

**BRYAN CITY COUNCIL
MINUTES OF WORKSHOP MEETING
FEBRUARY 10, 2015**

The Bryan City Council held a workshop meeting on Tuesday, February 10, 2015, in the Council Chambers of the Bryan Municipal Building. A notice of the meeting was 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, Mike Southerland, 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 1:05 p.m.

2. PRESENTATION BY THE BRANNON CORPORATION REGARDING CITY POOLS

Mr. Travis Bozick, engineer with C. T. Brannon Corporation, presented a report of observations and recommendations about the City's four swimming pools. He listed the following as major considerations during the course of the study: code compliance, safety, serviceability, sustainability, repairs/maintenance needs, features, purpose, historical usage, etc. He reported Sadie Thomas Pool was in service from 1957 until 2008. He said it was closed due to low public attendance and significant maintenance issues. He advised the bath house did not meet Texas minimum disability requirements, adding it may be just as cost effective to build a new bath house versus trying to bring the old bath house into Texas Accessibility Standards and the Americans with Disabilities Act compliance. He then advised the pool itself was in a very bad state and, again, repairs would be almost as expensive as building a new pool and bath house (\$800,000 versus \$950,000, not including demolition costs). His firm recommended demolishing the entire facility and evaluating options, such as a splash pad, that would best serve the neighborhood. It was stated the neighborhood residents wanted a pool. Mr. Bozick then presented recommendations regarding Sue Haswell Pool. He reported repair options ranged in price from \$430,000 to \$1,170,000. He recommended replacing the liner and circulation system, and bringing the bath house into Texas Accessibility Standards compliance. Mr. Bozick then reported Henderson Pool was the newest facility, but had experienced some settling and drainage issues. He recommended the pool be leveled with piers and then listed other repair recommendations at a cost of \$105,000 - \$950,000. Mr. Bozick addressed the needs of the Bryan Aquatic Center, ranging in cost from \$262,500 - \$950,000. He said that he considered replacement of the gutter and skimming system critical. It was suggested that Bryan ISD be asked to participate in the cost to repair these facilities. He then summarized the essential needs and recommendations regarding the four pools. Funding issues were then discussed and Council was reminded that it had been suggested \$1.5 million be used to address pool repairs. Mr. Register advised that if the Council wished to rebuild Sadie Thomas Pool, the process needed to begin immediately and other pool repairs be addressed through the capital improvement plan process. Mr. Bozick again advised the Bryan Aquatic gutter and skimming repairs were a top priority that should be addressed immediately. After a lengthy discussion, staff was directed to proceed with demolition of the old Sadie Thomas Pool facility and the construction of a new Sadie Thomas Pool and bathhouse at an estimated cost of \$950,000. The remaining funds of the \$1.5 million should then be used to replace the gutter and skimming system at the Bryan Aquatic Center after the 2015 summer

swim season. It was agreed the remaining pool repairs would be addressed through the capital improvement plan process.

3. PRESENTATION BY STAFF - CAPITAL IMPROVEMENT PROJECTS UPDATE

Dr. Jayson Barfknecht, Public Works Director, reviewed the goals of the capital improvement plan (CIP). He explained the biennial CIP process, funding sources, current ranking criteria, schedule, timeline, typical design phase, land acquisition phase, etc. He advised that needs/desires far outweighed available funding. City Engineer Paul Kaspar explained in detail the ranking criteria process. Dr. Barfknecht then showed the status of projects scheduled in the Fiscal Years 2014-2020 CIP. He also listed projects to be added to the CIP. He said the summary of requests submitted by the City Council at the October 14, 2014, workshop meeting totaled \$162,233,400, while the current CIP had funding in the amount of \$57,000,000. Chief Finance Officer Joe Hegwood then outlined the CIP financing process. He discussed funding sources, borrowing capacity, fund balance, etc. He also advised that if proposed hotel occupancy tax legislation passed the State Legislature, more hotel tax funds could be used for athletic facility construction relative to tourism. Dr. Barfknecht then listed recommendations for projects to be funded with additional CIP funding. Additional information was requested regarding the project ranking process. Councilmember Owens left the meeting at this time.

4. PRESENTATION BY THE BRYAN-COLLEGE STATION CONVENTION AND VISITORS BUREAU (CVB) PROVIDING AN UPDATE ON ACTIVITIES

Shannon Overby, CVB Chief Executive Officer, presented information regarding CVB activities, national and county-wide tourism statistics and future planned activities. She mentioned the CVB would be looking for a new, permanent home, possibly to be housed with the Texas Aggies Go to War Exhibit. She indicated cost estimates were not yet available for a new facility.

5. PRESENTATION BY THE BRAZOS CENTRAL APPRAISAL DISTRICT REGARDING THE PURCHASE OF A NEW OFFICE BUILDING

Mr. Bill Lero, Chairman of the Board of the Brazos Central Appraisal District (BCAD), asked the Council to not consider agenda item 10 d on the regular meeting agenda because the Board had decided to rescind its resolution and study the possibility of scaling back the project. Mr. Lero explained more space was needed for BCAD activities and that a more centralized location between the two cities was desired. It was suggested the BCAD Board consider locating adjacent to the new tax office that is under construction. Questions were answered for the Council and Mr. Lero advised that the BCAD Board would request consideration at a future date.

6. DISCUSSION REGARDING CONSENT/STATUTORY AGENDA ITEMS FOR REGULAR MEETING OF FEBRUARY 10, 2015

Council discussed agenda items 8 d and 9 b of the consent/statutory agenda for the regular meeting of February 10, 2015. No action was taken regarding the items discussed.

7. ADJOURN

Without objection, the meeting was adjourned at 4:32 p.m.

City Secretary Mary Lynne Stratta

Mayor Jason P. Bienski