

MINUTES OF THE CITY COUNCIL MEETING
IN-PERSON WITH TELECONFERENCE PARTICIPATION
CITY OF COLLEGE STATION
MARCH 26, 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
Ian Whittenton, Deputy City Secretary
Kimberly Dickey, Records Management Administrator

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 March 26, 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 4:01 p.m. on March 26, 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 related to Texas Local Government Code Chapter 143 and 174.
- Legal advice related to a settlement agreement regarding opioids for the Remnant Defendants Settlement: Associated Pharmacies, Inc. (and American Associated Pharmacies); J M Smith Corporation; Louisiana Wholesale Drug Company, Inc.; Morris and Dickson Co.; North Carolina Mutual Wholesale Drug Company, Inc.; and United Natural Foods, Inc. (including its subsidiaries SuperValu and Advantage Logistics).
- 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.

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

- City Attorney
- City Manager
- 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.
- A development agreement regarding land generally located between Pebble Creek and Southern Pointe subdivisions.

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 6:46 p.m.

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 proclaiming March 28, 2026, as "Mayor's Monarch Pledge Day."

Mayor Nichols presented a proclamation to Parks and Recreation Department, proclaiming the month of March 2026 as Mayor's Monarch Pledge Day.

5.2. Presentation proclaiming the month of March 2026 as "American Red Cross Month."

Mayor Nichols presented a proclamation to Valerie Vetrone (Executive Director of the Heart of Texas Chapter) Heart of Texas Board Members: Rick Kattner, Chair, and Valen Cepak; proclaiming the month of March 2026 as American Red Cross Month.

5.3. Presentation proclaiming the month of March 2026 as "National Multiple Sclerosis Month."

Mayor Nichols presented a proclamation to Jim Rouse and the National Multiple Sclerosis Society, proclaiming the month of April 2026 as National Multiple Sclerosis Month.

5.4. Presentation proclaiming April 6-10, 2026 as "National Community Development Week."

Mayor Nichols presented a proclamation to Anthony Armstrong, Planning and Development Director, Molly Hitchcock, Planning and Development Assistant Director, and Community Services, David Brower, Eric Barton, Raney Whitwell, and Josh Brooks, recognizing April 6-10, 2026, as National Community Development Week.

6. Hear Visitors Comments.

James Sun, College Station, expressed concerns about Flock cameras being installed around the city. He pointed out that there is potential for abuse, misuse, identification errors, and data sharing with minimal public oversight.

Anna Lowary, College Station, came before council as a resident of Midtown who is concerned that the design for Independence Park will not include an off-leash dog park. She would like Council to revisit this design and consider adding this feature to a future design.

Kody Fox, College Station, came before council with concerns about the installation and operation of Flock safety surveillance cameras in College Station, raising issues about privacy, data ownership, and contract terms that he believes allow the data to be kept in perpetuity. He requests Council consider adding an item to a future agenda to publicly discuss these issues.

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 (7.2, 7.9, 7.10, 7.15, 7.19) were pulled for clarification.

(7.2) Melissa Thomas, Capital Projects, explained the contract is for the design of around 30 signs, including structural and geotechnical services along with wayfinding and other signs around Veterans Park.

(7.9) Raquel Gonzales, Capital Projects, explained the proposed design modification for the Rock Prairie East Widening Project is a strategic revision that secures significant financial savings and improves schedule stability. This change order addresses critical path schedule risks by removing dependencies on external timelines that fall outside the City's control, which will save nearly one million on the total project.

(7.10) Ramiro Martinez, Water Services Department, explained that the City updates its land use assumptions and capital improvement plans every five years to keep impact fees accurate as the community grows. The last full update was in 2021, and the upcoming 2026 study will refresh growth assumptions, set service areas, identify eligible capital projects, and calculate the maximum impact fees allowed based on projected growth over the next decade.

(7.15) Carol Cotter, Planning and Development Services, explained that this contract will not be adjusting the thoroughfare plan but rather utilizing the thoroughfare plan in determining what the impact the capital improvement plans should have in calculating impact fees.

(7.19) Ian Whittenton, City Secretary's Office, clarified that a motion to approve this item will appoint Tina Ann Duncan to the Tourism Committee.

