

MINUTES OF THE CITY COUNCIL MEETING
IN-PERSON WITH TELECONFERENCE PARTICIPATION
CITY OF COLLEGE STATION
FEBRUARY 12, 2026

STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

Presiding:

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 Capps, Deputy 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 February 12, 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, and §551.087-Economic Development, and the College Station City Council convened into Executive Session at 4:00 p.m. on February 12, 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.
- Legal advice regarding Texas Open Meetings
- Legal advice regarding the professional services contract for Southeast Park.

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:

- City Manager
- City Attorney
- Council Self-Evaluation

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 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.
- Economic development agreement with BCS Urban Living LLC for a property at the terminus of Castle Rock Parkway.

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 6:28 p.m.

The Council instructed staff to bring back a letter of intent (LOI) regarding the baseball fields in Midtown at the February 26, 2026 City Council meeting.

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

Invocation given by Pastor Ben Hailey, College Station Police Department.

5. PRESENTATION - PROCLAMATIONS, AWARDS, AND RECOGNITIONS.

5.1. Presentation of a proclamation recognizing February 2026 as Black History Month.

Mayor Nichols presented a proclamation to Lisa Mouton, Felecia Benford, and Natalyn Samuels with the Brazos Valley Africa American Museum Board, and Barbara Moore with the City of College Station, proclaiming the month of February 2026 as Black History Month.

6. Hear Visitors Comments.

No one signed up to speak for 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.

No items were pulled for clarification.

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

- **January 22, 2026 Council Meeting**

7.2. Presentation, discussion, and possible action on the award of a construction contract in the amount of \$683,000 to Brazos Valley L4, LLC for Concrete Joint Sealing and Minor Repairs.

7.3. Presentation, discussion, and possible action on a construction contract award to D&S Construction, Inc. in the amount of \$200,500 for Drainage Repairs on Graham Road and 600 Ivy Cove.

7.4. Presentation, discussion, and possible action on a contract with API National Service Group Inc. in the amount of \$175,000 for fire inspections, monitoring, and repairs.

7.5. Presentation, discussion, and possible action on a deductive change order with Kieschnick General Contractors, Inc. in the amount of \$557,172 for the McCulloch Water and Wastewater Rehabilitation Project.

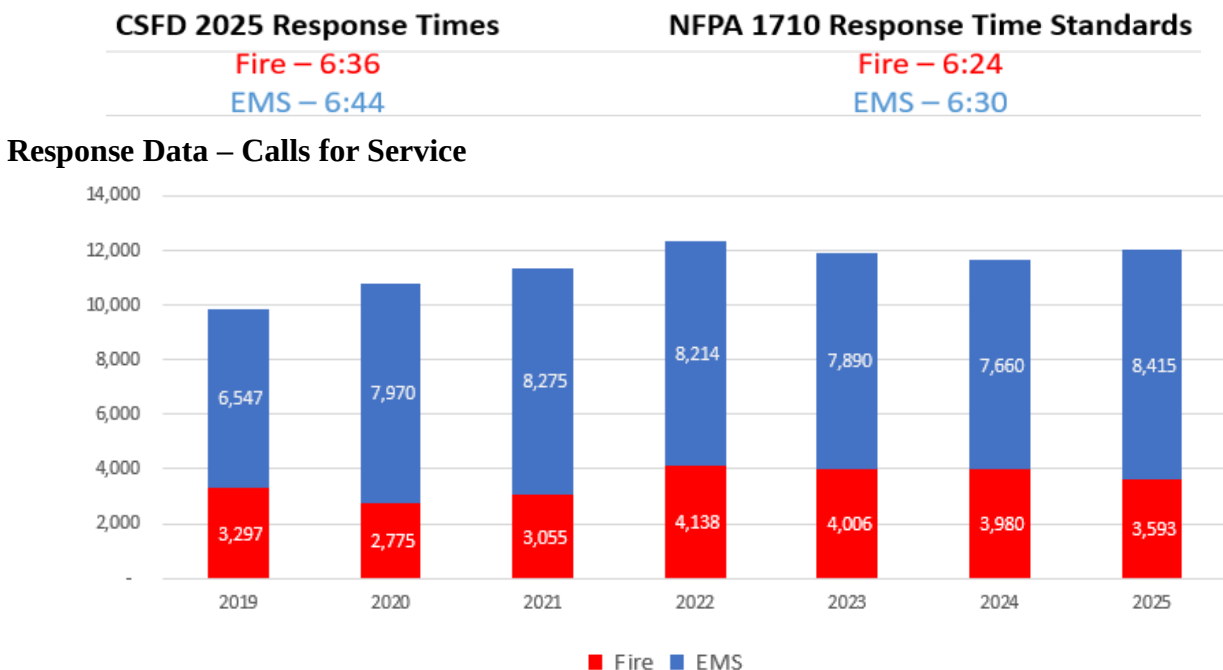
MOTION: Upon a motion made by Councilmember Wright and a second by Councilmember Yancy, the City Council voted seven (7) for and none (0) opposed, to approve the Consent agenda. The motion carried unanimously.

