

**BRYAN CITY COUNCIL
MINUTES OF WORKSHOP MEETING
OCTOBER 14, 2014**

A workshop meeting of the Bryan City Council was held in the second courtroom of the Bryan Justice Center on Tuesday, October 14, 2014, a notice of said meeting having been posted at least 72 hours in advance in accordance with Section 551, Texas Government Code. Mayor Jason Bienski and Councilmembers Al Saenz, Rafael Peña, Greg Owens, Ann Horton, Art Hughes and Chuck Konderla were present. Also present were City Manager Kean Register, City Attorney Janis Hampton and City Secretary Mary Lynne Stratta.

1. CALL TO ORDER

The meeting was called to order at 8:40 a.m.

2. PRESENTATION AND DISCUSSION REGARDING PROCESS FOR DEVELOPMENT OF FIVE-YEAR CAPITAL IMPROVEMENT PLAN (CIP) - PROCESS FOR PROJECT IDENTIFICATION, CITIZEN INPUT, STAFF RECOMMENDATIONS, PRIORITIZATION, ADOPTION, FUNDING AND REVISION

Dr. Jayson Barfknecht, Director of Public Works, outlined the sections contained in the five-year Capital Improvement Program (CIP) notebooks. He defined a capital improvement project as one that costs at least \$200,000 with a minimum five-year benefit. He listed the advantages of having a five-year CIP. He also listed the goals of the CIP, including objective project prioritizations, strategic direction, community buy-in, etc. He gave the history of the development of the CIP process and described the biennial CIP development process with debt issuances occurring every other year. He listed funding sources used to pay for capital improvement projects. He described the current project ranking criteria. Dr. Barfknecht described the typical large CIP schedule. He then listed the projects for fiscal years 2014-2018 in the current CIP, and proposed projects for fiscal years 2019-2020. Issues relative to the City's ability to obtain land necessary for the Old Hearne Road project were discussed. It was reported the City had been working on the Old Hearne Road project for over 18 months relative to acquisition of necessary property, application for grant monies and design, with construction expected to begin in the summer of 2015. It was mentioned one landowner was refusing to sell property needed for this project. Dr. Barfknecht said that the CIP process was meant to protect the integrity of projects for which debt has been issued when the projects have been approved by the entire Council.

Discussion followed about the desire of some Councilmembers to move certain projects up in the process. Questions were posed as to whether Councilmembers wished to delay other projects to accelerate certain projects or raise taxes to fund more projects. Discussion followed about how projects can be funded with the amount of debt the City can issue every other year without raising taxes. Council also discussed other projects that could be added to the CIP. Concern was expressed about Council rearranging projects when it was not in the best interest of the entire City, or when projects were already in progress and/or partially funded. It was stressed that staff recommendations were critical to the CIP process in order to be sure the most critical projects were addressed in an orderly manner. It was also pointed out that there are many other elements involved in capital improvement projects, such as drainage, flood avoidance, acquisition of right-of-way, engineering, design, etc. Capital improvement project needs in districts one and two were discussed and it was

stated that several projects in districts one and two were funded and initial stages begun years earlier. It was also pointed out the current CIP dedicates 69 percent of funding to projects in districts one and two.

Chief Finance Officer Joe Hegwood explained how capital improvement projects were funded. He detailed how debt was issued to fund these projects. He explained the City's ability to borrow funds without raising taxes had increased in recent years due to property value increases, lower costs of interest and refinancing of higher-cost older debt.