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

- **February 16, 2026 Special Meeting**
- **February 26, 2026 Council Meeting**

- 7.2. Presentation, discussion, and possible action regarding a design contract with The Arkitek Studio, Inc. for the Veterans Park Wayfinding Signage Design in the amount of \$146,200.
- 7.3. Presentation, discussion, and possible action and discussion on the Texas Emergency Management Assistance Teams (TEMAT) Memorandum of Understanding (MOU) with the Texas Division of Emergency Management.
- 7.4. Presentation, discussion, and possible action regarding resolution 03-26-26-7.4 adoption the Brazos County Hazard Mitigation Action Plan for 2024-2029.
- 7.5. Presentation, discussion, and possible action regarding the award of ITB 26-035 for the City's purchase of Single Phase and Three Phase Transformers for Electric Warehouse Inventory with a total expenditure of \$1,043,514 awarded to KBS Electrical Distributors.
- 7.6. Presentation, discussion, and possible action regarding a contract amendment to a contract with LifeScan Wellness Centers to increase the term of the agreement, and increase the contract amount by \$23,000 for a total contract amount of \$118,000.
- 7.7. Presentation, discussion, and possible action on the City's Indefinite Delivery/Indefinite Quantity (IDIQ) list, where identified firms are pre-qualified to provide on call, as needed, professional services. A category for Construction Materials Testing is to be added to the list approved at the November 13, 2025 City Council meeting.
- 7.8. Presentation, discussion, and possible action on a change order with DCCM for additional design services in the amount of \$73,286.31 as part of the James Parkway and Puryear Drive Projects.
- 7.9. Presentation, discussion, and possible action on a Change Order for Professional Services Contract with DCCM Infrastructure, Inc. in the amount of \$92,406 for additional engineering design and project management services for the Rock Prairie Road East Widening Project.
- 7.10. Presentation, discussion, and possible action regarding a Professional Services Contract with Freese and Nichols, Inc. in the amount of \$300,000 for the 2026 Water and Wastewater Impact Fee Update Study.
- 7.11. Presentation, discussion, and possible action regarding a deductive change order with Weisinger, Inc., providing a \$432,300 credit to the construction contract for the Water Well 3 Rehabilitation project.
- 7.12. Presentation, discussion, and possible action regarding the purchase of two 2000 KVA pad mount transformers in the amount of \$108,902 from Magnetron USA, LLC.
- 7.13. Presentation, discussion, and possible action regarding ordinance 2026-4659 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, to prohibit parking on Lenert Circle.
- 7.14. Presentation, discussion, and possible action on a design change order for the Municipal Court Building Envelope Repair & Maintenance Project with Zero Six Consulting LLC. for \$9,630 for a total contract amount of \$104,530.

7.15. Presentation, discussion, and possible action regarding a Professional Services Contract with Kimley-Horn and Associates, Inc. in the amount of \$120,000 for the 2026 Roadway Impact Fee 5-year Update Study.

7.16. Presentation, discussion, and possible action regarding the adoption of program guidelines for an Acquisition, Rehabilitation, and Disposition for Homebuyers Program.

7.17. Presentation, discussion, and possible action on a construction contract with Zone Industries for the replacement of two variable frequency drives for high-service pumps at the Dowling Road Pump Station, not to exceed \$176,400.

7.18. Presentation, discussion, and possible action on Change Order No. 1 for Electric and Water Meter Reading Services with Alexander’s Contract Services, Inc., not to exceed \$391,000; which includes \$56,000 for two additional months.

