

MINUTES OF THE CITY COUNCIL MEETING
IN-PERSON WITH TELECONFERENCE PARTICIPATION
CITY OF COLLEGE STATION
APRIL 9, 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 April 9, 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 April 9, 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 the City's water rights and water service area.

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:

- Internal Auditor
- City Attorney
- 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.
- 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 6:02 p.m.

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

Invocation given by Councilmember David White.

5. PRESENTATION - PROCLAMATIONS, AWARDS, AND RECOGNITIONS.

5.1. Presentation proclaiming April 7-13, 2026, as "National Library Week."

Mayor Nichols presented a proclamation to Bea Saba, Director of the Library System, and the Friends of the Library, proclaiming April 7-13, 2026, as "National Library Week."

5.2. Presentation recognizing the outgoing representatives of the Texas A&M Student Government Association.

Mayor Nichols presented a certificate of recognition to Ainsleigh Broadwell, Clayton Williams (absent), and Lauren Clark, the outgoing representatives of the Texas A&M Student Government Association.

6. Hear Visitors Comments.

John Hamilton of College Station questioned the city's decision to install Flock AI surveillance cameras. The system stores license plate data on private servers accessible nationwide, raising privacy issues. He pointed out nationwide security flaws including remote access risks, stolen passwords, unprotected camera feeds and reports that Flock employees may have accessed cameras unnecessarily at sensitive locations. Mr. Hamilton urges the Council to address these concerns, set privacy safeguards, and let residents vote on license plate reader use.

Charles Elliott of College Station urged the City Council to promote higher student density in Middle Housing (MH) over Garden Style (GS) housing while acknowledging that impervious cover will lead to drainage concerns. He suggested broadening the Bee Creek Basin Study for future detention needs and recommended a comprehensive engineering plan to avoid costly incremental fixes over time. For

Emerald Forest residents proposed permitting impervious coverage exceptions only in MH, with GS exceptions requiring Zoning Board of Adjustment (ZBA) approval.

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 (7.3) was pulled for clarification and Item (7.9) pulled for separate vote.

(7.3) Sam Rivera, Information Technology Director, clarified that this software is for planning and development, not the SeeClickFix mobile app. The software allows online management and permitting within Tyler, a vendor who also provides the city with financial and court enterprise software. He clarified that all software contracts require vendors to promptly report cybersecurity breaches.

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

- **March 26, 2026 Council Meeting**

7.2. Presentation, discussion, and possible action on the first reading of a franchise agreement ordinance with M27 Services LLC for the collection of recyclables from commercial businesses and multi-family locations.

7.3. Presentation, discussion, and possible action on a contract with Tyler Technologies, Inc. for Enterprise Planning and Development software in the amount of \$1,316,456.

7.4. Presentation, discussion, and possible action on a \$672,793 change order with Norman Construction Services, LLC for the State Highway 6 Utility Relocation Bid Package 1, with \$372,793 being covered by the current project contingency, and \$300,000 coming from a new authorization of funds upon approval of this item.

7.5. Presentation, discussion, and possible action on a construction contract with GridTech, LLC for the construction of the Post Oak Electric Substation Yard Expansion project, not to exceed \$2,427,299.24.

7.6. Presentation, discussion, and possible action regarding a contract with The Personal Computer Store, Inc. dba Avinext to upgrade and reconfigure the broadcast production room and associated equipment in the Council Chamber for \$120,737.82.

7.7. Presentation, discussion, and possible action regarding approval of a change order with UBEO, LLC for an additional plotter increasing the lease agreement amount by \$15,900 for a total lease agreement amount of \$102,270.

7.8. Presentation, discussion, and possible action on the subdivision participation and release form for the Six Remnant Defendants settlement regarding opioids.

7.9. Presentation, discussion, and possible action on a five-year employment contract with Adam Falco for the appointed position of City Attorney.

