

MINUTES OF THE CITY COUNCIL MEETING
IN-PERSON WITH TELECONFERENCE PARTICIPATION
CITY OF COLLEGE STATION
NOVEMBER 13, 2025

STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

Present:

John Nichols, Mayor

Council:

Mark Smith, Mayor ProTem
William Wright
David White
Melissa McIlhaney
Bob Yancy
Scott Shafer

City Staff:

Bryan Woods, City Manager
Jeff Kersten, Assistant City Manager
Adam Falco, City Attorney
Leslie Whitten, Deputy City Attorney
Tanya Smith, City Secretary
Ian Whittenton, Deputy City Secretary

1. Call to Order and Announce a Quorum is Present.

With a quorum present, the meeting of the College Station City Council was called to order by Mayor Nichols via In-Person and Teleconference at 3:00 p.m. on November 13, 2025, in the Council Chambers of the City of College Station City Hall, 1101 Texas Avenue, College Station, Texas 77840.

2. Executive Session Agenda.

In accordance with the Texas Government Code §551.071-Consultation with Attorney, §551.072-Real Estate, §551.074-Personnel and §551.087-Economic Incentive Negotiations, and the College Station City Council convened into Executive Session at 3:00 p.m. on November 13, 2025, to continue discussing matters pertaining to:

2.1. Consultation with Attorney to seek advice regarding pending or contemplated litigation, to wit:

- The City of College Station v. The Public Utility Commission of Texas, Cause No. D-1-GN-24-005680 in the 200th District Court, Travis County, Texas; and
- Legal advice regarding the process to acquire land for the Greens Prairie Widening project and the Victoria Drive Roundabout project.

2.2. Deliberation on the purchase, exchange, lease, or value of real property; to wit:

- Approximately 8 acres of land located at 1508 Harvey Road.

- Approximately 28 acres of land generally located at Midtown Drive and Corporate Parkway in the Midtown Business Park.
- Property located within the Midtown Business Park.
- Property generally located in the 3100 block of Harvey Road.

2.3. Deliberation on the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer; to wit:

- City Manager
- City Judge
- Internal Auditor
- City Attorney
- City Secretary
- Council Self-Evaluation

2.4. Deliberation on an offer of financial or other incentives for a business prospect that the Council seeks to have locate, stay or expand in or near the City; to wit:

- Economic development agreement with Corinth Group, Inc.
- Economic development agreement for a development within the Midtown Business Park relating to baseball fields.
- Economic development agreement with College Station Town Center, LP.
- Economic development agreement for a development generally located at the intersection of University Drive and College Avenue.
- Economic development agreement for a development generally located in 3100 block of Harvey Road.
- Economic development agreement between the City and CS Science Park, LLC as assigned to OGC College Station Park, LP.

3. The Open Meeting Will Reconvene No Earlier than 6:00 PM from Executive Session and City Council will take action, if any.

Executive Session recessed at 6:26 p.m.

4. Pledge of Allegiance, Invocation, consider absence request.

Invocation given by Chaplain Mike Armstrong, College Station Fire Department.

5. Hear Visitors Comments.

Elizabeth Cunha, College Station, addressed the Council about a shift in the property tax narrative. Previously, the assessment was divided between the city, county, and school district, with the city's portion being the smallest. This year, however, she noticed the city is now the largest contributor, surpassing both the school district and the county. This change is due to a state legislature's homestead exemption altering tax distribution. Ms. Cunha noted this shift and its future implications.

6. CONSENT ITEMS

Presentation, discussion, and possible action on consent items which consist of ministerial, or "housekeeping" items as allowed by law: A Councilmember may request additional information at this time. Any Councilmember may remove an item from the Consent Agenda for a separate vote.

Items (6.2), (6.4), (6.10) and (6.13) were pulled for clarification.

(6.2) Jennifer Cain, Capital Project Director, explained that staff evaluated the submissions independently based on qualifications. Specifically, the evaluation for Halff Associates in this IDIQ differed from their previous work on the Independence Park ball fields.

(6.4) Jennifer Cain, Capital Project Director, confirmed that the 1.202 million expenditure to date is related to design. Mrs. Cain noted that this project is different because it is part of the electrics fund, unlike typical capital projects for water or streets. The total budget includes \$5.15 million, allocated for multiple electric projects, including this one. She did not have the exact figure for design costs offhand but indicated some funds have been spent on other items within the same budget category. The design cost does not reflect more than 40% of the total cost for the 4500 square foot building.

(6.10) Billy Couch, Police Chief, reported that Axon, has introduced a new product called Draft One. This tool will use officer body cameras to extract data from interactions and generate narratives, potentially reducing report writing time by up to 75%. Officers will still need to authenticate and edit reports, but the system should streamline the process significantly. Chief Couch noted that if the product does not perform as expected, there are contingencies to protect taxpayers. He confirmed that tests conducted by other agencies have shown positive results, and the district County Attorney's Office has approved the use of AI-generated reports.

(6.13) Carl Ahrens, Planning and Development, stated that citizens were not engaged regarding the parking removal from the streets. The signs came with the final plat during the planning stage, so they already exist but were not in our UDO parking schedule. This will now codify them into our parking schedule. It was part of the original plan with no houses built at the time, following standard procedure.