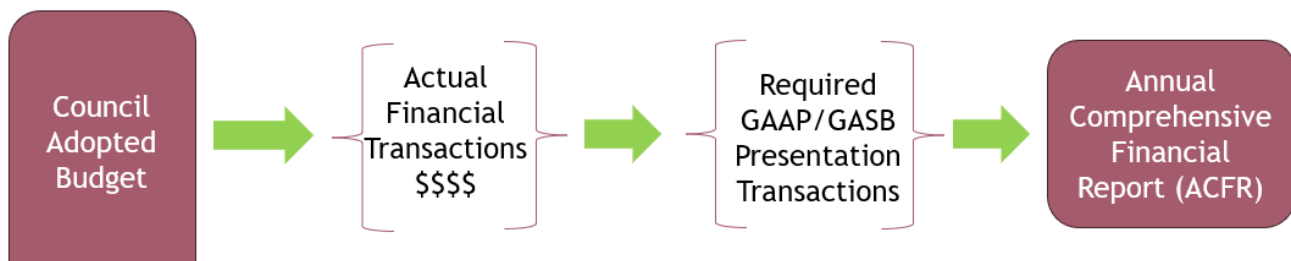
7.19. Presentation, discussion, and possible action on appointing Tina Ann Duncan to an unexpired term on the Tourism Committee.

MOTION: Upon a motion made by Councilmember Wright 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, relating to receiving the annual audit reports and Annual Comprehensive Financial Report (ACFR) for the fiscal year ended September 30, 2025.

Michael DeHaven, Assistant Finance Director, explained that the City's Charter and Fiscal and Budgetary Policies along with State law require that not less than thirty (30) days prior to the end of each fiscal year, the City Council shall designate a qualified public accountant or accountants who, as of the end of the fiscal year, shall make an independent audit of accounts and other evidences of financial transactions of the City government and shall submit the report to the City Council. Also, the City's budgetary policies require that the auditor jointly review the management letter/audit results with the City Council within 30 days of receipt by the staff.



Brittany Drew, Senior Manager with Weaver and Tidwell, presented the results of the fiscal year 2025 audit and presented the 2025 ACFR. The report showed exceptionally strong audit results for the city and commended the Finance Department for its outstanding preparation of the Annual Comprehensive Financial Report. She explained that the City received an unmodified opinion—the highest level of assurance—for both its financial statements and its federal Single Audit, with no material weaknesses, significant deficiencies, noncompliance issues, or audit findings identified.

The auditors also reviewed major federal programs, including the CDBG entitlement grants cluster and the SAFER grant, and confirmed full compliance while meeting required federal coverage thresholds. Mrs. Drew also outlined the audit standards applied, confirmed there were no difficulties, unusual transactions, new accounting standards affecting the City, or independence concerns, and noted that management's estimates were reasonable with no signs of bias. She concluded by reporting no material audit adjustments or passed adjustments, reinforcing the City's continued strong financial management and internal controls.

MOTION: Upon a motion made by Councilmember Wright and a second by Councilmember McIlhaney, the City Council voted six (6) for and one (1) opposed, with Councilmember Yancy voting against, to accept the Annual Comprehensive Financial Report and External Audit. The motion carried.

Mayor Nichols stated by this presentation and acceptance by the City Council the Annual Comprehensive Financial Report and External Audit Report is considered filed with the City Secretary's Office effective March 26th, 2026.

8.2. Presentation, discussion, and possible action on the 2026 update to the City Council Strategic Plan.

Ross Brady, Chief of Staff, reported that the City Council convened for a strategic planning retreat on February 16, 2026. At this retreat, Council members reviewed and discussed both strategic priorities and proposed amendments to the Strategic Plan. This item is to discuss, amend, and accept those changes as presented with the following modification:

- Neighborhood Integrity, item 1.2 will read, "Provide options for affordable, dense housing in Northgate, Wolf Pen Creek, and other targeted areas to relieve housing pressure in existing neighborhoods."

MOTION: Upon a motion made by Councilmember Wright and a second by Councilmember Shafer, the City Council voted seven (7) for and none (0) opposed, to accept the updated 2026 City Council Strategic Plan with the addition listed. The motion carried unanimously.

9. REGULAR ITEMS

9.1. Presentation, discussion, and possible action on an amendment to a Construction Manager at Risk (CMAR) Contract with Garney Construction., Inc. accepting the Guaranteed Maximum Price (GMP) of \$27,886,767.07 for the drilling of 3 production wells, mechanical piping, and well collection line as part of the for Wells 10, 11 and 12 Project, plus the City's contingency in the amount of \$697,169.18 for a total appropriation of \$28,583,936.25 and presentation, discussion, and possible action regarding Resolution 03-26-26-.91 Declaring Intention to Reimburse Certain Expenditures with Proceeds from Debt.