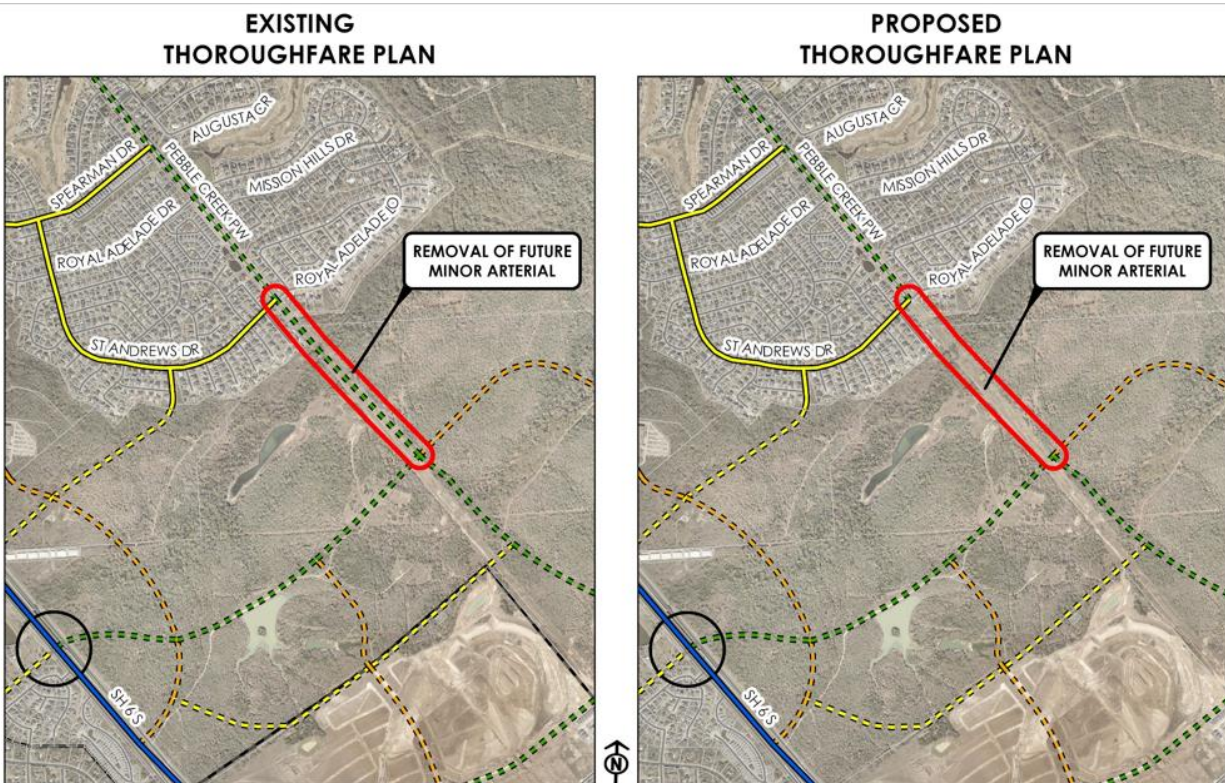
MOTION: Upon a motion made by Councilmember Wright and a second by Councilmember Shafer, the City Council voted seven (7) for and none (0) opposed, to approve the Consent agenda, except for Item 7.9. The motion carried unanimously.

(7.9) MOTION: Upon a motion made by Mayor Nichols and a second by Councilmember Smith, the City Council voted six (6) for and none (0) opposed, with Councilmember Yancy abstaining, to approve the Consent Item 7.9, to approve a five-year employment contract with Adam Falco for the appointed position of City Attorney. The motion carried unanimously.

8. REGULAR ITEMS

8.1. Public Hearing, presentation, discussion, and possible action regarding an Ordinance amending the Comprehensive Plan by amending the Thoroughfare Plan and Bicycle, Pedestrian, and Greenways Master Plan to remove the future extension of Pebble Creek Parkway, a Minor Arterial, between St. Andrews Drive and the future Minor Arterial to the south including associated future bike lanes and sidewalks.

