor Pro Tem Nichols opened the Public Hearing.

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

MOTION: Upon a motion made by Councilmember Benham and a second by Councilmember Mooney, the City Council voted six (6) for and none (0) opposed, to adopt Ordinance 2016-3803, 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 SC Suburban Commercial for approximately 1.37 acres being Harvey Hillside Subdivision, Block 1, Lots 32 & 33, generally located at the corner of Harvey Road and Pamela Lane. The motion carried unanimously.

3. Public Hearing, presentation, possible action, and discussion on the City of College Station FY2016-2017 Proposed Budget.

Jeff Kersten, Assistant City Manager, stated that Council may insert or decrease items so long as the total of any increases and insertions do not increase the total budget by more than 3%. Operations and Maintenance are proposed at \$232,804,700 and the Capital portion is proposed at

\$108,015,988 for a total proposed budget of \$340,820,688. The FY2016-2017 Budget is scheduled to be adopted on September 22, 2016.

At approximately 7:36 p.m., Mayor Pro Tem Nichols opened the Public Hearing.

There being no comments, the Public Hearing was closed at 7:36 p.m.

4. Public Hearing, presentation, possible action, and discussion on the City of College Station 2016 advertised ad valorem tax rate of \$0.4725 per \$100 valuation resulting in an increase in tax revenues. Also discussion and possible action on announcing the meeting date, time and place to adopt the tax rate.

Jeff Kersten, Assistant City Manager, reported that the tax rate that the City Council announced it would hold the public hearings on is \$0.472500 per \$100 assessed valuation. The first public hearing on the tax rate was held on Wednesday August 31 and will vote on the tax rate on Thursday September 22 at 3:00 PM.

The tax rate of \$0.472500 per \$100 assessed valuation will generate \$36,919,119 in taxes. The property taxes are used to fund the general debt service of the City, as well as a portion of the operations and maintenance costs of the General Fund.

At approximately 7:41 p.m., Mayor Pro Tem Nichols opened the Public Hearing.

Robert Rose, 2151 Harvey Mitchell, provided a comparison of estimated property taxes in other cities. He noted the other markets are larger and asked what is the benefit of being here? College Station rental rates are ranked third in the nation. He is making less money each year on his rentals. He referenced the 3,400 –bed student housing that will not pay taxes, and the tax burden is being placed on taxpayers like him. The City needs to stop accommodating TAMU and projects that compete with local taxpaying businesses.

Robert Forrest, 109 College Main, asked Council to consider lowering the rate to an average rate over the last ten years. The higher rate gets passed on to his tenants.

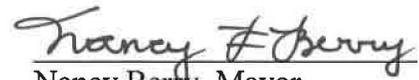
Richard Dusold, 4602 Oakmont, compared the City with a gas station and noted that the owner would not charge customers more to build a second store. He said the City should look at financing in a more appropriate way by first looking at how much revenue we need to run the City.

There being no further comments, the Public Hearing was closed at 7:49 p.m.

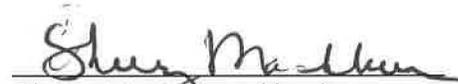
Mayor Pro Tem Nichols announced the vote on the tax rate will take place in Council Chambers on Thursday, September 22, at 3:00 p.m.

5. Adjournment.

There being no further business, Mayor Pro Tem Nichols adjourned the Regular Meeting of the City Council at 7:50 p.m. on Thursday, September 8, 2016.


Nancy Berry, Mayor

ATTEST:


Sherry Mashburn, City Secretary



College Station City Council Workshop & Regular Agenda
Sign In Sheet
Thursday, September 8, 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.	Tim Powell	3429 TATHOMA TRAIL	tmp854@comcast.com
2.	Jon + Karen Pitts	4580 Cricket Pass	kap.texas@gmail.com
3.	LINDA HARVELL	504 Guernsey	fort11@aol
4.	Mary Lou Price	4587 Cricket Pass	mprice212@yahoo.com
5.	Sean Roper	5449 Prairie Dawn Ct.	seanr1994@gmail.com
6.	Fred Shirley + Dan Dupriest	400 Fairview	on record
7.	Landry Tucker	1205 Hardwood	landry.tucker24@gmail.com
8.	Jordan Strauss	3000 Biarcrest	jordan.strauss@senate.texas.gov
9.	Walter + Jennifer	45 Pamela Ln, C.S.	(979) 776-0986
10.	Chace Farnsworth	3214 Watchtower Ave	(979)-229-1771
11.	JOE GUERRA	2079 RAVENSTONE LOOP	979-200-0495
12.	Pete Catalano	1601 Bird Pond Rd CS	979 777 5973
13.	BRENNA LIN	3902 Colleguan St.	310 388 7152
14.	Robert Ferris	109 College Ave -	979-450-6758
15.	Rick Dussell	4602 Osburn	977-690-720