8. WORKSHOP ITEMS

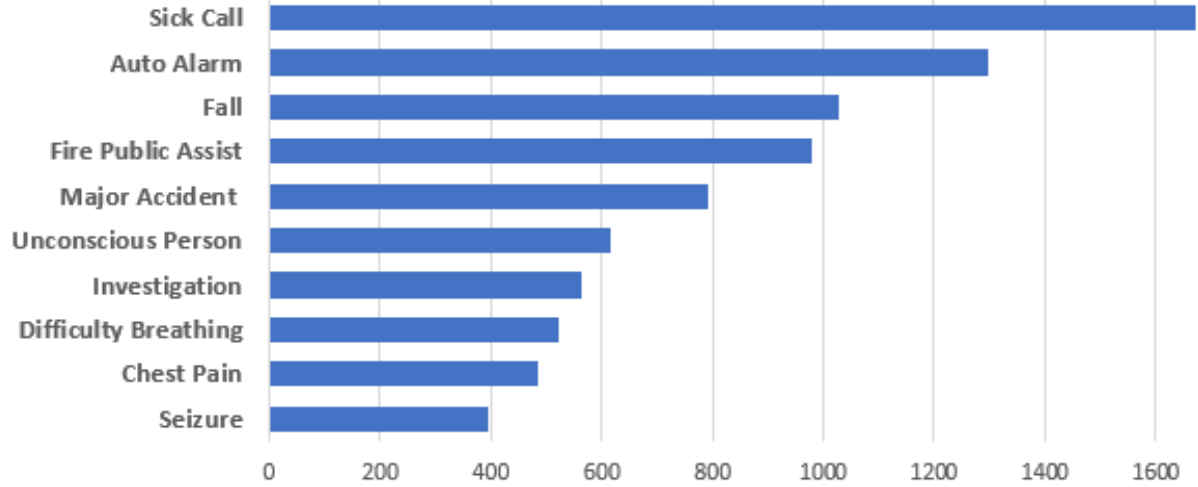
8.1. Presentation, discussion, and possible action on an update from the College Station Fire Department.

Richard Mann, Fire Chief, introduce Command Staff – Assistant Chief Robert Mumford, Chris Kelley, Josh Varner, Fire Marshal Cameron Giordano. EMC Lauren McGrath, CE Supervisor Tommy Shillings.