6.1. Presentation, discussion, and possible action of minutes for:

- **October 23, 2025 Council Meeting**

6.2. Presentation, discussion, and possible action on the City's Indefinite Delivery/ Indefinite Quantity (IDIQ) list where identified firms will be pre-qualified to provide on-call, as needed, professional services for 22 different categories based on their qualifications.

6.3. Presentation, discussion, and possible action on a design contract with Kimley-Horn and Associates for the design of the Carter's Grove Utility Rehabilitation Project in the amount of \$1,416,600 and Resolution No. 11-13-25-6.3 Declaring Intention to Reimburse Certain Expenditures with Proceeds from Debt.

6.4. Presentation, discussion, and possible action on a construction contract with Marek Brothers Construction, Inc. for the CSU Operations Expansion in the amount of \$2,653,150 plus the City's contingency in the amount of \$265,315 for a total appropriation of \$2,918,465. Approval of this item grants authority for the City Manager to authorize project expenditures up to the City's contingency amount.

6.5. Presentation, discussion, and possible action on a construction contract with Concord Commercial Services for the Veterans Park entryway signage construction for both the Harvey Road and University Drive entrances in the amount of \$176,077.80 plus the City's contingency in the amount of \$17,607.78 for a total appropriation of \$193,685.58. Approval of this item grants authority for the City Manager to authorize project expenditures up to the City's contingency amount.

6.6. Presentation, discussion, and possible action on a construction contract with Larry Young Paving, Inc. in the amount of \$7,723,287 for the Krenek Tap Road Project, plus the City's contingency in the amount of \$772,329 for a total appropriation of \$8,495,616. Approval of this item grants authority for the City Manager to authorize project expenditures up to the City's contingency amount.

6.7. Presentation, discussion, and possible action on Resolution No. 11-13-25-6.7 authorizing the Chief of Police for the Office of the Governor - VOCA Grant (Victim Services) providing \$64,098 in funds for victim services.

6.8. Presentation, discussion, and possible action regarding Resolution No. 11-13-25-6.8 authorizing the Chief of Police to execute the grant application and any documents necessary to receive grant funding from the Office of the Governor through the Texas State Crisis Intervention Program.

6.9. Presentation, discussion, and possible action on Resolution No. 11-13-25-6.9 authorizing the Chief of Police as the authorized official to execute documents necessary for the release of grant funds from the Homeland Security Division (SHSP - LETPA) for Hostage Negotiation Team Comtac VIII equipment.

6.10. Presentation, discussion, possible action on the second amendment to the Axon Enterprise, Inc. ("AXON") ten-year master service agreement adding AI Assisted Report Writing for an increase of approximately \$944,580.

6.11. Presentation, discussion, and possible action on a three-year renewal of a software subscription from Environmental Systems Research Institute, Inc. for the amount of \$270,900.

6.12. Presentation, discussion, and possible action on Resolution No. 11-13-25-6.12 confirming compliance with Federal Rules and Regulations and designating officers required for compliance with the Community Development Block Grant Mitigation (CDBG-MIT) grant.

6.13. Presentation, discussion, and possible action regarding Ordinance No. 2025-4640 amending Chapter 38, "Traffic and Vehicles," Article VI "Traffic Schedules," Section 38-1014 "Traffic Schedule XIV, No Parking Here to Corner and No Parking Any Time," of the Code of Ordinances of the City of College Station, Texas, by removing on-street parking for sections of Ascend Lane, Bramber Drive, Brayden Drive, Brianna Loop, Foxglove Court, Houberry Loop, Maycomb Drive, Tradewind Drive, and four Public Alleys located in the Midtown Reserve Subdivision.

6.14. Presentation, discussion, and possible action on a construction contract with Paragon Sports Constructors, LLC for Little League and Senior League field redevelopment at Brian Bachmann Community Park in the amount of \$137,500 plus the City's contingency in the amount of \$13,750 for a total appropriation of \$151,250.

6.15. Presentation, discussion, and possible action regarding approval of quotes for the purchase of Hazmat Equipment with FarrWest for an amount not to exceed \$128,382.

6.16. Presentation, discussion, and possible action regarding the FY2025 Comprehensive Plan and Unified Development Ordinance (UDO) Annual Review.

6.17. Presentation, discussion, and possible action on Resolution No. 11-13-25-6.17 a repeal of Resolution No. 09-13-12-2g which established the Hotel Occupancy Tax Fund Event Grant Application Policy which was administered in coordination with the Bryan-College Station Convention & Visitor's Center Bureau.

MOTION: Upon a motion made by Councilmember Yancy and a second by Councilmember Smith, the City Council voted seven (7) for and none (0) opposed, to approve the Consent agenda, with the exception of item 6.2. The motion carried unanimously.

(6.2) MOTION: Upon a motion made by Councilmember Yancy and a second by Councilmember White, the City Council voted seven (7) for and none (0) opposed, to approve Consent item 6.2, to approve the IDIQ with the removal of Halff Associates, Inc. from the list. The motion carried unanimously.

7. WORKSHOP ITEMS

7.1. Presentation, discussion, and possible action regarding the Tourism Strategic Plan.

Jeremiah Cook, Tourism Assistant Director, stated that Jones Lang LaSalle Americas Inc. (JLL) will present information on developing a proposed strategic plan for College Station's tourism division.