3. PRESENTATION AND DISCUSSION REGARDING CURRENT FIVE-YEAR CAPITAL IMPROVEMENT PLAN AND ALL PROJECTS IN CIP DATABASE AND ANY OTHER POSSIBLE PROJECTS, INCLUDING BUT NOT LIMITED TO:

- a. Old Hearne Road – Discussion Postponed from the August 7, 2014, Special Meeting (already in CIP database)**
- b. Peale Street – Discussion Postponed from the August 7, 2014, Special Meeting (street maintenance project)**
- c. Woodville Road (already in CIP database)**
- d. West 17th Street Culvert Project (already in CIP database)**
- e. Martin Luther King Boulevard (currently planned to resurface)**
- f. Sandy Point Road (from apartments to State Highway 21) (in research phase)**

City Engineer Paul Kaspar reviewed the 152 projects listed in the CIP database. A desire to move fire station number three up in the ranking process was expressed. It was pointed out municipal golf course improvements were expected to cost \$7.5 to \$8 million. Mr. Kaspar explained older sidewalks were narrower and that newer sidewalks were built at least five feet in width. Utility poles, rights-of-way, easements, etc., were discussed. The feasibility of the City funding improvements to state highways, such as William Joel Bryan Parkway and Texas Avenue, was mentioned. Staff and the Council were thanked for making the West 28th Street project a priority. It was reported the Woodville Road project was estimated to cost over \$11.4 million. A desire to expedite the Old Hearne Road project by moving the design phase up a year was expressed. It was also requested the Woodville Road project be expedited. A lengthy explanation followed about the necessary phasing of these two large projects. The Martin Luther King Boulevard project was estimated to cost \$52 million; however, it was reported there were plans to resurface this street in Fiscal Year 2015. (Councilmember Konderla left the meeting from 10:32 a.m. and returned at 11:20 a.m. during the discussion of this item.)

Staff then provided a status report on the other specific projects listed above. Councilmember Saenz offered to contact property owners along Peale Street to determine if they would all be willing to donate right-of-way for a curb and gutter project. It was reported the West 17th Street culvert project design contract was scheduled for Council approval in October or November, with construction expected to commence in the summer of 2015. Council heard another update on the Sandy Point Road sidewalk project regarding the Texas Department of Transportation's requirements (scope of work, cost estimate, environmental analysis, engineering and construction) for allowing the sidewalks to be built in TxDOT right-of-way. It was also reported two property owners were not willing to allow sidewalks on their property. It was mentioned the scope of the project could be narrowed to expedite completion.

Several other desired projects to be expedited were listed, including Tabor Road, West 28th Street, West 26th Street, Carson Street, West 29th Street, Washington Street, West 33rd Street, Bittle Street, Suncrest Street, West Dodge Street, Echols Street, Tatum Street, West 24th Street, Commerce Street,

Holt Street (all for curb and gutter), Finfeather/Groesbeck railroad crossing, fire station number three construction, Tanglewood Park restrooms near the splash pad, Burton Creek concrete lined channel, Apple Creek slope improvements, The Oaks storm water improvements, improvements to the creek through Country Club Estates, South College Avenue improvements north of Sulphur Springs Drive, and drainage around Villa Maria Road and South College Avenue.

It was agreed staff would prepare a report showing alternatives to allow Council to consider reprioritizing certain projects as listed by Councilmembers, keeping in mind available funding, etc.

4. DISCUSSION REGARDING APPOINTMENT OF INDIVIDUALS TO VARIOUS ADVISORY BOARDS/COMMITTEES/COMMISSIONS

Council discussed the appointment of individuals to various advisory boards, committees and commissions. No action was taken.

5. DISCUSSION REGARDING PROCESS FOR APPOINTMENT OF COUNCILMEMBERS TO VARIOUS BOARDS AND COMMITTEES

Discussion about the methodology of appointing Councilmembers to various committees and boards followed. It was questioned if past Councilmembers should be removed from service on boards and committees at the end of their Council service. Qualifications for service on some of these panels were discussed, indicating that many did not require a current Councilmember to serve.

6. DISCUSSION REGARDING CONSENT/STATUTORY AGENDA ITEMS FOR REGULAR MEETING OF OCTOBER 14, 2014

Council briefly discussed agenda items 8 f, 8 l and 9 e of the consent/statutory agenda for the regular meeting of October 14, 2014. No action was taken.

7. ADJOURN

Without objection, the meeting adjourned at 2:55 p.m.

City Secretary Mary Lynne Stratta

Mayor Jason P. Bienski