Anthony Armstrong, Planning and Development Director, reported that City Council requested a discussion of the Pebble Creek Parkway (PCP) extension for the September 25, 2025, meeting. He shared background information from the Thoroughfare Plan and provided an overview of public meetings conducted including the April 2nd Planning and Zoning Commission meeting where forty speakers opposed the potential extension and widening. Council previously requested staff to present alternatives, specifying that PCP should not extend south except for emergency vehicles, and that plans for a future four-lane road be halted. Taking this into account, staff analyzed impacts on the thoroughfare network and emergency access, sharing findings at a March 24, 2026, public meeting where most of the 23 attendees opposed southern expansion. Approval of this item would remove the future extension, bike lanes, and sidewalks from the thoroughfare plan, although a shared use path along the Gulf States corridor remains. The classification of PCP would change from Minor Arterial to Major Collector, and maps showing future lanes will be removed in the upcoming Comprehensive Plan update to be considered in May.



Proposed Thoroughfare Plan Amendment - Pebble Creek Parkway

 / 	Grade Separation - Existing/Proposed	 / 	Minor Arterial - Existing/Proposed
 / 	Freeway/Expressway - Existing/Proposed	 / 	Major Collector - Existing/Proposed
 / 	6 Lane Major Arterial - Existing/Proposed	 / 	Minor Collector - Existing/Proposed
 / 	4 Lane Major Arterial - Existing/Proposed		

Comprehensive Plan Amendments

- “The Comprehensive Plan...shall be amended only based upon changed or changing conditions in a particular area or in the city.” – UDO section 3.3
- Review Criteria:
 - 1) Changed or changing conditions in the subject area of the city; and
 - 2) Compatibility with the existing uses, development patterns, and character of the immediate area concerned, the general area, and the city as a whole; and
 - 3) Impact on environmentally sensitive and natural areas; and
 - 4) Impacts on infrastructure, including water, wastewater, drainage, and the transportation network; and
 - 5) Consistency with the goals and strategies set forth in the Comprehensive Plan.

If removed, what could be needed:

- Emergency vehicle access only (Development Agreement or City Built ~2,100 ft)
- Fire Station 8
- City purchase/eminent domain/DA and construction of ~1,500ft of Lakeway
- If connection is needed, now City’s responsibility
- Monitor for future improvements along existing Lakeway

At their March 30, 2026, meeting, the Bicycle, Pedestrian, and Greenways Advisory Board reviewed this request, considering its effects on biking, walking, and greenways. They voted 6-1 to keep the future thoroughfare extension, which includes bike lanes and sidewalks. The Planning and Zoning Commission discussed the request at their April 2, 2026 meeting, which resulted in a tie vote of 3 for and 3 against, as such the removal was not recommended. After review, staff suggests denying the amendment because removing the future extension would negatively affect transportation, connectivity, and emergency response in that part of the city over the long term.

Mayor Nichols recessed the meeting at 7:51 p.m.

The meeting resumed at 7:58 p.m.

At approximately 8:00 p.m., Mayor Nichols opened the Public Hearing.

Kerry Roper, College Station, shared his opinion that the Pebble Creek extension does not improve traffic for south College Station, is unnecessary for long-term emergency response, and introduces issues such as safety, lifestyle, noise, property value, traffic, recreation, and community concerns for Pebble Creek.

Peter Bastian, College Station, spoke on the removal of the Pebble Creek Parkway extension and alternatives to building roads for cars. He believes the city should prioritize the South College Station Regional Trail System, Lakeway extension, and a future Fire Station for the area.

Bradley Trochta, College Station, came before the Council to oppose extending Pebble Creek Parkway, citing traffic models showing new neighborhoods can handle traffic without increasing flow to Highway

6. He raised concerns about congestion, pedestrian safety, and long-term infrastructure costs in a floodplain, and effects on the golf course.

Ken Grace, College Station, stated that the Pebble Creek Parkway extension may not be necessary. He requested consideration for its removal, citing concerns that the extension would offer limited benefits to residents outside Pebble Creek while potentially causing lasting harm to a well-established neighborhood.

Lorraine Eden Hermann, College Station, stated that if Pebble Creek Parkway is extended south of St. Andrews Drive, nearby home values will drop, with greater losses if the road is widened to four lanes.

