

MINUTES OF THE CITY COUNCIL MEETING
IN-PERSON WITH TELECONFERENCE PARTICIPATION
CITY OF COLLEGE STATION
JANUARY 22, 2026

STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

Present:

John Nichols, Mayor

Council:

Mark Smith
William Wright, Mayor ProTem
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 4:00 p.m. on January 22, 2026, 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, §551.086-Competitive Matters, and §551.087-Economic Development, and the College Station City Council convened into Executive Session at 4:00 p.m. on January 22, 2026, 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

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.

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

- Construction Board of Adjustments
- Zoning Board of Adjustments
- City Secretary
- City Attorney
- City Manager
- Council Self-Evaluation

2.4. Deliberation on a competitive matter as that term is defined in Gov't Code Section 552.133; to wit:

- Power Supply

2.5. 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 at the intersection of Raymond Stotzer Parkway and State Highway 47.

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 6:40 p.m.

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

Invocation given by Rabi Peter Tarlow, College Station Police Department.

5. PRESENTATION - PROCLAMATIONS, AWARDS, AND RECOGNITIONS.

5.1. Presentation recognizing the Texas A&M Women's Volleyball Team for winning the 2025 NCAA Championship.

Mayor Nichols presented a proclamation to Coach Jamie Morrison and the Texas A&M Women's Volleyball Team for winning the 2025 NCAA Championship.

6. Hear Visitors Comments.

No one signed up to speak at hear visitors.

7. 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.

Item (7.4) was pulled for clarification.

(7.4) Sam Rivera, IT Director, explained the replacement fund's role in planning for equipment replacement, from firewalls to laptops. Though there are capital and recurring funds, an IT replacement fund specifically covers these purchases. Projects are budgeted yearly, with this replacement entirely financed by the Replacement Fund.

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

- **January 5, 2026 Special Meeting**
- **January 8, 2026 Council Meeting**

7.2. Presentation, discussion, and possible action regarding the award of general services contracts for Vehicle Painting and Body Repair Services to Corn's Collision Center, Inc. for an amount not to exceed \$200,000 annually, George's Paint and Body, LLC for an amount not to exceed \$150,000 annually, and to BDS Body Works for an amount not to exceed \$50,000 annually.

7.3. Presentation, discussion, and possible action on the award of contracts for temporary staffing services to Spherion Staffing, LLC and The Reserves Network, Inc. for a combined estimated annual expenditure not to exceed \$300,000 based on projected service needs.

7.4. Presentation, discussion, and possible action regarding a subscription agreement with Kudelski Security Inc. for Pal Alto Networks firewall systems, hardware and support in the amount of \$311,322.

7.5. Presentation, discussion, and possible action regarding the award of Bid 26-026, Electric Underground Distribution Bore Projects, to Sterling Global Industries, LLC for an amount not to exceed \$1,537,561.67.

7.6. Presentation, discussion, and possible action regarding the disposition of the single-family home at 2700 Wilderness Drive South to Brazos Valley Community Action Programs in order to create an affordable rental opportunity. The home was purchased and rehabilitated with Community Development Block Grant (CDBG) funds totaling \$325,000.

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. The motion carried unanimously.

8. WORKSHOP ITEMS

8.1. Presentation, discussion, and possible action related to a Water Services Department annual update.

Stephen Maldonado, Water Services Assistant Director, provided an annual update, providing an overview of historical and current operations, along with key priorities and planned actions. The presentation also highlighted the major initiatives in public outreach and water conservation.

2025 Highlights

- Maintained our Superior Water Rating while delivering over 5 billion gallons of safe, reliable drinking water (~16,000 AFY)
- Treated over 3.5 billion gallons of wastewater
- Successfully resolved a major groundwater export dispute

- Initiated design and construction of Wells 10, 11, & 12
- Reduced per-capita water use to 117 GPCD - well below the State's 140 GPCD target

Drought Monitoring

- 2022–2023: Exceptional Drought Intensity
 - 2022 - led to a drought disaster declaration
 - 2023 - hottest year/summer on record
 - Stage 1 Restrictions: 8/22 – 9/22
- 2024 & 2025: Largely drought-free
 - ❖ Some severe intensity- late 2024 early 2025