*****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: 09/08/16
MM/DD/YY

** Please PRINT all information **

Name: Ben Roper Phone: 979-777-0382

Address: 5449 Prairie Dawn Ct, College Station, Tx

Email: broper0010@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

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: 9/8/2016
MM/DD/YY

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

Name: Tim Powell Phone: 832-217-5650

Address: 3429 TAHOMA TRAIL

Email: Timp854@gmail.com Comments: WRITTEN ORAL

Comments are presented for: HEAR VISITORS AGENDA ITEM # _____

FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:

See Attached Document

COMMENTS CONTINUED ON ATTACHED DOCUMENT OF 1 PAGE(S)

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Tim Powell
3429 Tahoma Trail
College Station, Texas

My wife and I are residents of Indian Lakes neighborhood. I have spoken previously about the 900 acres between Greens Prairie and Arrington roads recently changed from 'estate' to 'restricted suburban' land use designation. That change, along with the current College Station Thoroughfare plans, will force large amounts of traffic, seeking access to Highway 6, into the Indian Lakes, Nantucket, and South Oaks neighborhoods along Arrington road. As currently planned, Mesa Verde, in Indian Lakes would be one of those Thoroughfares. We have over 400 signatures on a petition to oppose the current traffic plan. We have met with several city officials and BCSMPO representatives. We have presented alternatives. So far we have no feedback other than 'wait until October for the general input on the Major Thoroughfare Plan'. The BCSMPO only addresses the arterials and not planned collectors such as those within the 900 acre area. The collectors within that property are planned to dump onto Arrington road across from Nantucket and South Oaks neighborhoods. We have 400 persons in the area that have demanded alternative plans to be considered. We have asked for a Traffic Impact study. (I'm sure that if all 400 persons were standing here, we might get a different response.) Yet we have heard no reasons for not considering alternate plans with the exception of comments including; 'cost of \$45,000', 'we cant build those roads', and an apparent lack of interest in doing anything different.

There are alternatives to the current road plans that will maintain the integrity of the area of Indian Lakes, Nantucket, South Hampton, and South Oaks. The Thoroughfare and Comprehensive plans are just plans. Nothing has been built on the roads we are discussing. There is no reason that these plans cannot be re-evaluated.

By voting to change the 900 acre area land use to restricted suburban, the City has created a problem that needs to be addressed now! Existing roads in the area are already restrictive. Any future designs without the consideration of existing neighborhoods are unacceptable.

As residents of the College Station ETJ, we are trying to work with the City, County and MPO to develop a Thoroughfare plan for the benefit of all concerned. We have been directed to many different agencies and individuals. I believe that it is you, The City Council and Mayor that have the ultimate responsibility to make decisions on the College Station Thoroughfare Plan.

We will continue to make our neighborhoods heard until we have some sort of resolution on the road plans.



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

CITIZEN COMMENT SIGN-UP FORM

Regular Meeting Date: _____
MM / DD / YY

** Please PRINT all information **

Name: Landry Tucker Phone: 817-709-4052

Address: 1205 Hardwood

Email: Landry.tucker24@gmail.com Comments: WRITTEN ORAL

Comments are presented for: HEAR VISITORS AGENDA ITEM # _____

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CITY OF COLLEGE STATION
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CITIZEN COMMENT SIGN-UP FORM

Regular Meeting Date: 9/8/16
MM / DD / YY

** Please PRINT all information **

Name: Jonathan Coopensmith Phone: 979 693 8636

Address: 1811 Shadowwood Dr. CS

Email: jonathan.coopensmith@gmail.com Comments: WRITTEN ORAL

Comments are presented for: HEAR VISITORS AGENDA ITEM # _____

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CITY OF COLLEGE STATION
Home of Texas A&M University

PUBLIC HEARING SIGN-UP FORM

Regular Meeting Date: 9/8/15
MM / DD / YY

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

Name: Robert Rose Phone: 764-5974

Address: 2151 Harney Mitchell #109 CS 77840

Email: _____ Comments: WRITTEN ORAL

Comments will be presented for PUBLIC HEARING AGENDA ITEM # 4

FOR WRITTEN COMMENTS, PLEASE WRITE BELOW:

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CITY OF COLLEGE STATION
Home of Texas A&M University

PUBLIC HEARING SIGN-UP FORM

Regular Meeting Date: 9/8/14
MM / DD / YY

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

Name: Robert Forrest Phone: 979-400-6758

Address: 109 College Main

Email: robertforrest54@gmail.com Comments: WRITTEN ORAL

Comments will be presented for PUBLIC HEARING AGENDA ITEM # 4

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

PUBLIC HEARING SIGN-UP FORM

Regular Meeting Date: _____
MM / DD / YY

** Please PRINT all information **

Name: Richard Dunsold Phone: 979-690-1261

Address: 4602 Oakmont

Email: rdunsold@yahoo.com Comments: WRITTEN ORAL

Comments will be presented for PUBLIC HEARING AGENDA ITEM # 4

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