Fred Brown, Brazos County Commissioner Precinct 3, reported that many residents questioned why the City Council seems to defer to staff when making decisions affecting Pebble Creek, a major voting area. He encouraged the Council to act in the best interest of area residents and asked the audience to respect Council members for their service.

Courtney Cannon, College Station, urged the Council to reject the Pebble Creek Parkway extension, stating it would turn a safe neighborhood road into a high-traffic bypass for 5,000 new homes. She noted that projected traffic far exceeds residential street capacity, creating potential safety hazards for children and families. Cannon asked the Council to update plans and prioritize resident safety by removing the extension.

Carolyn Hopgood, College Station, opposed the proposed Pebble Creek Parkway extension, citing concerns over increased traffic, congestion, noise, crime, and safety risks for pedestrians and residents. She argued that Lakeway Drive is a better connector to southern neighborhoods and urged the Council to remove the extension from the Comprehensive Plan.

Elaine Meadows, College Station, reported that, according to her research, in 2025 golfers played 34,000 rounds and crossed Pebble Creek Parkway about 68,000 times. She cited a study that estimated the daily traffic from the proposed connection could be as high as 9,500 vehicles daily—one every five seconds—and believes this is incompatible with maintenance crews and private golf carts that currently cross the roadway.

Brian Worth, College Station, asked the Council to eliminate the Pebble Creek Parkway extension from city plans, noting that studies predict future congestion even with the project. He questioned the decision to create traffic and safety concerns for current residents while approving dense developments likely to worsen congestion and urged city planners to tackle foreseeable issues now, stating it is the responsible choice to protect Pebble Creek.

Johanna Mullen, College Station, raised concerns that extending Pebble Creek Parkway may lead to more crime in the area. She cited her past experiences in San Antonio where increased traffic brought theft, package tampering, and drug shipments into her neighborhood.

Thomas Jackson, College Station, raised concerns about preserving neighborhood integrity, quality of life, property values, and quiet enjoyment. He opposed the extension based on research that shows traffic noise lowers housing values, increases congestion, and poses a safety hazard to the community. He proposes using alternative routes like Lakeway which runs through commercial areas.

Larkin O'Hern, College Station, requested that the Council remove the Pebble Creek Parkway extension from the master plan, citing increased traffic, reduced neighborhood integrity, and minimal benefits. He urged the Council to prioritize safety, finances, and residents' quality of life by rejecting the extension.

Lisa Burton, College Station, stated that Pebble Creek Parkway is a key community space for families, walkers, cyclists, and golfers, making it a major reason people move there. She warned that extending Lakeway would increase traffic, crime, and speed, putting residents at risk and lowering property values,

with one-third of Stonebriar homes affected. Mrs. Burton asked the Council to drop the extension from the Comprehensive Plan to protect neighborhood integrity and trusts City staff will find safer options.

Kathy Johnson, College Station, stated she believed the Pebble Creek Parkway extension would harm and devalue the Pebble Creek community, dividing a successful neighborhood to benefit areas outside College Station. Mrs. Johnson asked the Council to remove the extension from the master plan.

Nikki McDonald, College Station, expressed her concerns that extending Pebble Creek Parkway would increase traffic, noise, and risks for children and pedestrians, citing research linking such roads to pedestrian fatalities. She urged the Council to remove the extension, saying high-speed traffic does not belong in residential areas.

Maegan Jackson, President of the Pebble Creek Homeowners Association, spoke as a representative of over 1,500 households voicing concerns over the proposed Pebble Creek Parkway extension. She highlighted safety risks, increased noise, congestion, and potential drops in property value, noting the area is used daily by walkers, cyclists, children, and golfers. Mrs. Jackson emphasized it's not opposition to growth, but a call for planning that protects established neighborhoods. She urged the Council to consider the long-term effects on families, businesses, schools, and the community before deciding.

Jeannine B. Smith, College Station, presented information about upcoming phases of Savannah Oaks and shared important facts. These included concerns from residents who oppose the extension, highlighting issues like increased traffic and significant risks to the community. She suggested that Lakeway represents a better alternative.