Key Actions

- Ongoing System Improvements
 - ✓ Expand & Sustain Water Supply
 - ✓ Replace Aging Pipelines
 - ✓ Upgrade Wastewater Treatment Plant Systems
- System Assessments
 - ✓ 2026: Regional Pumping and Regulatory Analysis
 - ✓ 2026: 5-Yr Comp Plan & W/WW Master Plan Updates
 - ✓ 2027: Strategic Water Supply Plan
- Strategies to Reduce Peak Water Demand:
 - ✓ Promote Water Conservation
 - ✓ Enhance Rebate Programs (e.g., smart/efficient irrigation)
 - ✓ Explore Technologies (e.g., AMI) to help customers detect leaks and understand high water use in real time

Jennifer Nations, Water Services Program Coordinator, outlined the tools and programs offered to help customers use water responsibly and share practical ways everyone can help. She stated that the water conservation goal is to reduce consumption and ensure a sustainable supply for future generations. Goals are focused on reducing water demand by having goals for average gallons per person per day consumption which are below the average for our type of community.

Drought Contingency Plan

- Year-round water use management when not in drought stage
- Stage 1 – High Water Demand
- Stage 2 – Severe Water Demand
- Stage 3 – Extreme Water Demand
- Stage 4 – Water Supply Emergency (sample schedule below)
 - ✓ Triggered if water system fails or is contaminated; reached immediately

STAGE 1 DROUGHT

DEFINED IRRIGATION SCHEDULE

The City of College Station's Stage 1 Drought Restrictions went into effect on Tuesday, Aug. 22 and apply to all customers receiving water service from College Station Water Services.

WATER SCHEDULE	MONDAY/THURSDAY	TUESDAY/FRIDAY	WEDNESDAY/SATURDAY	SUNDAY/THURSDAY
ADDRESS ENDS IN	0, 1, OR 2	3, 4, OR 5; COMMERCIAL	6, 7, OR 8	9; MULTIFAMILY, AND HOA COMMON AREAS

STAGE 1 WATERING PRACTICES:

During stage 1, irrigation of landscaped areas with hose-end sprinklers or automatic irrigation systems needs to happen on a specific day based on address. **NO WATERING between 10 a.m.-6 p.m.** Everyone following this schedule will help keep water towers full and the water system flowing!

8.2. Presentation, discussion, and possible action regarding an overview of the Traffic Congestion and Mobility Analysis Study.

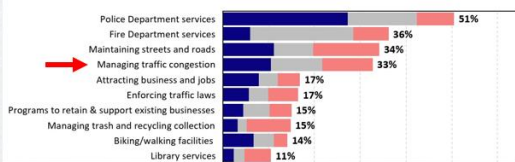
Jason Schubert, Planning and Development, stated that the City of College Station started traffic congestion and mobility analysis in 2024. An initial presentation was given at the Council Workshop on August 8, 2024. The Planning & Development Services Department and Traffic Engineering Division, along with consultant TJKM, assessed 50 city intersections based on current and projected 2035 traffic conditions. Staff will present a summary of a citizen survey, review analysis results, and get feedback from the Council. The study finds intersections with current or expected operational issues and funding is unavailable for improvements except for a few ongoing capital projects.

Surveys and Priority

2025 Citizen Survey

Q1a. City Services That Are Most Important to Residents

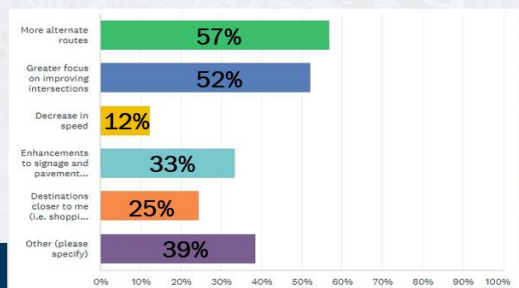
by percentage of respondents who selected the item as one of their top three choices



- Managing traffic congestion has consistently ranked as a high service priority:
 - 2nd in 2019 Citizen Survey
 - 3rd in 2016 Citizen Survey