Jennifer Cain, Capital Project Director, reported that the amendment to Garney Construction's current contract covers drilling three production wells, installing mechanical piping, and building well collection lines. Each well will pump up to 3,300 GPM with dedicated control systems and backup generators. The project includes internal access roads, power distribution, land easement acquisitions, and about 12,000 feet of collection line connecting the wells. Coordination is required with BTU, Union Pacific, and TxDOT for utilities and access. Garney provides pre-construction and construction services, with bidding presented to City Council for Guaranteed Maximum Price (GMP) approval for each phase. Construction started in early 2025 with completion slated before August 2028. Of the \$70,489,000 budget, \$25,397,120 has been committed, leaving \$45,091,880 for the remaining contract

and expenses. The “Resolution Declaring Intention to Reimburse Certain Expenditures with Proceeds from Debt” is needed as long-term debt for the project is scheduled to be issued later.

MOTION: Upon a motion made by Councilmember Smith and a second by Councilmember White, the City Council voted seven (7) for and none (0) opposed, to approve an amendment to a Construction Manager at Risk (CMAR) Contract with Garney Construction., Inc. accepting the Guaranteed Maximum Price (GMP) of \$27,886,767.07 for the drilling of 3 production wells, mechanical piping, and well collection line as part of the for Wells 10, 11 and 12 Project, plus the City’s contingency in the amount of \$697,169.18 for a total appropriation of \$28,583,936.25 and presentation, discussion, and possible action regarding adopting Resolution 03-26-26-9.1 Declaring Intention to Reimburse Certain Expenditures with Proceeds from Debt. The motion carried unanimously.

9.2. Public Hearing, presentation, discussion, and possible action regarding ordinance 2026-4660 amending the Comprehensive Plan - Future Land Use & Character Map from Neighborhood Center to Urban Residential for approximately 7.02 acres generally located at 8650 Turkey Creek Road.

Items 9.2 and 9.3 were presented together.

9.3. Public Hearing, presentation, discussion, and possible action regarding ordinance 2026-4661 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 MF Multi-Family for approximately 7.02 acres generally located southwest of the intersection of Turkey Creek Road and Health Science Parkway.

Gabriel Schrum, Planning and Development, explained that the applicant seeks to amend the Comprehensive Plan Future Land Use and Character Map for about seven acres near Health Science Center Pkwy and Turkey Creek Rd, changing it from Neighborhood Center to Urban Residential. This amendment accompanies a rezoning request to allow multi-family housing on approximately 7.02 acres of undeveloped land northwest of Turkey Creek Rd and Raymond Stotzer Pw, switching the zoning from R Rural to MF Multi Family. The property is un-platted with frontage on Turkey Creek Rd, and the proposed change aims to increase residential density by permitting multi-family development, which is not allowed under current rural zoning.

The Planning and Zoning Commission reviewed this item on February 19, 2026, and voted six to one to recommend its approval.

At approximately 8:25 p.m., Mayor Nichols opened the Public Hearing.

Padon Holt, College Station, came before council to request they deny this rezoning in order to preserve business center land as he believes that a vibrant business center would be a better service to the community.

There being no further comments, the Public Hearing was closed at 8:33 p.m.

(9.2) 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. 2026-4660, amending the Comprehensive Plan - Future Land Use & Character Map from Neighborhood Center to Urban Residential for approximately 7.02 acres generally located at 8650 Turkey Creek Road. The motion carried unanimously.

(9.3) MOTION: Upon a motion made by Councilmember Smith and a second by Councilmember Wright, the City Council voted seven (7) for and none (0) opposed, to adopt Ordinance No. 2026-4661, 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 MF Multi-Family for approximately 7.02 acres generally located southwest of the intersection of Turkey Creek Road and Health Science Parkway. The motion carried unanimously.

9.4. Public Hearing, presentation, discussion, and possible action regarding ordinance 2026-4662 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 CI Commercial Industrial to P-MUD Planned Mixed Use District for approximately 1.24 acres at 200 Texas Avenue, generally located northwest of the intersection of Texas Avenue and University Drive.