Dan Fenton, JLL Managing Director, explained that JLL has conducted interviews, collected data, and held meetings with the Tourism Committee to:

- Create a data-driven tourism development plan.
- Involve community partners and officials.
- Compare College Station with similar cities to set goals and identify opportunities.
- Highlight the economic impact of tourism.
- Strengthening College Station's brand.
- Recommend infrastructure projects for visitors and residents.
- Establish KPIs and monitoring processes.
- Foster civic pride and community support for tourism.



From July 28th to 31st, JLL staff visited College Station, holding focus groups and meetings with local stakeholders. Ongoing engagements continue with the Tourism Committee as guided by

Ordinance No. 2025-4569. With stakeholder engagement, baseline analysis, and competitive analysis complete, JLL will present initial findings and key pillars for the strategic plan. The final plan will be presented to the City Council in February 2026.

-

Summary of Key Pillars and Next Steps

1. Position College Station as Premier Academic Conference Destination
2. Create TAMU+Visit College Station Event Management Partnership
3. Enhance Student/Family Visit Experience
4. Enhance Faculty and Staff Recruitment Experience
5. Joint Marketing Strategy for University-Community Synergy
6. Leisure Events Strategy
 - Data-Driven Evaluation & Prioritization
 - Signature Event & Product Development
 - Streamlined Organizer Support & Funding

The Council directed staff to move forward with the (6) key pillars and next steps.

7.2. Presentation, discussion, and possible action on the Texas A&M Off Campus Student Services Presentation.

Barbara Moore, University & Community Relations Manager, stated that Texas A&M Off-Campus Student Services Offices will share an update on programs, services, partnerships and outreach efforts for their office that works with students living off-campus.

Jacqueline Upshaw Brown, US Assistant Director, and Nikki McDaniel, Community Liaison, updated the Council on Off Campus Student Services Office activities. OCSS is part of Student Life, collaborating with various services to support students' needs.

- NSO: Online orientation covered living in Aggieland, local ordinances, and being a good neighbor/roommate. In-person sessions reinforced this and helped students handle common conflicts.
- Carnival: The City hosted an event at City Hall, allowing students to connect with City representatives, local organizations, and peers.
- Individual Consultations: Busy fall '25 addressing housing searches, lease questions, maintenance issues, health/safety concerns, and roommate conflicts.
- GNN: Addressed maintenance/repair, roommate disputes, and lease clarifications.

8. REGULAR ITEMS

8.1. Public Hearing, presentation, discussion, and possible action regarding Ordinance No. 2025-4641 amending Appendix A, Unified Development Ordinance, Article 4, "Zoning Districts," Section 4.2 "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas, by changing the zoning district boundary from R Rural to GS General Suburban, for approximately 237.65 acres, generally located on Greens Prairie Road, east of the intersection of Greens Prairie Road and W.S. Phillips Parkway.

Robin Macias, Planning and Development, stated that this request seeks to rezone approximately 237.65 acres of land, generally located on Greens Prairie Road east of the intersection of Greens Prairie

Road and WS Phillips Parkway, from R Rural to GS General Suburban. The tract proposed for rezoning consists of an unplatted property that is currently undeveloped and to construct a residential subdivision comprising approximately 800 lots. Mrs. Macias explained that the property was annexed in 2002 and was automatically zoned as R Rural. Although the R Rural zoning district permits single-family homes, it mandates significantly larger lot areas and dimensional standards. This rezoning request aims to enable the applicant to develop the property according to the smaller lot standards prescribed by the GS General Suburban zoning district.

Staff recommends approval of the rezoning request as it is in line with the Comprehensive Plan. The Planning and Zoning Commission heard this item at the September 18th meeting where the motion to approve the rezoning request did not pass (0-6).

At approximately 8:19 p.m., Mayor Nichols opened the Public Hearing.

Robert C. Todd, College Station, raised concerns about the impact of density changes. He criticized the inadequate transportation studies that ignored current construction and key intersections, causing bottlenecks. He also mentioned drainage issues, noting that development leads to poor water quality and sedimentation in the lake on the county line. Finally, Mr. Todd questioned the protection for citizens once zone is established. He suggested adopting restricted suburban zoning to limit housing density and protect neighboring residences.

Perry Barboza, College Station, addressed the Council with concerns about safety and property integrity due to new developments. He highlighted two main issues with high-density development near Sweetwater:

- Road Usage: The connection to Whipperwill will impair road use. The roads, lacking sidewalks and relying on ditches for drainage, are vulnerable to high traffic. Past incidents, like trucks damaging roads during median work on Green, took months to repair, highlighting potential risks.
- Drainage System: Existing drainage issues at Sweetwater's southeast corner cause flooding that affects about five properties. New developments could worsen this problem.

Mr. Barboza requested zoning the area for the lowest possible density, such as restricted suburban.

Lynn Krebs, College Station, highlighted the severe housing shortage at nearly all price levels. He believes that Texas has shifted towards higher-priced homes since 2019, and median prices haven't dropped in three years despite high interest rates. Housing affordability is poor in Texas, particularly in Brazos County, and the home price index has risen since 2021 due to low interest rates in 2020-2021 and remains high. As a research economist at Texas A&M Real Estate Research Center, he is concerned about the lack of homes priced between \$350,000 and \$500,000 as affordable housing is crucial for young families and long-term economic health. He stated that new developments could provide affordable housing and boost property tax revenue for infrastructure.