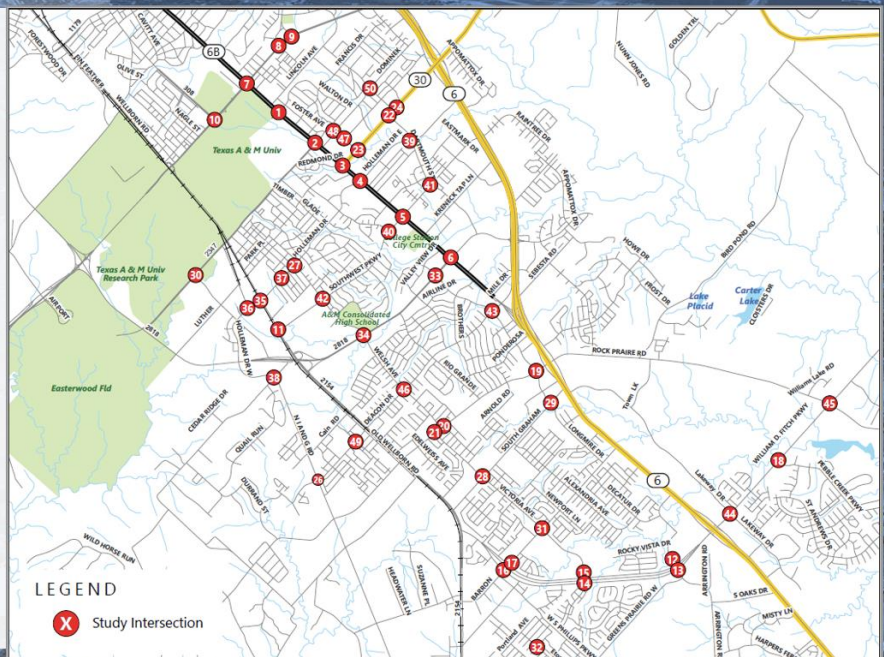
Project Survey (926 responses)

- 86% - responded that driving alone in a car is their primary means of transportation
- 79% - strongly agreed or somewhat agreed they drive to work or school because they felt it is their only feasible option.
- Responded they would like to see these changes to improve traffic flow and safety:



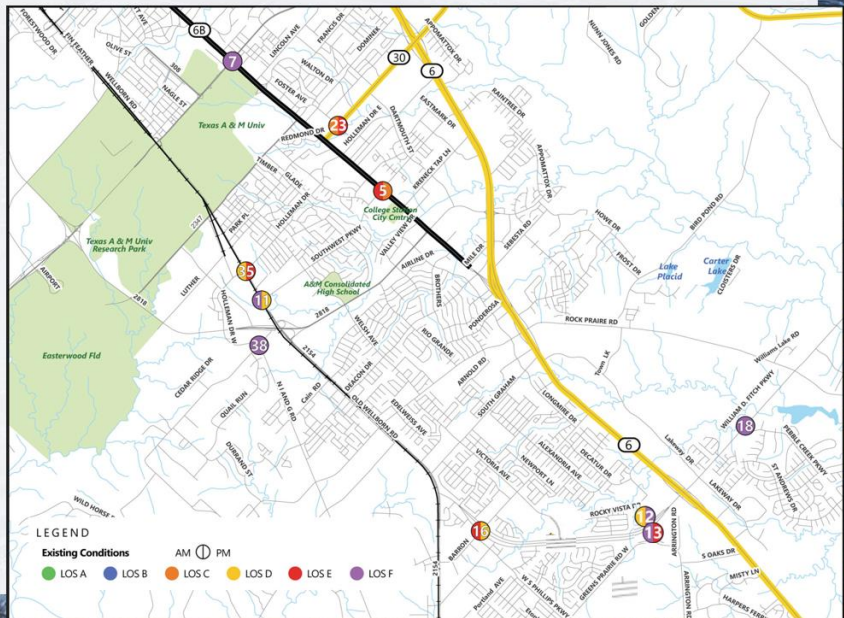
Study Parameters

- 50 Intersections Included
 - 25 on TxDOT roadways
 - 25 on City streets
- Did not include those under construction or in design.
- Studied two scenarios:
 - Existing traffic conditions
 - Projected conditions in 2035
- Level of Service (LOS) D was used as acceptable standard.
- Identify potential mitigation measures to resolve congestion issues.