Gabriel Schrum, Planning and Development, explained that this request involves rezoning the property from CI Commercial Industrial to P-MUD Planned Mixed Use District. The Concept Plan outlines the general arrangement of buildings and parking for the site, along with connections to nearby developments. The proposed plan features enhanced landscaping and architectural details beyond what is required. According to the applicant, there is demand for this type of development in the community, and it will support local businesses while creating an attractive project along a major corridor in town.

At the February 19, 2026, Planning and Zoning Commission meeting, the Commission voted (7-0) to recommend approval.

At approximately 8:43 p.m., Mayor Nichols opened the Public Hearing.

There being no further comments, the Public Hearing was closed at 8:43 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. 2026-4662, 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 CI Commercial Industrial to P-MUD Planned Mixed Use District for approximately 1.24 acres at 200 Texas Avenue, generally located northwest of the intersection of Texas Avenue and University Drive.. The motion carried unanimously.

9.5. Public Hearing, presentation, discussion, and possible action regarding ordinance 2026-4663 amending Appendix A, Unified Development Ordinance, Article 3 “Development Review Procedures”, Section 3.5 “Concept Plans (P-MUD and PDD Districts)” of the Code of Ordinances of the City of College Station, Texas, by amending certain sections relating to requirements, concept plans, and community benefits for PDD Planned Development Districts.

Jeff Howell, Planning and Development, reported that a workshop on this topic was held by the Planning and Zoning Commission in June 2024, where modifications were requested and more stakeholder feedback was sought. In-person and virtual meetings with applicants and design professionals followed in July and August 2024. Changes to the proposed standards were made and incorporated into the UDO after consultation with the City Attorney’s Office. The item went to City Council on November 24, 2025; further stakeholder meetings occurred in January 2026 based on public feedback. Additional revisions were made and included in the proposed ordinance amendments for the UDO after internal review.

This proposed Unified Development Ordinance amendment affects all new proposed PDD Planned Development Districts. Specifically, the amendment modifies this Section in order to:

- Updates concept plans and minimum requirements for each PDD; and
- Suggest community benefits; and
- Distinguishes requirements for large and small PDDs; and
- Improves predictability and clarity; and
- Specifies elements for minor modifications.

At its February 19, 2026, meeting, the Planning and Zoning Commission voted unanimously (7-0) to recommend approval of this item.

At approximately 8:58 p.m., Mayor Nichols opened the Public Hearing.

Veronica Morgan, College Station, came before council to thank staff for their work and council for considering these changes. She believes that they add much needed tools for development options and provide the local community with reassurances as to what will be developed in a given area.

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

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 adopt Ordinance No. 2026-4663, amending Appendix A, Unified Development Ordinance, Article 3 “Development Review Procedures”, Section 3.5 “Concept Plans (P-MUD and PDD Districts)” of the Code of Ordinances of the City of College Station, Texas, by amending certain sections relating to requirements, concept plans, and community benefits for PDD Planned Development Districts. The motion carried unanimously.

Mayor Nichols recessed the meeting at 9:02 p.m.

The meeting resumed at 9:08 p.m.

9.6. Public Hearing, presentation, discussion, and possible action regarding ordinance 2026-4664 vacating and abandoning a 0.021 acre portion of a public utility easement, said easement lying over, across, and upon Block 1, Lot 1 of the Culpepper at TAMU Subdivision, generally located at 725 University Dr, according to the instruments recorded in Volume 12294, Page 73 of the Official Public Records of Brazos County, Texas.

Items 9.6 and 9.12 were presented together.

9.7. Public Hearing, presentation, discussion, and possible action regarding ordinance 2026-4665 vacating and abandoning a 0.034 acre 10-foot-wide sanitary sewer easement, said easement lying over, across, and upon Block 1, Lot 1 of the Culpepper at TAMU Subdivision, generally located at 725 University Dr, according to the instruments recorded in Volume 1389, Page 222 of the Official Public Records of Brazos County, Texas.