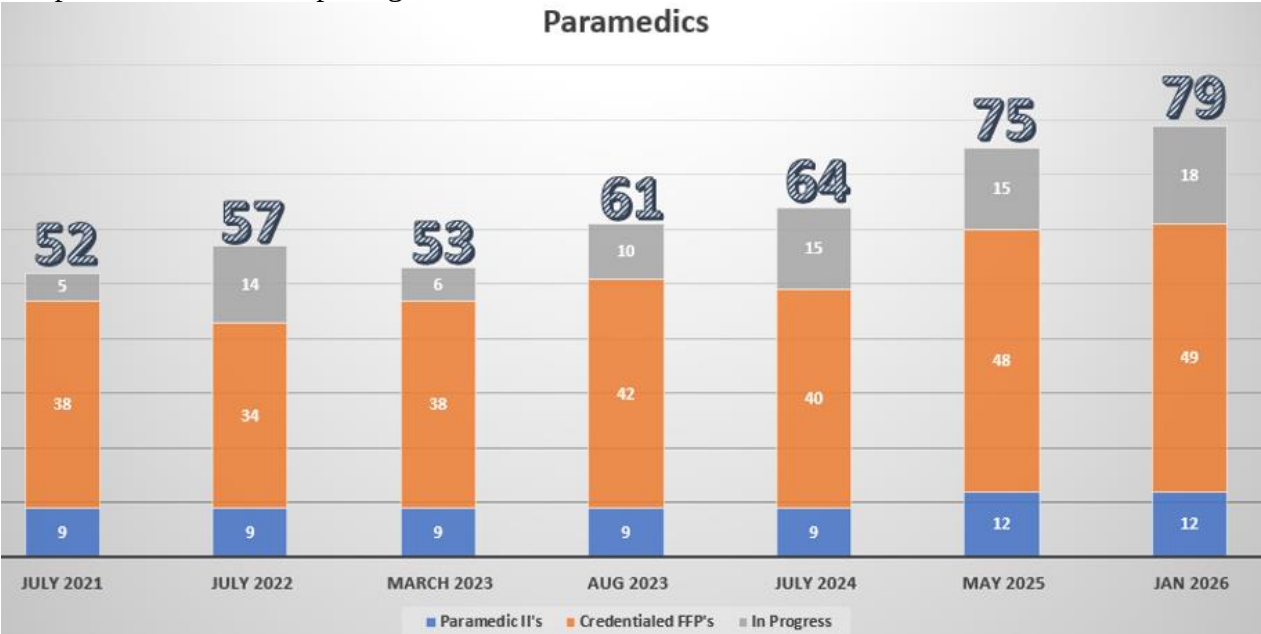
Chief Mann provided an update on calendar year 2025 operations and activities for the College Station Fire Department. He highlighted a steady but slightly increasing call volume since 2022 while response times have improved slightly, coming very close to the goal of the NFPA 1710 standard.



Top Ten Call Types 2025

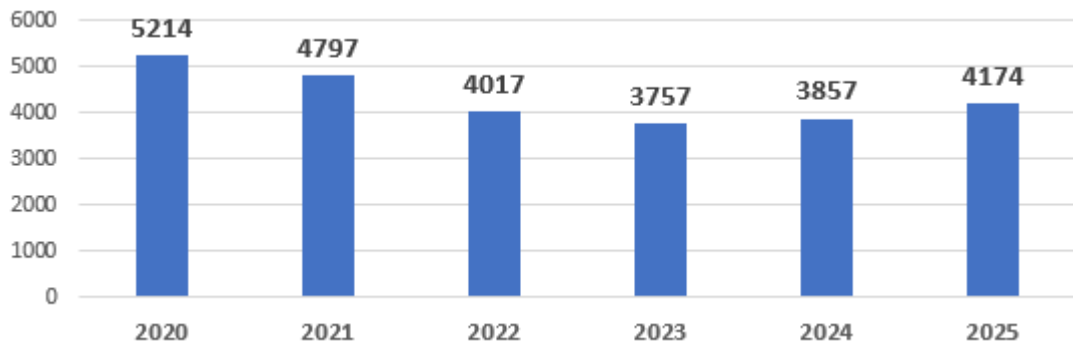


Chief Mann highlighted progress the department has made in staffing paramedics, partially in anticipation of Station 7 opening.



Community Outreach and Code Enforcement activities were highlighted. Community Outreach reported 25,166 interactions at 211 Community Events; 572 citizens were trained in CPR, AED, and Stop-the-Bleed with 38 residences were equipped with smoke alarms. He noted that the dip in Code Cases around 2023 was a direction by Council to focus on over occupancy, with those cases being time intensive. In order of ranking the top 5 violations are parking, trash containers, weeds and grass, accumulation of trash, and junk vehicles.