Noel Bradford, College Station, claimed that the Parkway extension could harm Pebble Creek's community, damage the golf course, and lower home values by up to \$170 million. He said some buyers are choosing other areas and warned the project would undermine trust in local government and negatively affect residents. Bradford asked the Council to remove the extension from the Comprehensive Plan.

John Thaden, Ph.D., College Station, questioned the process after the Council's September 25 directive to consider thoroughfare options that would limit Pebble Creek Parkway extension to emergency-vehicle access only. He noted that although staff initially reflected on this directive, they later said it was not feasible due to existing street classifications. Mr. Thaden felt these restricted creative solutions and urged the Council to either have staff revisit the study or approve an emergency-access-only road with gates and trail connections.

Nina Montelongo, College Station, argued against extending Pebble Creek Parkway, stating that such expansion would disrupt its design as an enclave. She cited research indicating grid networks increase vehicle miles travel, crime, and traffic conflicts, while enclave-style neighborhoods are safer. Mrs. Montelongo stressed residents value their neighborhood's walkability and safety, do not want experimental connectivity, and support growth that does not require this extension.

Tripp Stogner, a Pebble Creek Elementary student, urged the Council not to extend the roadway through his neighborhood, citing safety concerns. He described Pebble Creek as a peaceful community where families and children enjoy outdoor activities and argued that increased traffic would threaten their way of life. He asked the Council to prioritize the safety and quality of life for residents by opposing the extension.

Annabelle Bradshaw-Rains, College Station, raised concerns about traffic from southern developments and estimated that 2,500 homes could generate up to 25,000 daily vehicle trips, excluding additional apartment and senior housing traffic. She believes that even with commercial activity focused on Lakeway, residential growth would heavily impact Pebble Creek Parkway and urged the Council remove the extension.

Steve Turley, College Station, argued that extending Pebble Creek Parkway would still allow cut-through traffic past the elementary school, weakening arguments against using Lakeway. Mr. Turley also noted projections showing longer emergency response times for parts of Savannah Oaks if the extension occurs and urged the Council to vote against the extension.

Mark Spadaro, College Station, said speeding and cut-through traffic already make his home unsafe, and the removal of a nearby bus stop was for safety. He believes extending Pebble Creek Parkway will increase traffic and crime and urged Council to reject the project for the safety of locals.

Jerry Nickerson, College Station, stated that the real issue is not neighborhood connectivity but citywide connectivity, since most trips are to services elsewhere. He believes this extension would undermine neighborhood integrity, pointed out alternative routes such as Lakeway, and cited his calculations on fire station needs and roadway costs, urging the Council to prioritize Pebble Creek residents in its decision.

Anna Lou Busboom, College Station, stressed the parkway is vital to residents and argued Pebble Creek's amenities make it especially sensitive to increased traffic. She expressed concern about longtime residents being ignored in favor of new development and urged the Council to reconsider the neighborhood's changes over the past 34 years, remove the extension from the plan, and work with residents for a better solution.

Padon Holt, College Station, stated that the Pebble Creek Parkway extension would decrease his net worth by \$100,000 and accused City staff of bias and inconsistency. He pointed to conflicting expert opinions, noted exceptions made in past Comprehensive Plan amendments, and criticized the lack of discussion on impact fees. Mr. Holt also questioned the validity of emergency-response analysis, citing insufficient data and confirmation bias. He urged the Council to reject the extension.

Charles F. Hermann, College Station, stated that an eastward curve would improve emergency access, encourage commercial growth, and offer direct links to hospitals, retail areas, and the planned baseball park. Hermann urged the Council to weigh these benefits and vote to remove the Pebble Creek Parkway extension.

Neo Jang, College Station, stated that the Council should consider an "emergency-access greenway" rather than choosing between heavy traffic through a neighborhood or limiting emergency access to Savannah Oaks. He suggested a 14-foot-wide reinforced path for daily pedestrian use, adaptable for emergency vehicles. Mr. Jang emphasized that this alternative would protect the neighborhood, meet fire-code standards, and reduce taxpayer costs compared to building a full road. He thanked City staff and encouraged them to explore this option.