9.8. Public Hearing, presentation, discussion, and possible action regarding ordinance 2026-4666 vacating and abandoning a 0.077 acre portion of a variable width Public Utility Easement, said easement lying over, across, and upon Block 1, Lot 1 of the Culpepper at TAMU Subdivision, generally located at 725 University Dr, according to the instruments recorded in Volume 19593, Page 128 of the Official Public Records of Brazos County, Texas.

9.9. Public Hearing, presentation, discussion, and possible action regarding ordinance 2026-4667 vacating and abandoning a 0.080 acre portion of a 20-foot-wide utility easement, said easement lying over, across, and upon Block 1, Lot 1 of the Culpepper at TAMU Subdivision, generally located at 725 University Dr., according to the instruments recorded in Volume 291, Page 807 of the Official Public Records of Brazos County, Texas.

9.10. Public Hearing, presentation, discussion, and possible action regarding ordinance 2026-4668 vacating and abandoning a 0.094 acre 20-foot-wide aerial utility easement, said easement lying over, across, and upon Block 1, Lot 1 of the Culpepper at TAMU Subdivision, generally located at 725 University Dr., according to the instruments recorded in Volume 1396, Page 139 of the Official Public Records of Brazos County, Texas.

9.11. Public Hearing, presentation, discussion, and possible action regarding ordinance 2026-4669 vacating and abandoning a 0.160 acre variable width water line easement, said easement lying over, across, and upon Block 1, Lot 1 of the Culpepper at TAMU Subdivision, generally located at 725 University Dr., according to the instruments recorded in Volume 4090, Page 242 of the Official Public Records of Brazos County, Texas.

9.12. Public Hearing, presentation, discussion, and possible action regarding ordinance 2026-4670 vacating and abandoning a 761 square foot 10-foot-width water line easement, said easement lying over, across, and upon Block 1, Lot 1 of the Culpepper at TAMU Subdivision, generally located at 725 University Dr., according to the instruments recorded in Volume 4090, Page 242 of the Official Public Records of Brazos County, Texas.

Lindsey Pressler, Planning and Development, explained that the applicant is requesting abandonment of existing utility easements to allow construction on the site. Water lines will be relocated north with new easements dedicated, while communication and electric lines will also be rerouted with new easements. The sanitary sewer easement, about 470 feet southwest of University Dr and College Ave, is being considered for abandonment to support these changes.

The easements were located approximately:

- 0.021-acre portion of a public utility easement
- 0.034-acre 10-foot-wide sanitary sewer easement
- 0.077-acre portion of a variable width Public Utility Easement
- 0.080-acre portion of a 20-foot-wide utility easement
- 0.094-acre 20-foot-wide aerial utility easement
- 0.160-acre variable width water line easement
- 761 square foot 10-foot-width water line easement

At approximately 9:13 p.m., Mayor Nichols opened the Public Hearing.

There being no further comments, the Public Hearing was closed at 9:13 p.m.

(9.6) 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. 2026-4664, vacating and abandoning a 0.021 acre portion of a public utility easement, said easement lying over, across, and upon Block 1, Lot 1 of the Culpepper at TAMU Subdivision, generally located at 725 University Dr, according to the instruments recorded in Volume 12294, Page 73 of the Official Public Records of Brazos County, Texas. The motion carried unanimously.

(9.7) 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-

4665, vacating and abandoning a 0.034 acre 10-foot-wide sanitary sewer easement, said easement lying over, across, and upon Block 1, Lot 1 of the Culpepper at TAMU Subdivision, generally located at 725 University Dr, according to the instruments recorded in Volume 1389, Page 222 of the Official Public Records of Brazos County, Texas. The motion carried unanimously.

(9.8) 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. 2026-4666, vacating and abandoning a 0.077 acre portion of a variable width Public Utility Easement, said easement lying over, across, and upon Block 1, Lot 1 of the Culpepper at TAMU Subdivision, generally located at 725 University Dr, according to the instruments recorded in Volume 19593, Page 128 of the Official Public Records of Brazos County, Texas. The motion carried unanimously.