Neal Hoganson, College Station, addressed the Council about safety concerns regarding Whippoorwill Drive, a 30-year-old asphalt road approximately 30 feet wide. He stated it is frequently used by people walking their dogs and riding bicycles, day and night. With no streetlights, it becomes pitch black at night, raising safety issues for residents of the subdivision with 30 homes and nearby development with 800 homes.

Colleen Deeb, College Station, stated that she and her neighbors canvassed Greens Prairie Rd area, speaking with about 90% of residents, finding no one in support of the initiative. Ms. Deeb stressed that new developments should match the neighborhood's character. She and her husband chose the

area for its suitability and wished to spend their retirement there peacefully. While she accepts development, she advocates for compatible and comparable development of the area.

Lloyd Davis, College Station, stressed that homeownership is vital for family stability and generational wealth. He urged the Council to work with residents on constructing attainable homes for community contributors such as permanent residents. With only 35% owner-occupied homes versus 65% rentals, issues like stagnant school growth, workforce shortages, and city development challenges arise. Housing shortages at Texas A&M University and the city deter new employers and increase property tax burdens, affecting quality of life and retention of young graduates. Mr. Davis mentioned possible compromises discussed with Planning and Zoning Committee members and called on leaders to push for a solution that benefits first-time homebuyers and the community long-term.

Kartik Jha, College Station, opposes rezoning the Wyndham Ranch land parcel to general suburban instead of restricted suburban stating that new housing developments strain the community by generating less property tax per acre compared to the infrastructure and services needed, benefiting developers while costing residents in taxes. He also cited increased traffic and congestion, the proposed dense housing not being characteristic of the area, reduced property values surrounding the proposed change, road and drainage infrastructure strain, and increased need for schools and emergency services.

Dolores Kmiecik-Graham, College Station, opposed the rezoning to GS, arguing that the proposed eight units per acre is incompatible with her neighborhood's four units per acre. She raised concerns about rental property maintenance, an unstructured public meeting with DR Horton, tree preservation, traffic—particularly near Oldham Rd.—and a traffic study that missed a known bottleneck.

Nell Rubin, College Station, expressed her opposition to the proposal due to concerns about density, traffic, and severe water issues including flooding. She highlighted that their lake recently developed blue-green algae for the first time, likely due to runoff from nearby construction projects. Despite these challenges, she appreciates living in South College Station, even though it is not officially incorporated. She noted the significant resources available in the area, such as newly improved roads and floodplain resilience.

Nancy W. Dickey, College Station, urged the Council to adopt restricted suburban zoning instead of general suburban zoning for the area. She cited safety concerns due to narrow, unlit streets without sidewalks, potential road damage from heavy traffic, bottlenecks at Greens Prairie, unresolved drainage issues, and incompatibility with the existing neighborhood. Developers' promises of compatibility are insufficient without restrictions. Therefore, she strongly supports restricted suburban zoning.

Matthew Glover, Bryan, spoke about the builder DR Horton who is set to construct these homes. He owns a local plumbing company, Slim Plumbing, which employs 50 local workers and works closely with the builder. This partnership has kept many individuals employed and has consistently proven to be strong and reliable. All the employees are either local residents or former Aggies, demonstrating their dedication to College Station's best interests. He believes the builder is focused on developing the town, maintaining its growth, and addressing the shortage of homes in the \$300,000 to \$600,000 range.

Michael Baer, College Station, stated that buying the smallest, least expensive house in a neighborhood can be a smart investment, as nearby property values boost your property's worth. He does not support this rezoning because developers have already invested heavily in areas like Greens

Prairie and changes to the current zoning might benefit the new developers but harm surrounding property values.

Susan McKneely, College Station, spoke about traffic and safety concerns on Greens Prairie Rd. and noted that roads like Whipper Wheel Drive and Sweetwater Drive lack curbs, lighting, and proper materials, posing risks. She fears that changing zoning from restricted suburban to general suburban would allow the developer to use the maximum 8 lots per acre and urges keeping the current zoning.

Michael Wiltz, College Station, expressed concerns about the potential impact of high-density development near Greens Prairie Reserve if this rezoning is approved. He highlighted that it could affect the safety of the community and streets, which are currently designed for low to moderate traffic capacity. He urged voting against this proposal to maintain the safety of streets and livability in the community.

Genna Atiee, College Station, expressed safety concerns related to increasing density and traffic, which pose risks, especially for children. She noted that the current roads near the proposed high-density housing are inadequate, potentially endangering residents, including children and pets. While new housing is needed, it should not compromise existing residents' safety.

Austin Pittman, College Station, stated he asked the developer why the restricted suburban zoning wasn't considered since it allows for fewer homes per acre. The response was that developers like DR Horton cannot build profitably with such restrictions. As a taxpayer, he finds this an insufficient reason to change the areas character stating that the developer for Greens Prairie Reserve sought community feedback and chose restricted suburban despite lower profits. He stated that he and other residents believe prioritizing profit margins over neighborhood integrity is a bad idea.

