

**BRYAN CITY COUNCIL
MINUTES OF WORKSHOP MEETING
APRIL 14, 2015**

A workshop meeting of the Bryan City Council was held on Tuesday, April 14, 2015, in the Council Chambers of the Bryan Municipal Building, 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 Rafael Peña, Art Hughes, Mike Southerland and Chuck Konderla were present. Councilmember Al Saenz joined the meeting at 2:45 p.m. and Councilmember Greg Owens was absent. City Manager Kean Register, City Attorney Janis Hampton and City Secretary Mary Lynne Stratta were in attendance.

1. CALL TO ORDER

The meeting was called to order at 1:36 p.m.

2. PRESENTATION BY COUNTY CLERK KAREN MCQUEEN REGARDING VOTE CENTERS

County Clerk Karen McQueen presented information and a request to transition to vote centers or “super precincts” in elections held in Brazos County. She explained the process necessary to submit a request to the Secretary of State to utilize vote centers. Questions were answered. Council indicated a desire to move forward with the conversion to vote centers.

3. PRESENTATION BY STAFF REGARDING COUNCIL CHAMBERS AUDIO-VISUAL AND BROADCAST RENOVATIONS

Chief Information Officer Bernie Acre presented information regarding a proposal to upgrade the audio-visual and broadcast equipment in the Council Chambers. He described the requested renovations and explained the dedicated PEG (Public Education Government) fund would be utilized to pay for the upgrades.

4. PRESENTATION BY STAFF PROVIDING AN UPDATE ON THE HOME BUILDER INCENTIVE PROGRAM

Economic Development Director Kevin Russell and Special Projects Manager Frank Clark presented an update regarding the home builder incentive program. Mr. Clark identified the program’s objectives and listed the incentives offered to participating builders. He advised the number of building permits for homes in the target range of 2,200 to 3,000 heated square feet jumped 129 percent in the first program year (27 permits the previous year versus 65 permits in the first program year). He also reported at the end of the first quarter of 2015, 27 permits in the target range had already been issued. Mr. Clark also showed College Station’s residential building permit statistics. He advised total incentives equaled \$114,475 and that approximately \$68,754 annually in property taxes were generated with the construction of the program homes. Mr. Clark recommended the Council adopt a new resolution continuing the program with some modifications. It was suggested other incentive programs including property tax rebates be considered to attract home buyers to Bryan. Council indicated a desire to continue the home builder incentive program.

5. PRESENTATION ABOUT TRANSPORTATION ALTERNATIVE PROGRAMS GRANT

City Engineer Paul Kaspar presented information regarding a grant opportunity offered by the Texas Department of Transportation (TxDOT). He advised the grant monies addressed bicycle and pedestrian improvements only, and he felt Bryan had some projects that could qualify for the grant funds. He suggested submitting the South College Phase 1, East 29th Street/Tarrow Street, FM 158 safety lighting, safe routes to school sidewalks, and South College Phase 2 as the top five projects, respectively. He provided details regarding each of the proposed projects to be included in the grant application and asked for Council direction. Safety issues involved in each of the suggested projects were discussed. It was suggested the safe routes to school project be a top priority and that the City's application indicate 30 percent matching funds would be provided by the City. Discussion occurred about adding Old Hearne Road sidewalks to the safe routes to school application and removal of the sidewalks on the southwest side of Sandy Point Road since those sidewalks would only serve the jail and not a school. After discussion, it was suggested the FM 158 safety lighting project be combined with the safe routes to school project and submitted as the top priority; however, comments were made that safe routes to school sidewalks should be the top priority and that combining those projects may make them too costly to be considered. Discussion followed about which project would serve the larger population, and it was noted the FM 158 lighting project would serve multiple large subdivisions along a lengthy stretch of FM 158. Several scenarios to rank the projects were listed. After discussion, the City Manager indicated that, based on Council discussion, the grant application ranking would be South College Phase I, FM 158 safety lighting, safe routes to school sidewalks, and then the other two projects as staff recommended.

6. PRESENTATION BY LOONEY RICKS KISS (LRK) REGARDING HEALTH AND WELLNESS AREA

Strategic Projects Director Lindsey Guindi presented information regarding the proposed Bryan Health and Wellness Area Plan. Mr. Steve Auterman, LRK consultant, shared a summary of the plan and explained the components of a health and wellness area. He showed the study area and discussed recommended additions to the St. Joseph Hospital campus and entry and improvements to certain Bryan ISD properties. He showed slides of suggested improvements, additions and amenities in the area. Mr. Auterman discussed other components of the proposed health and wellness area. He listed proposed funding sources and actions by the City, such as development regulations amendments, zoning overlays, comprehensive plan update, opt-in form based code, allocation of Capital Improvement Program budget resources, and participation and promotion of the district organization. He added approval of the plan did not commit funding, but that public obligation could include intersection improvements, bicycle routes, parking, mid-block pedestrian crossings, wayfinding signage, landscaping medians, LED lighting poles, banners, multi-use paths and sidewalks, property acquisition, infrastructure improvements and annual financial commitments. He listed the next steps necessary for implementation of the plan. It was expressed that the plan was outstanding, but concern was expressed about funding sources and possible property condemnation. It was reported no property condemnations were contemplated for the plan. It was suggested some property owners in the area did not know about this proposal and the need to adequately inform those owners was expressed.

7. DISCUSSION REGARDING CONSENT/STATUTORY AGENDA ITEMS FOR REGULAR MEETING OF APRIL 14, 2015

Council briefly discussed agenda items 9 c, 10 c, 10 d, 10 f and 10 g of the consent/statutory agenda for the regular meeting of April 14, 2015. No action was taken regarding the items discussed.

8. ADJOURN

Without objection, the meeting was adjourned at 4:00 p.m.

City Secretary Mary Lynne Stratta

Mayor Jason P. Bienski