Code Enforcement Violations



A switch to a 48/96 shift schedule has seen positive outcomes for the city. The alternate 56-hour workweek schedule has seen widespread growth amount mid-sized departments like ours.

- Decrease in overtime
- 11.8% decrease in accidents
- 48.5% increase in training
- 28.7% decrease in unscheduled absenteeism
- Improved morale
 - 93% approval by members; noting the following:
 - Increasing quality of life, work-life balance, physical & mental health
 - Improved family relationships

Training

- Hired 47 members in past 3 years
 - Structured 2-year phase training program
- Trained all members in Active Attack Integrated Response (AAIR)
- Mass Casualty Training
- Advanced EMS Training
- 2026 – Emphasis on Highrise’s in the Northgate District
 - 6 existing high-rises, 5 under construction, 2 in planning phase
 - 6,972 beds in NG with 14,000+ estimated by Fall 2027

Chief Mann thanked the council for being forward looking with regards to emergency response vehicles. Long production times necessitate ordering fleet vehicles years in advance to meet today’s needs.

Fire Station 7 will be located at 2981 Greens Prairie, the groundbreaking took place April 2025 with a estimated completion and opening in the fall of 2026. Two phases of staffing up for the new station have taken place with a total of 24 members being added through a combination of funding including SAFER grants in 2025 and 2026 for a total of 6.44 million of grant money.

9. REGULAR ITEMS

9.1. 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.

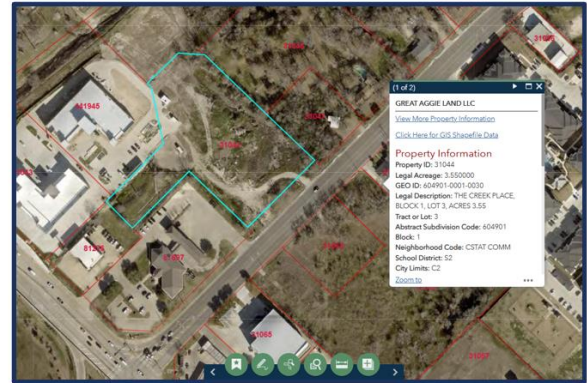
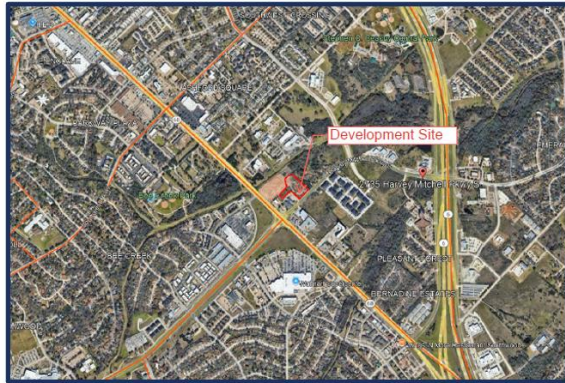
David Brower from Planning and Development highlighted the need for more affordable rentals in College Station, summarized the 9% Low Income Housing Tax Credit program, and detailed the proposal from Woda Cooper Companies, Inc. in response to RFI 26-032. The proposal aims to develop Knoxwood Crossing, a 60-unit affordable housing complex at 2735 South Harvey Mitchel Parkway, with units for families earning 30%-60% of Area Median Income. Without support, the project risks losing its tax credit allocation.

College Station Workforce Housing Need:

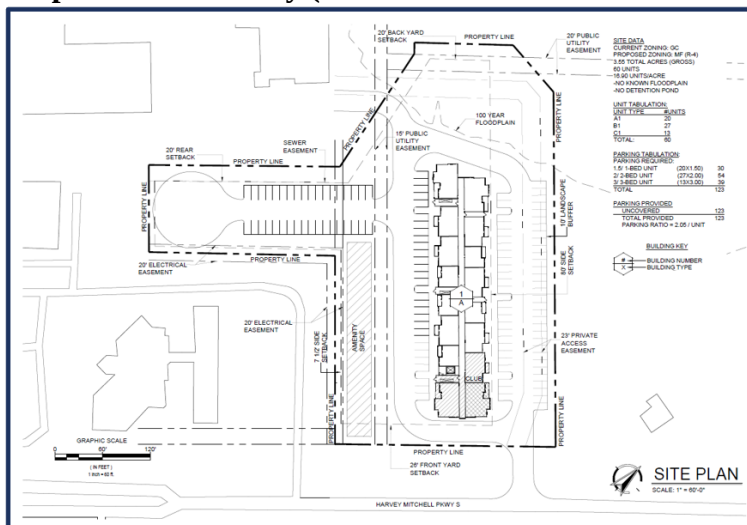
- 58% of College Station renters are cost burdened
 - ❖ Spend more than 30% of monthly income spent on housing
- 35% of College Station renters are severely cost burdened
 - ❖ Spend more than 50% of monthly income spent on housing
- Since 2015, the average College Station home price has increased by 73%, while median family income has only increased by 25.86%

Site Location

- ❖ 3.55 acres located at 2735 South Harvey Mitchell Parkway, College Station, Texas 77840
- ❖ Brazos County Parcel ID 31044



Proposed Community (Site Plan and AMI Distribution)



Existing Conditions

- ❖ Approximately 3.55 acres
- ❖ Vacant land

Community Exterior

- ❖ 4-Story Elevator Served Building
- ❖ Integrated Clubhouse
- ❖ Fiber Cement Siding, Brick Veneer

Unit Mix

- ❖ 20 - 1 Bedrooms
- ❖ 27 - 2 Bedrooms
- ❖ 13 - 3 Bedrooms
- ❖ 60 total units

Affordable Housing Breakdown

- ❖ 30% AMI - 7 units
- ❖ 50% AMI - 9 units
- ❖ 60% AMI - 44 units

Designed to CPTED Standards

- ❖ Comprehensive Lighting
- ❖ Landscape Design

Harrison LaHaie from Woda Cooper Companies presented Knoxwood Crossing, a proposed affordable housing development at 2735 S. Harvey Mitchell Parkway. Woda Cooper, established in 1990, is an employee-owned company known for maintaining long-term property ownership and achieving multiple green certifications. In response to the 73% rise in home prices in College Station since 2015, compared to a 25% income increase, they emphasize affordable housing. Knoxwood Crossing will be a four-story building with 60 units: seven for those earning up to 30% of the area's median income, nine for up to 50%, and 44 for up to 60%. Proposed plans for the building would feature brick veneer, cement fiber siding, and crime prevention design standards.

Mayor Nichols opened for Citizen Comments.

Valen Cepak, College Station, expressed his support for the new housing complex and stated that when he served on the Housing Plan Advisory Committee this was one type of project, they found viable. He went on to say that though it doesn't involve ownership, it offers a valuable opportunity for people to save money on rent and potentially prepare for future homeownership.

There being no further comments, Citizen Comments was closed.

MOTION: Upon a motion made by Councilmember Shafer and a second by Councilmember White, the City Council voted seven (7) for and none (0) opposed, to approve Resolution 02-12-26-9.1, the

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. The motion carried unanimously.

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 salutory 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.

Nothing to report at this time.

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 White reported on Legislative Engagement Committee.

Mayor Nichols reported on the MPO meeting.

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 a future item on micro-mobility regulation options with a focus on community safety.

In accordance with the Texas Government Code the Council reconvened into Executive Session at 7:59 p.m. on February 12, 2026, to continue discussing matters pertaining to:

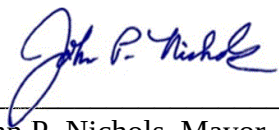
Deliberation on the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer; to wit:

- City Manager

Executive Session recessed at 8:47 p.m.

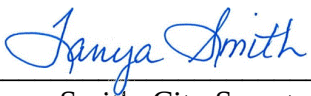
13. Adjournment.

There being no further business, Mayor Nichols adjourned the meeting of the City Council at 8:47 p.m. on Thursday, February 12, 2026.



John P. Nichols, Mayor

ATTEST:



Tanya Smith, City Secretary