Mike Green, College Station, spoke for himself and four other Pebble Creek families saying they chose Pebble Creek for its unique design, home variety, community feel, and golf-course location. Mr. Green warned that extending Pebble Creek Parkway threatens residents' lifestyle, safety, and property values, stating the extension already impacts buyer decisions. He urged the Council to remove the extension and prioritize what benefits the community.

Debbie Roper, College Station, voiced concerns that extending Pebble Creek Parkway could threaten the safety and cohesion of her neighborhood, based on her prior experience in a similar dead-end area. She cited low crime rates attributed to limited access and minimal through traffic, urging the Council to prioritize community character and safety over convenience. Mrs. Roper warned that the extension would disrupt the neighborhood's integrity and suggested Savannah Oaks may also oppose the connection, asking the Council to preserve Pebble Creek for future generations.

John Magruder, College Station, observed that the City has established policies to safeguard residents, such as impact fees and tenant limits. He argued Pebble Creek merits similar protection, noting his support

for growth but advocating for sensible traffic solutions that do not harm neighborhoods and urged the Council to remove the extension from the plan in keeping with past community protection efforts.

Adam McDonald, College Station, stated his concern that extending Pebble Creek Parkway will increase traffic and risk children's safety. He stressed the need to preserve the neighborhood's character and urged the Council to drop the vehicle extension plan, prioritizing local residents' concerns.

Nathan Bruner, College Station, asked the Council to use "common sense" regarding the Pebble Creek Parkway extension. He pointed out that the Fire Chief confirmed response standards would still not be met with the extension, suggesting a new fire station as the only real solution, and questioned the value of proceeding with the extension.

Richard Dusold, College Station, stated that Pebble Creek Parkway is built and functions as a "Major Collector" with an 80-foot right-of-way, not as a "Minor Arterial" as described. He noted that the parkway was platted in 1991 at 80 feet and the neighborhood's current character depends on it remaining a collector road.

G. Dale Ison, College Station, expressed appreciation for the Council's service and reminded members that the speakers are neighbors and friends who place their confidence in the Council to do what is best for them. He asked the Council to exercise that judgment again in the decision at hand.

There being no further comments, the Public Hearing was closed at 10:12 p.m.

Mayor Nichols recessed the meeting at 10:12 p.m.

The meeting resumed at 10:19 p.m.

MOTION: Upon a motion made by Councilmember White and a second by Councilmember Yancy, the City Council voted four (4) for and three (3) opposed, with Mayor Nichols, Councilmembers Wright and McIlhaney voting against, to adopt Ordinance No. 2026-4672, to amend the Comprehensive Plan by amending the Thoroughfare Plan and the Bicycle Pedestrian and Greenway Master plan to remove the future extension of Pebble Creek Parkway between St. Andrews Drive and the future minor arterial to the South and associated future bike lanes and sidewalks. The motion carried.

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 gave an update on former Mayor Andrew Nelson and asked for prayers for him and his family.

City Manager Bryan Woods reported on press conference with the Mayor about an exciting new partnership with Texas A&M ahead of the World Cup match between Argentina and Honduras. The collaboration is expected to boost tourism and economic development, highlighting College Station

as a top destination and noting that few cities of 130,000 can host events with the attendance topping approximately 100,000 people for a soccer match.

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 that BVSWMA was cancelled.

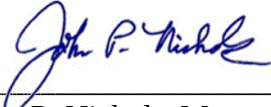
Mayor Nichols reported on BVCOG.

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 our 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 Shafer requested an item to discuss impervious cover standards as it relates to development, drainage and detention standards, and areas of the city which may face challenges in these areas.

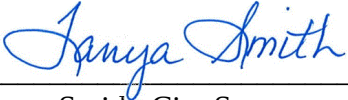
13. Adjournment.

There being no further business, Mayor Nichols adjourned the meeting of the City Council at 11:09 p.m. on Thursday, April 9, 2026.



John P. Nichols, Mayor

ATTEST:



Tanya Smith, City Secretary