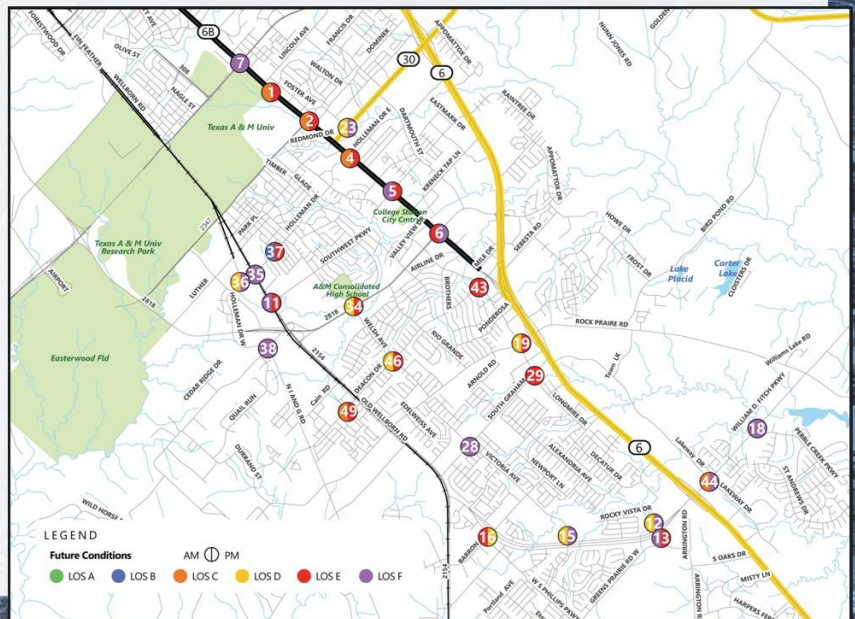
Existing Conditions

- 10 intersection failing LOS
 - 8 on TxDOT roadways
 - 2 on City streets
- The two City intersections are in design for improvements:
 - #18: William D. Fitch Pkwy at Pebble Creek Pkwy – Signal
 - #38: Holleman Dr. South at North Dowling Rd – Roundabout
- Brazos County Transportation Bond from 2022 includes project on William D. Fitch Pkwy at Arrington Rd to SH 6.



Projected Condition (2035)

- 24 intersection failing LOS
 - 14 on TxDOT roadways
 - 10 on City streets
- TxDOT Corridors
 - Texas Ave (Business SH 6)
 - Harvey Mitchell Pkwy (FM 2818)
 - Wellborn Rd (FM 2154)
 - William Fitch Pkwy (SH 40)
- City Streets – most are on collector corridors such as:
 - Longmire Dr
 - Holleman Dr
 - Deacon Dr
 - Victoria Ave
 - Welsh Ave



Mitigation Strategies and Next Steps

- Minor strategies:
 - Signal optimization
 - Addition of turn lanes
 - Extend turn lanes or lane reconfiguration
- Major strategies:
 - Change in traffic control such as adding traffic signals or roundabout
 - Significant intersection redesign such as grade separations, displaced left or other innovative intersection configurations
- Next Steps:
 - On-going monitoring of performance and safety of intersections
 - Obtain funding through MPO, TxDOT safety funds, or City unfunded project or bond

9. REGULAR ITEMS

9.1. Public Hearing, presentation, discussion, and possible action regarding Ordinance No. 2026-4656 amending Appendix "A", "Unified Development Ordinance," Article 11, "Definitions," Section 11.2 "Defined Terms" of the Code of Ordinances of the City of College Station, Texas, regarding the definition of family.

Heather Wade, Planning and Development, stated that this item pertains to an amendment of Appendix "A," "Unified Development Ordinance," Article 11, "Definitions," Section 11.2 "Defined Terms," specifically to revise the definition of family.

Proposed Amendment to the Definition of Family

- “Family: A family is any number of persons occupying a single dwelling unit, including but not limited to those related by blood, marriage, adoption or guardianship or dependency. The term family shall not be construed to mean a club, a lodge, or a fraternity/sorority house.”

At approximately 7:47 p.m., Mayor Nichols opened the Public Hearing.

Ed Udell, College Station, mentioned he’s been engaging with community to gather their opinions. They are questioning the ongoing definition of family and homeowners, concerned about potential pressures or legal implications of excluding new family types.