(9.9) MOTION: Upon a motion made by Councilmember Wright and a second by Councilmember Smith, the City Council voted seven (7) for and none (0) opposed, to adopt Ordinance No. 2026-4667, vacating and abandoning a 0.080 acre portion of a 20-foot-wide utility easement, said easement lying over, across, and upon Block 1, Lot 1 of the Culpepper at TAMU Subdivision, generally located at 725 University Dr., according to the instruments recorded in Volume 291, Page 807 of the Official Public Records of Brazos County, Texas. The motion carried unanimously.

(9.10) MOTION: Upon a motion made by Councilmember Smith and a second by Councilmember White, the City Council voted seven (7) for and none (0) opposed, to adopt Ordinance No. 2026-4668, vacating and abandoning a 0.094 acre 20-foot-wide aerial utility easement, said easement lying over, across, and upon Block 1, Lot 1 of the Culpepper at TAMU Subdivision, generally located at 725 University Dr., according to the instruments recorded in Volume 1396, Page 139 of the Official Public Records of Brazos County, Texas. The motion carried unanimously.

(9.11) 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 adopt Ordinance No. 2026-4669, vacating and abandoning a 0.160 acre variable width water line easement, said easement lying over, across, and upon Block 1, Lot 1 of the Culpepper at TAMU Subdivision, generally located at 725 University Dr., according to the instruments recorded in Volume 4090, Page 242 of the Official Public Records of Brazos County, Texas. The motion carried unanimously.

(9.12) 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 adopt Ordinance No. 2026-4670, vacating and abandoning a 761 square foot 10-foot-width water line easement, said easement lying over, across, and upon Block 1, Lot 1 of the Culpepper at TAMU Subdivision, generally located at 725 University Dr., according to the instruments recorded in Volume 4090, Page 242 of the Official Public Records of Brazos County, Texas. The motion carried unanimously.

9.13. Public Hearing, presentation, discussion, and possible action regarding ordinance 2026-4671 vacating and abandoning a 550 sq ft portion of a generally 20-foot-wide Public Utility Easement, said easement lying over, across, and upon Lot 1, Block 18 of the Mission Ranch Subdivision Phase 403, generally located at 3735 Hardin Hills Drive, according to the plat recorded in Volume 18227, Page 77 of the Official Public Records of Brazos County, Texas.

Cole Gabelman, Planning and Development, stated that the applicant wishes to abandon a 10 ft section of the existing 20 ft public utility easement at the rear of their property to build a swimming pool. The original 20 ft easement was set as a plating requirement and is currently unused. It borders a 10 ft easement in Common Area 52 of Mission Ranch Ph 403; a 10 ft easement will remain along the rear lot line, consistent with all lots in Block 18 of Mission Ranch Phase 403 Subdivision.

At approximately 9:21 p.m., Mayor Nichols opened the Public Hearing.

There being no further comments, the Public Hearing was closed at 9:21 p.m.

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 adopt Ordinance No. 2026-4671, vacating and abandoning a 550 sq ft portion of a generally 20-foot-wide Public Utility Easement, said easement lying over, across, and upon Lot 1, Block 18 of the Mission Ranch Subdivision Phase 403, generally located at 3735 Hardin Hills Drive, according to the plat recorded in Volume 18227, Page 77 of the Official Public Records of Brazos County, Texas. The motion carried unanimously.

9.14. Presentation, discussion, and possible action regarding the adoption of resolution 03-26-26-9.14 regarding a substantial amendment to the 2025-2029 Consolidated Plan and 2025 Annual Action Plan to reprogram \$485,680 of CDBG funds to Rental Housing Rehabilitation for the acquisition of housing units to be used as affordable rental housing. Funds will be moved as follows: \$400,000 from Public Facilities to Rental Housing Rehabilitation; \$85,680 from Housing Services to Rental Housing Rehabilitation.

Raney Whitwell, Planning and Development, reported that delays affecting a Public Facility Project - caused by material shortages and supply chain problems - required the city to shift funds between activities this year. To ensure timely spending, money is being reallocated to Rental Housing Rehabilitation, which will enable one additional project. Eligible nonprofit organizations can apply for these funds through a Request for Proposal process, aiming to acquire and renovate units for affordable rentals for families earning at or below 80% of the Area Median Income. The public had 30 days, from February 17 to March 18, 2026, to review and comment on the amendment, available online via the City of College Station's Community Development Publication page. Citizens could submit feedback by mail, email, or phone. The revised resolution updates the City's 2025-2029 Consolidated Plan and 2025 Action Plan, reallocating \$485,680 in CDBG funds to Rental Housing Rehabilitation for acquiring affordable rental housing units. Specifically, \$400,000 will be moved from Public Facilities and \$85,680 from Housing Services into Rental Housing Rehabilitation.

