

**BRYAN CITY COUNCIL
MINUTES OF WORKSHOP MEETING
NOVEMBER 24, 2015**

A workshop meeting of the Bryan City Council was held on Tuesday, November 24, 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, Rafael Peña, Greg Owens, Mike Southerland, Ben Hardeman and Buppy Simank were present. Also 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 12:48 p.m.

2. DISCUSSION REGARDING COUNCIL COMMITTEE ASSIGNMENTS

Mayor Bienski listed suggestions for Councilmember representation on all the various boards and committees with a Councilmember(s) serving as a member or liaison. It was pointed out some of these appointments had already been made by required separate action during various times of the year. After a lengthy discussion, the consensus of at least four members of the Council was to accept the Mayor's suggestions and have Councilmembers serve for the next year as follows: Councilmember Al Saenz – Brazos County Health Board, Texas A&M Student Senate Liaison, Tax Increment Reinvestment Zone (TIRZ) #21 Board, Intergovernmental Committee, Research Valley Partnership (RVP) Technical Committee, and the Bryan ISD Committee alternate; Councilmember Rafael Peña – Texas A&M Student Senate Liaison, Emergency Operations Center Committee, Sister Cities Board, TIRZ #21 Board, Texas Workforce Commission Special Committee, and RVP Technical Committee; Councilmember Greg Owens – Brazos Valley Solid Waste Management Agency Board, Audit Committee, TIRZ #22 Board, Bryan ISD Committee, and the Metropolitan Planning Organization Policy Board (Mayoral appointment); Councilmember Mike Southerland – Brazos Valley Veterans Memorial Board, Bryan ISD Committee, Intergovernmental Committee, TIRZ #19 Board, Brazos Valley Wide Area Communications System Board, Water Board Liaison, and Brazos Transit Board (nominated by Mayor); Councilmember Ben Hardeman – Bryan Business Council liaison, Audit Committee, Convention and Visitors Bureau Board, Bryan Animal Center Advisory Committee, and TIRZ #10 Board; Councilmember Buppy Simank – Brazos County Health Board (to replace Councilmember Owens), Bryan ISD Committee, Audit Committee, Easterwood Airport Committee (Mayoral appointment), BTU Board liaison, and Intergovernmental Committee. Mayor Bienski will continue to serve as follows, with some of the positions reserved for the Mayor only: Brazos Valley Solid Waste Management Agency Board, Research Valley Partnership Board, Bryan-Brazos County Economic Development Foundation Board, and Brazos Valley Council of Governments Board.

3. PRESENTATION BY CONSULTANT AND STAFF REGARDING THE AMERICANS WITH DISABILITIES ACT (ADA) TRANSITION PLAN

The City's consultant with Kimley-Horn and Associates advised the City needed an ADA coordinator on staff, an ADA policy statement, a grievance procedure, a self-evaluation mechanism and a transition plan regarding compliance with the Americans with Disabilities Act. The transition plan would identify obstacles, offer suggestions to address problems, establish a master plan, reduce the

potential for loss of state and federal grants, provide more opportunities for the disabled community to provide feedback, and create a culture of compliance throughout the City. The Council was advised the total cost of the proposed plan was \$4.8 million, and that the City should consider public input and perform as much of the work in house as possible. City Engineer Paul Kaspar advised the staff would focus on high traffic areas and sidewalk corridors and be trained to complete necessary evaluations. Mr. Kaspar addressed the scope of needed modifications city-wide. He also advised an ADA transition plan was a continual process.

4. PRESENTATION BY STAFF REGARDING THE COMPREHENSIVE PLAN AND PARKS MASTER PLAN UPDATE

Strategic Project Director Lindsey Guindi explained the process followed to gather public input regarding these plan updates. She listed categorical responses from the public and invited partners. She listed each meeting, workshop and forum held throughout the process. She showed survey questions and polling results; for example, Texas Avenue was selected as the top priority for aesthetic enhancements. Citizen participants overwhelmingly opined Bryan should raise its development standards even if that would make development more costly. She listed the next steps to be followed in development of the comprehensive plan.

5. PRESENTATION BY STAFF REGARDING OPTIONS FOR THE REVITALIZATION OF TEXAS AVENUE

Deputy City Manager Joey Dunn reported this agenda item was being presented at the request of the City Council. He advised timing was important as this project would complement the comprehensive plan update. He stated Texas Avenue was eight miles in length from north to south. He referred to the redevelopment of downtown Bryan as a successful example of Council commitment, funding and project phasing over time. Mr. Dunn talked about studies completed in 2007 regarding Texas Avenue redevelopment, and advised responses to a request for proposals for a consultant to develop a Texas Avenue corridor redevelopment masterplan ranged in costs from \$118,000 to \$275,000 at that time. Mr. Dunn said that a matching grant program similar to the downtown façade grant program was an option for the Council to consider. He said this type of incentive program could be used to complement improvements associated with the change of use/tenant/ownership process. He also listed Chapter 380 agreements, tax abatement agreements, etc., as other possible incentives to be considered. Discussion followed about capital improvement projects and Texas Avenue widening. Mr. Dunn also reported the Bryan Business Council had appointed a subcommittee to focus on commercial infill development along major business corridors. Using the Main Street Program as a model was also mentioned. Mr. Dunn advised the ongoing comprehensive plan update identified Texas Avenue as a major priority. Mr. Dunn listed the following needs for such a plan: a conceptual design, renderings, economic feasibility of development and redevelopment scenarios, meetings with utilities, meetings with the Texas Department of Transportation, an incentive program for business attraction and aesthetic improvements. He said the estimated cost for Freese and Nichols to address Texas Avenue redevelopment in the comprehensive plan update was \$127,200. Some items that were mentioned as possibilities to assist in the revitalization of Texas Avenue included moving utilities underground or a block or two off Texas Avenue, the use of grants, the creation of a tax increment zone, stricter code enforcement, etc. The tremendous cost of going underground or moving utilities was discussed. Staff was asked to bring back a report on the scope of work for this proposed project. Councilmember Saenz left the meeting at 2:00 p.m. during the discussion of this item.

6. PRESENTATION BY STAFF REGARDING MUNICIPAL SETTING DESIGNATION

Mr. Mark Jurica, Water Services/Code Enforcement, defined a municipal setting designation (MSD) as a restriction on the use of groundwater beneath the designated site for potable purposes. He listed

its purpose, eligibility, creation, etc. He reported a MSD could provide a less expensive and faster alternative to government rules for cleanup of contaminated groundwater. He said a MSD could serve as an economic development tool. Mr. Jurica advised that the City's drinking water was protected from shallow groundwater and the area in question posed no risk to the City's drinking water supply. He showed a map of the proposed MSD site and reported the estimated expense in the MSD process was \$37,071. Questions were answered and the Council was advised the area could be expanded later as long as any additions were contiguous to the original MSD site. Mr. Saenz returned to the meeting at 3:25 p.m. during the discussion of this item.

7. DISCUSSION REGARDING CONSENT/STATUTORY AGENDA ITEMS FOR REGULAR MEETING OF NOVEMBER 24, 2015

Councilmember briefly discussed agenda items 8 c, 9 a, 9 b, 9 c and 9 d of the consent/statutory agenda for the regular meeting of November 24, 2015.

8. ADJOURN

Without objection, the meeting adjourned at 4:52 p.m.

City Secretary Mary Lynne Stratta

Mayor Jason P. Bienski