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

MOTION: Upon a motion made by Councilmember Yancy and a second by Councilmember McIlhaney, the City Council voted seven (7) for and none (0) opposed, to adopt Ordinance No. 2026-4656, amending Appendix "A", "Unified Development Ordinance," Article 11, "Definitions," Section 11.2 "Defined Terms" of the Code of Ordinances of the City of College Station, Texas, regarding the definition of family. The motion carried unanimously.

9.2. Public Hearing, presentation, discussion, and possible action regarding Ordinance No. 2026-4657 amending Chapter 107, “Impact Fees”, Article II, “System-Wide Impact Fees”, Section 107-73, “System-Wide Roadway Impact Fees”, of the Code of Ordinances of the City of College Station, Texas, to amend the roadway impact fee collection rates.

Anthony Armstrong, Planning and Development Services Director, explained that this is a Council requested item to discuss setting roadway impact fee collection rates to zero. He stated that impact fees are allowed under Local Government Code 395 as a charge or assessment imposed by a political subdivision against a new development in order to generate revenue for funding or recouping the cost of capital improvements or facility expansions necessitated by and attributable to the new development. Mechanisms to recover infrastructure costs required to serve future development are a one-time fee only assessed to new development and calculated from a portion of the CIP providing capacity for the new growth.

The city first adopted roadway impact fees on November 10, 2016, with phased-in reduced rates. The statutory 5-year update was done on November 22, 2021, with the next one due in 2026. Amendments effectively January 1, 2022, raised residential development collection rates by 10% as of March 1, 2022. In July 2023, phased increases starting January 1, 2024, were approved, raising maximum recoverable revenue from 11% to 30% by 2026 with commercial rates staying the same.

