

**BRYAN CITY COUNCIL  
MINUTES OF WORKSHOP MEETING  
AUGUST 16, 2016**

The Bryan City Council held a workshop meeting on Tuesday, August 16, 2016, 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 Pro Tem Greg Owens and Councilmembers Mike Southerland, Ben Hardeman and Buppy Simank were present. Mayor Jason Bienski joined the meeting at 2:12 p.m. Councilmembers Al Saenz and Rafael Peña were absent. In attendance were City Manager Kean Register, City Attorney Janis Hampton and City Secretary Mary Lynne Stratta.

**1. CALL TO ORDER**

Mayor Pro Tem Greg Owens called the meeting to order at 1:19 p.m.

**2. PRESENTATION AND DISCUSSION BY STAFF REGARDING PROPOSED FISCAL YEAR 2017 BUDGET AND TAX RATE UPDATE**

Chief Finance Officer Joe Hegwood provided an update regarding the proposed Fiscal Year 2017 budget and tax rate. Mr. Hegwood listed final property valuations, showing a 5.75 percent increase in freeze adjusted property valuations, with 1.93 percent coming from new properties alone. He discussed the negative impact of tax freezes on property tax revenues, which indicated a 70 percent increase year over year. He advised this trend would continue as the population ages. He showed the projected general fund property tax revenues as \$1,258,726 over the prior year. Mr. Hegwood then listed the current tax rate, effective tax rate and rollback tax rate. He advised adopting the effective tax rate would cause an immediate 4.9 percent loss in revenue. Mr. Hegwood then reviewed some budget changes since the last budget presentation on July 12, 2016, and how those changes impact the general fund balance. He advised one new civilian police position was added to the budget since the previous draft budget presentation. He then showed the projected days of fund balance going forward through Fiscal Year 2021, which indicates a planned draw down to slightly below the City's 100-day target in Fiscal Year 2021, with a significantly greater draw down in available cash if the Council were to adopt the effective tax rate this year. He then reviewed the next steps involved in the budget and tax rate adoption process.

**3. PRESENTATION AND DISCUSSION BY STAFF AND CONSULTANTS PROVIDING A COMPREHENSIVE PLAN AND PARKS MASTER PLAN UPDATE**

Planning Manager Martin Zimmermann introduced consultants Wendy Shabay and Dan Sefko, Freese & Nichols, to provide information about the Comprehensive Plan and Parks Master Plan update. Ms. Shabay reviewed the calendar of events that will lead up to the adoption of the updated plan. She reminded Council of input provided from citizens, the Comprehensive Plan Advisory Committee and stakeholders. Ms. Shabay reviewed a summary of the plan recommendations. Mr. Sefko then reviewed some major differences from the previous comprehensive plan relative to future land use and growth management. The consultants then reviewed the top ten priority action items contained in the Comprehensive Plan. Ms. Shabay provided an overview of the Parks and Recreation Open Space Plan, which assesses current parks, upgrades needed, and a list of needed parks within the city limits and the extra-territorial jurisdiction as future growth occurs. She added the plan also ranks the desire for indoor and outdoor facilities. Ms. Shabay invited everyone to attend the "Big Reveal" of the plan. It was announced the entire plan would be available on the City's website the following day.

**4. PRESENTATION AND DISCUSSION BY CITY AUDITOR BOB SHULTZ REGARDING AUDIT OF CONTRACT COMPLIANCE**

City Internal Auditor Bob Shultz presented a review of contract compliance for outside agencies that receive funding from the City. He reported the goal of the audit was to verify City and vendor compliance with the contracts. He stated all funded entities were in compliance with the exception of the Bryan-College Station Convention and Visitors Bureau (CVB). He said the CVB was not in compliance with the funding agreement as its quarterly report statistics do not reflect the impact on the City of Bryan only, but rather combined statistics for Bryan and College Station. Mr. Shultz reported that after reviewing payment transactions and conferring with the City liaison to the Downtown Bryan Association's Texas Reds duties, it was verified that both parties were in compliance with the contract. Mr. Shultz then answered Council questions.

**5. DISCUSSION REGARDING CONSENT/STATUTORY AGENDA ITEMS FOR THE REGULAR MEETING OF AUGUST 16, 2016 (NO ACTION WILL BE TAKEN)**

Council discussed agenda items 9 f, 9 j, 10 a and 10 e of the consent/statutory agenda for the regular meeting of August 16, 2016. No action was taken by Council regarding these items.

**6. COUNCIL COMMITTEE REPORTS**

Reports were given by Councilmembers regarding recent meetings of the following Council committees: Bryan-College Station Convention and Visitors Bureau Board, Brazos Valley Wide Area Communications System Board, Bryan-College Station Metropolitan Planning Organization Policy Board, Bryan Texas Utilities Board, City of Bryan/Bryan ISD Committee and the Brazos Valley Groundwater Conservation District Board.

**7. ADJOURN**

The meeting was adjourned without objection at 2:15 p.m.

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City Secretary Mary Lynne Stratta

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Mayor Jason P. Bienski