Thomas Walker, College Station, believes the proposed community will lower property values and discourage higher-tax-based homes, creating a tax deficit. He emphasizes that seniors' investments in their properties could be devalued, which would significantly impact future property development and tax bases.

Rebecca Boenigk, College Station, highlighted the lack of sidewalks and streetlights in Sweetwater. She proposed installing an emergency-only gate at Whippoorwill Drive to reduce traffic and noted that the high-density housing plan could worsen traffic on Greens Prairie Road, possibly requiring additional traffic light. She also has concerns about recent news stories on the developer and deceptive business practices. Additionally, the builder has faced numerous lawsuits over poor quality and deceptive pricing, leading to higher mortgage costs. The community needs to carefully consider these infrastructure, traffic, property value, and builder reputation issues.

Heather Huntley, College Station, raised safety concerns regarding Arrington Rd. stating that is narrow and lacks that iters where residents walk and bike. She worries that the proposed zoning could strain water and sewer systems designed for lower density. Ms. Huntley appreciates city representatives' responses and urges them to support responsible growth by rejecting the request per the Planning and Zoning Commission's recommendation.

Valen Cepak, explained that while others have shared incredible thoughts and opinions on the zoning of land for general suburban use, he believes we must consider the long-term impact of our decisions and the need to think not just about the next few years, but about the next decade. He believes the city should have a long-term housing strategy.

Charlotte Gray, College Station, opposes the rezoning to potential traffic congestion on Arrington Rd., a narrow two-way street with ditches and narrow shoulders. She has seen a cyclist killed in similar conditions and fears for daily travelers' safety. She chose her home for its amenities, peace, and wildlife which she feels the development would change.

Hunter Goodwin, College Station, stated that two tracts were initially designated as estates in 2013 and reclassified to restricted suburban later that year. In 2020, zoning districts were simplified to suburban residential and estate residential, causing a mismatch with land use classifications. These tracts have been intended for restricted suburban use for two decades. He believes that approving unrestricted straight zoning could lead to a build-to-rent community, conflicting with compatibility principles with nearby subdivisions.

There being no further comments, the Public Hearing was closed at 9:18 p.m.

Mayor Nichols recessed the meeting at 9:51 p.m.

The meeting was reconvened at 9:58 p.m.

MOTION: Upon a motion made by Councilmember Wright and a second by Councilmember Smith, the City Council voted two (2) for and five (5) opposed, with Mayor Nichols and Councilmembers White, McIlhaney, Yancy and Shafer voting against, to adopt Ordinance No. 2025-4641, amending Appendix A, Unified Development Ordinance, Article 4, "Zoning Districts," Section 4.2 "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas, by changing the zoning district boundary from R Rural to GS General Suburban, for approximately 237.65 acres, generally located on Greens Prairie Road, east of the intersection of Greens Prairie Road and W.S. Phillips Parkway, with the restricted suburban stick stipulation that abuts the adjacent neighborhoods, as shown on this map. The motion failed.

8.2. Public Hearing, presentation, discussion, and possible action regarding Ordinance No. 2025-4642 amending Appendix A, Unified Development Ordinance, Article 4, "Zoning Districts", Section 4.2 "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from GS General Suburban to MH Middle Housing on approximately 0.5 acres generally located at 1612 Park Place A & B.

Garrett Segreaves, Planning and Development, stated that this request aims to rezone 0.494 acres of land located at 1612 Park Place A and 1612 Park Place B, shifting it from GS General Suburban to MH Middle Housing. Both lots currently feature a two-story, four-bedroom home with associated parking. The rezoning is intended to enhance the marketability of the property and facilitate future development prospects.

This item was heard at the October 16th Planning and Zoning Commission meeting, where the Commission voted 6-0 to recommend approval.

At approximately 10:18 p.m., Mayor Nichols opened the Public Hearing.

There being no further comments, the Public Hearing was closed at 10:19 p.m.

MOTION: Upon a motion made by Councilmember Yancy and a second by Councilmember Shafer, the City Council voted seven (7) for and none (0) opposed, to adopt Ordinance No. 2025-4642, amending Appendix A, Unified Development Ordinance, Article 4, "Zoning Districts", Section 4.2 "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing

the zoning district boundaries from GS General Suburban to MH Middle Housing on approximately 0.5 acres generally located at 1612 Park Place A & B. The motion carried unanimously.

8.3. Public Hearing, presentation, discussion, and possible action regarding Ordinance No. 2025-4643 amending Appendix A, Unified Development Ordinance, Article 4, "Zoning Districts," Section 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 3.60 acres at 3768 McCullough Road, generally located northeast of the intersection of Wellborn Road and McCullough Road.

Jeff Howell, Planning and Development, explained the request to rezone 3.60 acres at 3768 McCullough Road from R Rural to PDD Planned Development District with a base zoning of WC Wellborn Commercial. This land, annexed into College Station in 2011, is currently undeveloped church property. The applicant plans to extend the adjacent PDD use, including buildings, driveways, detention, and a landscape buffer as outlined in the Concept Plan. Access will be through the adjacent church driveway.

This item was heard at the October 16th Planning and Zoning Commission meeting where the Commission voted 6-0 to recommend approval.

At approximately 10:24 p.m., Mayor Nichols opened the Public Hearing.

