

**BRYAN CITY COUNCIL  
MINUTES OF WORKSHOP MEETING  
SEPTEMBER 22, 2015**

A workshop meeting of the Bryan City Council was held on Tuesday, September 22, 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 Al Saenz, Greg Owens, Mike Southerland and Art Hughes were present. Councilmember Chuck Konderla arrived at 8:30 a.m. and Councilmember Rafael Peña was absent. In attendance 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 8:05 a.m.

**2. PRESENTATION BY STAFF REGARDING BRYAN REGIONAL ATHLETIC COMPLEX CONCEPTUAL PLANS UTILIZING HOTEL OCCUPANCY TAX (HOT) FUNDS FOR PARKS IMPROVEMENTS**

Deputy City Manager Hugh Walker reported the Council had asked staff to develop a plan to add new needed sporting facilities at the Bryan Regional Athletic Complex (BRAC). He provided a conceptual plan for a phased expansion and estimated costs. Parks and Recreation Division Manager Darrell Lovelette gave the history and overview of BRAC and then discussed the conceptual plan for expansion, suggested phasing of the project, usage impact, estimated costs of development, the possible use of hotel occupancy tax (HOT) monies for the project, etc. It was reported Dr. Scott Schaefer, professor in the Texas A&M University Parks and Recreation Department, and consultants Halff Associates were involved in the development of the report to Council. It was reported the Parks and Recreation Advisory Board had been updated regarding the plan. It was recommended six new softball/baseball fields, three new full-size soccer fields, new playground structure, three new football/multi-use fields, five pickle ball courts, an all-inclusive playground, parking and roadway improvements, new concession and restroom facilities, new walking trails, landscaping and entry improvements be added to BRAC. Details of the suggested phases of development were reviewed. Council was advised these expansions would provide a facility to handle different size and larger tournaments, attracting visitors to the City while also increasing usage by local residents. The estimated cost of \$11,979,199, not including the all-inclusive playground and trail system, was discussed. Mr. Walker explained how new legislation relative to the use of HOT funds could be used for part of this expansion. He advised Council the City had copied the City of College Station's tracking and reporting system to use in tracking HOT funds used and generated by increased tourism relative to the use of BRAC. Questions were answered. Staff was asked to move forward with developing a financial plan for the expansion to present to Council. It was suggested staff work with the Texas Department of Transportation to improve ingress and egress in and out of BRAC.

**3. DISCUSSION REGARDING CONSENT/STATUTORY AGENDA ITEMS FOR REGULAR MEETING OF SEPTEMBER 22, 2015**

Council briefly discussed agenda item 8 n on the consent/statutory agenda for the regular meeting of September 22, 2015. No action was taken.

**4. ADJOURN**

Without objection, the meeting was adjourned at 8:40 a.m.

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City Secretary Mary Lynne Stratta

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Mayor Jason P. Bienski