Staff recommended adopting a resolution to approve a substantial amendment to both the 2025-2029 Consolidated Plan and the 2025 Annual Action Plan, reallocating additional grant funding to the Rental Housing Rehabilitation program.

At approximately 9:28 p.m., Mayor Nichols opened the Public Comments.

There being no further comments, the Public Comments was closed at 9:28 p.m.

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 No. 03-26-26-9.14, regarding a substantial amendment to the 2025-2029 Consolidated Plan and 2025 Annual Action Plan to reprogram \$485,680 of CDBG funds to Rental Housing Rehabilitation for the acquisition of housing units to be used as affordable rental housing. Funds will be moved as follows: \$400,000 from Public Facilities to Rental Housing Rehabilitation; \$85,680 from Housing Services to Rental Housing Rehabilitation. The motion carried unanimously.

9.15. Presentation, discussion, and possible action regarding the adoption of resolution 03-26-26-9.15 regarding a substantial amendment to the 2025-2029 Consolidated Plan and 2025 Annual Action Plan. The amendment proposes adding a new project, Homebuyer – Acquisition Rehabilitation and reallocating \$339,505.34 in CDBG funds from Rental Housing Rehabilitation to the new activity.

Raney Whitwell, Planning and Development, reported revisions to the City of College Station's 2025-2029 Consolidated Plan and 2025 Annual Action Plan, adding a Homeowner – Acquisition Rehabilitation activity and reallocating \$339,505.34 in CDBG funds for the acquisition and rehabilitation of 2700 Wilderness. The project, previously approved as Rental Housing Rehabilitation, has been converted to Homeowner – Acquisition Rehabilitation and will be sold to an income-qualified household through the Down Payment Assistance Program. Renovations are complete, and the public review period ran from February 17 to March 18, 2026, with details available on the city website and comment submissions accepted by mail, email, or phone.

At approximately 9:39 p.m., Mayor Nichols opened the Public Comments.

There being no further comments, the Public Comments was closed at 9:39 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 approve Resolution No. 03-26-26-9.15, regarding a substantial amendment to the 2025-2029 Consolidated Plan and 2025 Annual Action Plan. The amendment proposes adding a new project, Homebuyer – Acquisition Rehabilitation and reallocating \$339,505.34 in CDBG funds from Rental Housing Rehabilitation to the new activity. 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 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.

The Mayor and Council observed a moment of silence in honor of former Assistant Police Chief, Brandy Norris.

Councilmember Wright reported attending Texas A&M University's "Howdywood" film festival and recognize Mark Beal, Public Communications, for winning first place in the feature film category for "Marginalia."

Councilmember Wright provided an update on Sister Cities and visiting students from Poland.

Councilmember Shafer mentioned the upcoming 2026 Spring Bike Ride.

Mayor Nichols provided an update on the Chamber of Commerce.

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 the City Council Legislative Engagement Committee.

Councilmember Smith reported on the City Council Transportation and Mobility Committee.

Councilmember Yancy reported on the Board of Health.

Councilmember Yancy reported on the Intergovernmental 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.

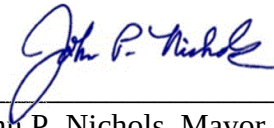
Councilmember Yancy requested an item regarding community branding signage related to the Big 6 project.

Councilmember Yancy requested an item for a strategic water utility discussion.

Councilmember McIlhaney requested an item regarding incentives for housing density.

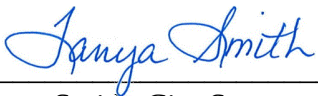
13. Adjournment.

There being no further business, Mayor Nichols adjourned the meeting of the City Council at 9:58 p.m. on Thursday, March 26, 2026.



John P. Nichols, Mayor

ATTEST:



Tanya Smith, City Secretary