Bob and Jane Cohen from College Station addressed the Council about flooding issues and what they believe are protections in the Wellborn Plan. They presented a photo showing water over Wellborn Road near a church driveway due to insufficient drainage. They also raised concerns about light pollution from the proposed facility, doubted the church member's claim of sixty nearby residents, and noted that self-storage wasn't in the Wellborn plan. They disagreed with including self-storage without better planning, stressed inadequate site drainage with added buildings, and appreciated support for native trees from the Planning and Zoning department.

There being no further comments, the Public Hearing was closed at 10:33 p.m.

MOTION: Upon a motion made by Councilmember White and a second by Councilmember Wright, the City Council voted seven (7) for and none (0) opposed, to adopt Ordinance No. 2025-4643, amending Appendix A, Unified Development Ordinance, Article 4, "Zoning Districts," Section 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 3.60 acres at 3768 McCullough Road, generally located northeast of the intersection of Wellborn Road and McCullough Road. The motion carried unanimously.

8.4. Public Hearing, presentation, discussion, and possible action approving Ordinance No. 2025-4644 vacating and abandoning a 0.082-acre portion of a 30-foot-wide Landscape, Access, and Public Utility Easement located along Lot 2, Block 4 of The Business Center at College Station Subdivision, Phase Two, Brazos County, Texas according to the plat recorded in Volume 3490, Page 267 of the Official Public Records of Brazos County, Texas.

Regular Items 8.4 and 8.5 were presented together.

8.5. Public Hearing, presentation, discussion, and possible action approving Ordinance No. 2025-4645 vacating and abandoning a 0.252-acre portion of a 30-foot-wide Landscape and Utility Easement located along Lot 1R, Block 4 of The Business Center at College Station

Subdivision, Phase Three, Brazos County, Texas according to the plats recorded in Volume 3764, Page 130, and Volume 11640, Page 99 of the Official Public Records of Brazos County, Texas.

Lucas Harper, Planning and Development, explained that the applicant seeks approval to vacate the Landscape, Access, and Public Utility Easement to build commercial buildings, drive aisles, and parking facilities within the easement area. The required utilities are currently located within the adjacent right-of-way and public utility easement, which crosses Lot 2, Block 4 of The Business Center at College Station Subdivision. The easement proposed for abandonment is approximately 550 feet northeast of Technology Way and Lakeway Drive. Additionally, Lucas Harper mentioned that the request to vacate the Landscape and Utility Easement stems from plans to construct a commercial facility on the site. Utilities are already positioned within the nearby right-of-way and public utility easement, spanning Lot 2 Block 4 and Lot 1R Block 4 of The Business Center at College Station Subdivision. The specific easement area to be abandoned lies roughly 550 feet northeast of the intersection of Technology Way and Lakeway Drive.

This item was heard at the March 6th Planning and Zoning Commission meeting where the Commission voted 5-2 to recommend approval.

At approximately 10:40 p.m., Mayor Nichols opened the Public Hearing.

There being no further comments, the Public Hearing was closed at 10:40 p.m.

(8.4) MOTION: Upon a motion made by Councilmember McIlhaney and a second by Councilmember Smith, the City Council voted seven (7) for and none (0) opposed, to adopt Ordinance No. 2025-4644, vacating and abandoning a 0.082-acre portion of a 30-foot-wide Landscape, Access, and Public Utility Easement located along Lot 2, Block 4 of The Business Center at College Station Subdivision, Phase Two, Brazos County, Texas according to the plat recorded in Volume 3490, Page 267 of the Official Public Records of Brazos County, Texas. The motion carried unanimously.

(8.5) MOTION: Upon a motion made by Councilmember McIlhaney and a second by Councilmember Wright, the City Council voted seven (7) for and none (0) opposed, to adopt Ordinance No. 2025-4645, vacating and abandoning a 0.252-acre portion of a 30-foot-wide Landscape and Utility Easement located along Lot 1R, Block 4 of The Business Center at College Station Subdivision, Phase Three, Brazos County, Texas according to the plats recorded in Volume 3764, Page 130, and Volume 11640, Page 99 of the Official Public Records of Brazos County, Texas. The motion carried unanimously.

8.6. Public Hearing, presentation, discussion, and possible action regarding Ordinance No. 2025-4646 amending Chapter 103, "Buildings and Building Regulations," Article III, "Technical Codes," Division 2, "Building Codes," and Division 3, "Electrical Code" adopting the 2024 International Codes, the 2023 National Electrical Code (NEC), and related amendments.

Brian Binford, Planning and Development, explained that this item is for the adoption of the latest International Codes (I-Codes) for College Station, replacing the 2021 I-Codes and 2020 NEC. Updated every three years by the International Code Council and the National Fire Protection Association, these codes enhance energy efficiency and public health and safety standards. Staff reviewed changes with the Greater Brazos Valley Builders Association on July 23, 2025 and copies of the 2023 NEC and 2024 I-Codes are available at Planning & Development Services.

The Construction Board unanimously recommended the updates on October 28, 2025, with staff suggesting an effective date of January 1, 2026.

At approximately 10:47 p.m., Mayor Nichols opened the Public Hearing.

There being no further comments, the Public Hearing was closed at 10:47 p.m.