Current Roadway Impact Fee Program

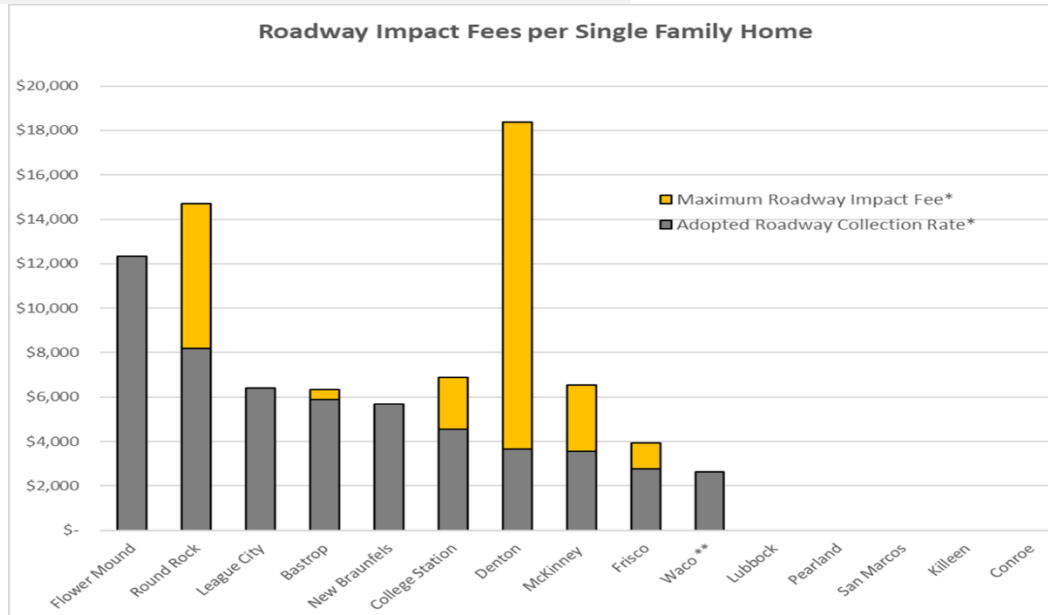
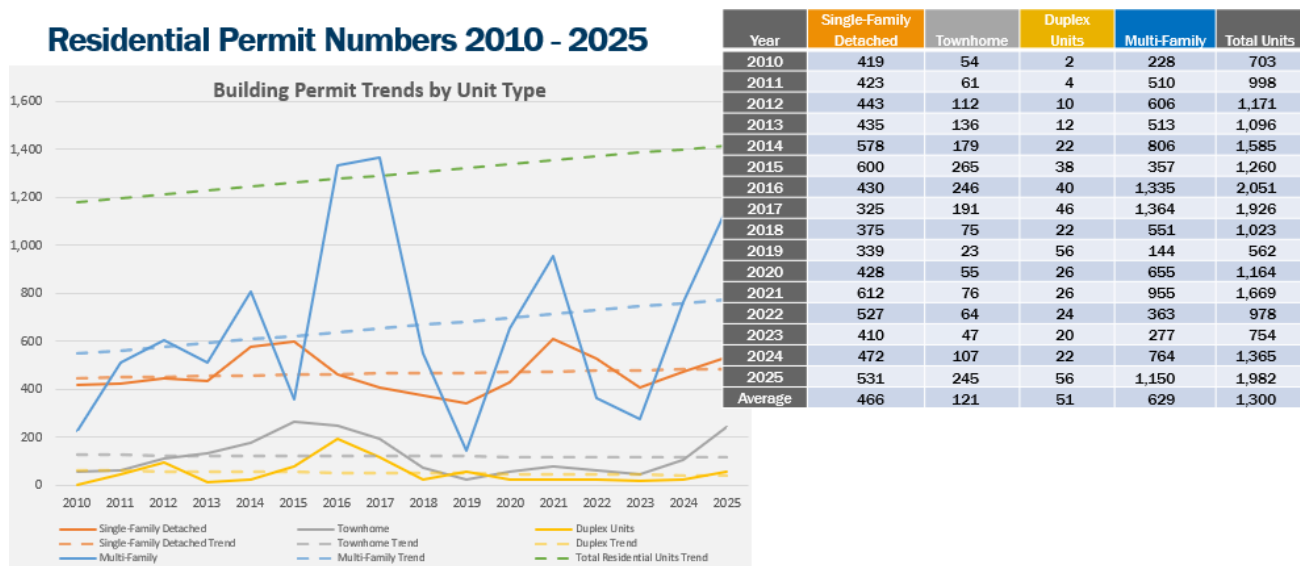
Impact Fee	Adopted Max Rate	Current Collection Rate per Service Unit		Total Estimated Capital Costs of IF Projects	Recoverable Costs at Max Rate (2021 - 2031)	Recoverable Cost at Collection Rate (2021-2031) *
		Res	Non-Res			
Roadway A	\$499	\$499	\$80	\$13.9M	\$9.0M	\$3.4M
Roadway B	\$1,261	\$1,261 *	\$80	\$48.3M	\$20.1M	\$5.9M
Roadway C	\$2,127	\$1,541	\$80	\$78.2M	\$25.6M	\$8.9M
Roadway D	\$3,452	\$1,541	\$80	\$74.4M	\$57.4M	\$5.7M
Roadway Totals				\$215M	\$112.2M	\$23.7M

* Recoverable costs include programmed collection rate adjustments.

* For properties platted prior to January 1, 2022, the collection rate is limited to the 2016 maximum assessable rate of \$1,072.

Mr. Armstrong explained that the Roadway Impact Fee Service Area is within city limits and divided into four zones, following a 4-mile boundary. Fees collected must be spent within the collection zone on qualifying Capital Improvement Projects. Rates vary based on vehicle miles for different land uses. Initially a flat rate, the 2023 increase allowed rate variation across zones. Impact fees cover infrastructure costs needed for new developments, specifically additional capacity. Statistical data on benchmark cities' impact fees and building permit data from 2010-2025 were presented to council.

Residential Permit Numbers 2010 - 2025



The council appointed members to an Impact Fee Advisory Committee which discussed impact fees at meetings in 2025, with a final meeting on January 7, 2026. Written comments have been provided as per state law.

At approximately 8:51 p.m., Mayor Nichols opened the Public Hearing.

Veronica Morgan, College Station, highlighted previous discussions on impact fees and their effects on affordable housing. She believes that reducing roadway impact fees would lower housing costs and supports setting impact fees to zero, believing it would benefit the community.

Chandler Arden, College Station, urged the Council to eliminate impact fees, arguing they make housing less affordable. He noted that every \$1000 increase in home price can disqualify 100-150 buyers, impacting everyone from affordable to high-end markets. Mr. Arden believes that these fees also raise student rents, burdening families further.