MOTION: Upon a motion made by Councilmember White and a second by Councilmember Shafer, the City Council voted seven (7) for and none (0) opposed, to adopt Ordinance No. 2025-4646, amending Chapter 103, "Buildings and Building Regulations," Article III, "Technical Codes," Division 2, "Building Codes," and Division 3, "Electrical Code" adopting the 2024 International Codes, the 2023 National Electrical Code (NEC), and related amendments. The motion carried unanimously.

8.7. Presentation, discussion, and possible action regarding Ordinance No. 2025-4647 amending Chapter 16, "Fire Prevention and Protection," Article III, "Fire Code," Sections 16-51 and 16-52 and Article IV, "Life Safety Code", Section 16-78.

Cameron Giordano, Fire Marshall, explained that to ensure the City of College Station stays current with building trends in materials and techniques and maintains the safety of citizens, visitors, and firefighters, the newest codes and amendments were presented for adoption by the City Council.

Staff recommends approval of the 2024 IFC and the 2024 NFPA-101 Life Safety Code and associated amendments.

MOTION: Upon a motion made by Councilmember White and a second by Councilmember McIlhaney, the City Council voted seven (7) for and none (0) opposed, to adopt Ordinance No. 2025-4647, amending Chapter 16, "Fire Prevention and Protection," Article III, "Fire Code," Sections 16-51 and 16-52 and Article IV, "Life Safety Code", Section 16-78. The motion carried unanimously.

8.8. Presentation, discussion, and possible action regarding the Veterans Park and Midtown area baseball field projects.

Michael Ostrowski, Chief Development Officer, explained that this item is intended to seek guidance from the Council regarding the next steps for baseball development, focusing on two key components: the championship field and the remaining complex consisting of eight additional fields. The Southern Route has submitted a proposal, and staff is seeking directions on how to proceed with both aspects. One option for the championship field, which may be the most expedient to build, involves the city constructing the field at the corner of Midtown Drive and Corporate Parkway Extension. We could also consider potential design modifications to increase capacity, particularly if there is an opportunity to accommodate a minor league team in the future. For the complex itself, we have received an opportunity from a private entity through Southern Routes. The question posed to the Council is whether you prefer to negotiate directly with this group or to initiate a request for proposals (RFP) to identify other potential respondents.

Mayor Nichols opened for Citizen Comments.

Uri Geva, College Station, addressed the Council, stating that the decision will not negatively impact the city's project with The Bombers baseball team. He expressed thanks for the Council's time and leadership. Mr. Uri mentioned working with city staff and Texas A&M's Olson Field as a potential location, highlighting the strong economic relationship between the city and the university. He

expressed confidence in the city's ability to expedite the project and suggested that games in 2027 could still be possible, perhaps later in the season or even the playoffs. Mr. Geva emphasized his belief in the staff's capability to deliver results quickly and confirmed they are committed to staying in College Station.

There being no further comments, Citizen Comments was closed.

The Council directed City staff to immediately proceed with the construction of the championship field process, incorporating potential design modifications to accommodate future capacity expansion. Additionally, the Council authorized staff to enter into direct negotiations with the Southern Roots group for the complex portion of the project, forgoing the request for proposal process. Staff will also move forward with the design of the road and utility infrastructure to serve the property.

8.9. Presentation, discussion, and possible action on two deductive change orders related to the Veterans Park Baseball Fields Project: a deduction of \$266,586.55 on the design contract with Pendulum Studio, LLC for design work and a deduction of \$5,000 on the Construction Manager at Risk contract with Crain Group, LLC for pre-construction services.

Jennifer Cain, the Capital Projects Director, reported that following the City Council's decision on October 23rd to halt work on the Veterans Park Baseball Fields Project, two open contracts need closing. The first is the design contract with Pendulum Studio, LLC, and the second is the Construction Manager at Risk contract with Crain Group, LLC. This action will officially reconcile both contracts due to the project's cancellation. Mrs. Cain explained that to date, \$1,338,028 has been spent. The proposed deductive change orders will reduce the outstanding purchase orders by \$271,586.55, allowing us to close them. In January 2026, Budget Amendment #1 will be presented to the Council to remove the remaining budget for this project from the Parks and Recreation Capital Improvement Projects Fund.

MOTION: Upon a motion made by Councilmember McIlhaney and a second by Councilmember Yancy, the City Council voted seven (7) for and none (0) opposed, to approve two deductive change orders related to the Veterans Park Baseball Fields Project: a deduction of \$266,586.55 on the design contract with Pendulum Studio, LLC for design work and a deduction of \$5,000 on the Construction Manager at Risk contract with Crain Group, LLC for pre-construction services. The motion carried unanimously.

8.10. Presentation, discussion, and possible action regarding Resolution No. 11-13-25-10 nominating candidate(s) for the Brazos Central Appraisal District Board of Directors.

Tanya Smith, City Secretary, explained that two directors must be nominated for the Brazos Central Appraisal District Board starting January 1, 2026. Each entity can nominate one person per position. Susan Pesl, whose term ends December 31, 2025, is willing to continue if re-nominated by the City Council. A motion is needed to approve a resolution nominating Susan Pesl or another candidate. On December 11th, a resolution will be presented for the City of College Station vote regarding Susan Pesl's membership on the Board of Directors of the Brazos Central Appraisal District.