Dennis Maloney, College Station, urged the Council to keep impact fees in place. He stated that a decline in home permits can be attributed to the 2008 mortgage market crash, and current affordability is impacted more by loans hovering at 6%. He noted that from 1999 to 2024 single-family home prices rose by 40%, driven by inflation, labor, and material costs—not impact fees. He argued that homes sell at a price in any particular area driven by market forces, not impact fees. Mr. Maloney concluded if the council eliminates impact fees, then property taxes will need to increase to fund infrastructure.

There being no further comments, the Public Hearing was closed at 9:01 p.m.

MOTION: Upon a motion made by Mayor Nichols and a second by Councilmember Shafer, the City Council voted five (5) for and two (2) opposed, with Councilmembers White and Yancy voting against, to approve the roadway fees as they are for residential and commercial. The motion carried unanimously.

9.3 Presentation, discussion, and possible action regarding a resolution of support of a proposal received in response to RFI 26-032 for the development of affordable housing in College Station through the Texas Department of Housing and Community Affairs 2026 Low Income Housing Tax Credit allocation process.

Item was pulled at the request of the applicant.

9.4. Presentation, discussion, and possible action regarding appointments to the following boards, committees and commissions.

- **Construction Board of Adjustments**
- **Zoning Board of Adjustments**
- **Aggieland Humane Society**
- **Architectural Advisory Committee**
- **Audit Committee**
- **BCS Library Board**
- **Design Review Board**

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 the appointments of the Construction Board of Adjustments (CBA) as stated below. The motion carried unanimously.

Construction Board of Adjustments (CBA)

- Mark A. Hill (3-year term for Position 5)

- Due to lack of applicants, CBA will remain open to receive applications.

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 the appointments of the Zoning Board of Adjustments (ZBA) as stated below. The motion carried unanimously.

Zoning Board of Adjustments (ZBA)

- Position 1 - Justin Collins (2-yr term)
- Position 2 - Brittany Medizabal (2-yr term)
- Position 4 - Alison Drouilhet (2-yr term)
- Position 5 - Brian Young (2-yr term)
- Alternate 2 - Andrew Arizpe (1-yr unexpired term)
- Chair - James Hutchins

MOTION: Upon a motion made by Councilmember McIlhaney and a second by Councilmember White, the City Council voted seven (7) for and none (0) opposed, to approve the appointments of the Aggieland Humane Society as stated below. The motion carried unanimously.

Aggieland Humane Society

- Sean Dwyer, PD Manager (PD Member)
- Dianne Marlow (3-yr term)

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 approve the appointments of the Design Review Board (DRB) as stated below. The motion carried unanimously.

Design Review Board (DRB)

- Susanne M. Krueger (3-yr terms for Position 3)
- Cameron Nicole Gallucci (3-yr terms for Position 4)
- P&Z Chair, Jason Cornelius (DRB Chair)

MOTION: Upon a motion made by Councilmember McIlhaney and a second by Councilmember Shafer, the City Council voted seven (7) for and none (0) opposed, to approve the appointments as stated below. The motion carried unanimously.

Architectural Advisory Committee (AAC)

- Jeff Lednicky (2-yr term)

Audit Committee

- Danielle Carlson (2-yr terms)

B/CS Library Board

- Janice Epstein (2-yr terms)
- Sharron Rosedahl (2-yr terms)

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.

Councilmember Yancy made a note of extreme weather event expected to start tomorrow and urged citizens to utilize community resources if needed.

Councilmember Wright urged the community to exercise patience while the “Big 6” TxDOT project is underway.

Mayor Nichols made a note of recent sports related highlights in community.

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 Smith reported on BVSWMA.

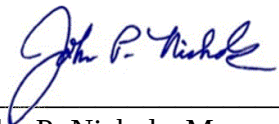
Councilmember Yancy reported on the BVCOG.

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 McIlhaney requested an item on potential affordable housing opportunities.

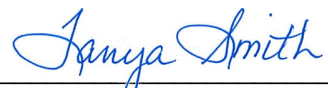
13. Adjournment.

There being no further business, Mayor Nichols adjourned the meeting of the City Council at 10:15 p.m. on Thursday, January 22, 2026.



John P. Nichols, Mayor

ATTEST:



Tanya Smith, City Secretary