MOTION: Upon a motion made by Councilmember McIlhaney and a second by Councilmember Yancy, the City Council voted seven (7) for and none (0) opposed, to approve Resolution 11-13-25-8.10, to nominate Susan Pesl's membership on the Board of Directors of the Brazos Central Appraisal District. The motion carried unanimously.

8.11. Presentation, discussion, and possible action regarding the appointments of the Impact Fee Advisory Committee.

Tanya Smith, City Secretary, explained that the Impact Fee Advisory Committee's purpose is to formulate recommendations to the Council regarding Impact Fees for the Water system, Wastewater system, and Roadways. Additionally, at least every five years, the Committee will meet to review, discuss, and recommend to the City Council whether the Land Use Assumptions and the Capital Improvement Plan are reasonable, as well as a recommendation on the amount of the impact fees.

Make Up and Requirements

- Four (4) members from the real estate, development, or building industries who are not employees or officials of the City or a governmental agency;
- Two (2) members of the Planning and Zoning Commission, one of them being the Chair or their designee; and
- Two (2) ad hoc members.

Term - The committee member term is three (3) years. Terms are limited to six (6) consecutive years.

MOTION: Upon a motion made by Councilmember Yancy and a second by Councilmember Smith, the City Council voted seven (7) for and none (0) opposed, to approve the appointments as directed by staff. The motion carried unanimously.

- Jason Cornelius, P&Z (Chair)
- Marc Chaloupka, P&Z member
- Chandler Arden, member
- John Magruder, member
- James Murr, member
- Julie Schultz, member
- Valen Cepak, Ad Hoc member
- Richard Woodward, Ad Hoc member

10. Items of Community Interest and Council Calendar: The Council may discuss upcoming events and receive reports from a Council Member or City Staff about items of community interest for which notice has not been given, including: expressions of thanks, congratulations or condolence; information regarding holiday schedules; honorary or salutary recognitions of a public official, public employee, or other citizen; reminders of upcoming events organized or sponsored by the City of College Station; information about a social, ceremonial or community event organized or sponsored by an entity other than the City of College Station that is scheduled to be attended by a Council Member, another city official or staff of the City of College Station; and announcements involving an imminent threat to the public health and safety of people in the City of College Station that has arisen after the posting of the agenda.

Mayor Nichols recognized the loss of former Mayor Gary Halter.

11. Council Reports on Committees, Boards, and Commission: A Council Member may make a report regarding meetings of City Council boards and commissions or meetings of boards and committees on which a Council Member serves as a representative that have met since the last council meeting. (Committees listed in Coversheet)

Councilmember Shafer reported on Art Center Brazos Valley, and the Bicycle, Pedestrian and Greenway's Advisory Board.

Mayor Nichols reported on Compensation and Benefits Committee.

12. Future Agenda Items and Review of Standing List of Council Generated Future Agenda Items: A Council Member may make a request to City Council to place an item for which no notice has been given on a future agenda or may inquire about the status of an item on the standing list of council generated future agenda items. A Council Member's or City Staff's response to the request or inquiry will be limited to a statement of specific factual information related to the request or inquiry or the recitation of existing policy in response to the request or inquiry. Any deliberation of or decision about the subject of a request will be limited to a proposal to place the subject on the agenda for a subsequent meeting.

Councilmember Wright requested an item exploring the possibility of creating a State of the City Address.

Councilmember McIlhaney requested an item to discuss the possibility of adopting an ordinance requiring a super-majority of Council to override a previous vote of the Planning and Zoning Commission.

In accordance with the Texas Government Code the Council reconvened into Executive Session at 11:19 p.m. on November 13, 2025, to continue discussing matters pertaining to:

§551.072-Deliberation on the purchase, exchange, lease, or value of real property; to wit:

- Approximately 8 acres of land located at 1508 Harvey Road.
- Approximately 28 acres of land generally located at Midtown Drive and Corporate Parkway in the Midtown Business Park.
- Property located within the Midtown Business Park.
- Property generally located in the 3100 block of Harvey Road.

§551.074-Personnel, deliberation on the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer; to wit:

- City Manager
- City Judge
- Internal Auditor
- City Attorney
- City Secretary
- Council Self-Evaluation

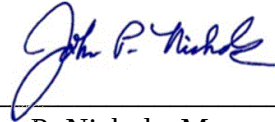
§551.087-Deliberation on an offer of financial or other incentives for a business prospect that the Council seeks to have locate, stay or expand in or near the City; to wit:

- Economic development agreement with Corinth Group, Inc.
- Economic development agreement for a development within the Midtown Business Park relating to baseball fields.
- Economic development agreement with College Station Town Center, LP.
- Economic development agreement for a development generally located at the intersection of University Drive and College Avenue.
- Economic development agreement for a development generally located in 3100 block of Harvey Road.
- Economic development agreement between the City and CS Science Park, LLC as assigned to OGC College Station Park, LP.

Executive Session recessed at 12:50 a.m.

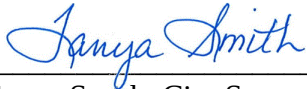
13. Adjournment.

There being no further business, Mayor Nichols adjourned the meeting of the City Council at 12:50 a.m. on Friday, November 14, 2025.



John P. Nichols, Mayor

ATTEST:



Tanya Smith, City Secretary