

**BRYAN CITY COUNCIL
MINUTES OF WORKSHOP MEETING
SEPTEMBER 13, 2016**

The Bryan City Council held a workshop meeting on Tuesday, September 13, 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 1:39 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 BY STAFF REGARDING CITY OF AUSTIN HOME BUYOUT PROGRAM AND POSSIBLE OPTIONS FOR A CITY OF BRYAN HOME BUYOUT PROGRAM

Assistant City Engineer Johnnie Price informed the Council he worked for the City of Austin at the time Austin instituted a home buyout program of houses on the list of repetitive flood loss properties. He listed the major flood events in Austin since May 1981. He reported the buyout occurred in the Onion Creek watershed area where multiple record rainfall events caused significant flooding. He reported some of the buyouts were funded with public improvement bonds while the City of Austin implemented other flood mitigation measures. Mr. Price advised the 1993 floodplain maps showed the entire Onion Creek neighborhood to be in the floodplain; subsequently, in 1997 the Federal Emergency Management Agency (FEMA) had the U.S. Army Corps of Engineers (USACE) complete new hydrologic analyses of the subject area. He said in 1998, Austin bought out the homes with the highest risk of flooding and/or erosion using mostly drainage fund monies. In 2001, the City of Austin asked the USACE for assistance and USACE allocated \$76 million in federal funds to buy out 483 homes. Mr. Price added that in 2006, Austin voters approved a \$28 million bond sale for the City's portion of the USACE buyout project. He listed the number of properties purchased by year, adding that all were located in the 25-year floodplain. Mr. Price reported most of the purchases were voluntary, but the USACE exercised eminent domain in 2013 to obtain some of the repetitive flood loss properties.

Mr. Price then presented possible options regarding a City of Bryan voluntary home buyout program. Mr. Price noted the City would be receiving federal funding provided through the Hazard Mitigation Grant Program for the purchase of four severe repetitive loss properties (with one alternate), adding the City's 25 percent portion of the home buyout costs would be \$192,000. Mr. Price highlighted the benefits, priorities and challenges of a voluntary buyout program. He emphasized strongly the City should encourage all homeowners in at risk areas to have flood insurance, saying this should be a required part of the proposed buyout program. He gave an overview of federal funding that could be pursued by the City for flood mitigation and disaster assistance. Mr. Price then outlined the proposed eligibility requirements of a buyout program and summarized the basic steps of a property buyout. He noted homeowners were not entitled to relocation assistance from the City under the proposed program. Mr. Price also posed some questions raised by including non-insured properties in the buyout program. He pointed out that verifying damage without insurance claims would be very

difficult. He also pointed out that if buyouts were funded solely by City funds, it would be imperative the purchases of the properties were financially beneficial to the City of Bryan. City Manager Register clarified that staff was not recommending the inclusion of non-insured properties in a City of Bryan voluntary home buyout program, should the Council decide to pursue such a program.

3. PRESENTATION BY STAFF REGARDING CURRENT CITY OF BRYAN FLOOD MITIGATION PLAN AND STORMWATER MASTER PLAN

City Engineer Paul Kaspar presented information regarding the City's Flood Mitigation Plan, which was originally adopted in 2006 and updated in 2013. He listed the Flood Mitigation Plan goals. He also provided information about the City's Stormwater Master Plan, which was created in 2010 after the advent of the Capital Improvement Program. He advised the plan database included \$67 million in projects. Mr. Kaspar noted ranking criteria outlined in the plan. He presented the summary of costs of projects by watershed area. He also noted the City uses the Stormwater Master Plan as a guiding document when selecting projects for funding from the drainage utility fee fund and Capital Improvement Program. Mr. Kaspar reported five of the top six ranked projects were complete or in progress. Mr. Kaspar pointed out one of the City's main focuses from 1998 to 2010 was to complete floodplain studies to prevent future developments from being constructed at low levels in watershed areas. He listed projects that had been funded by the drainage utility fee from 2003 to 2016, and gave a brief overview of active projects, upcoming projects in 2017, and a forecast of projects through 2020.

4. DISCUSSION REGARDING CONSENT/STATUTORY AGENDA ITEMS FOR THE REGULAR MEETING OF SEPTEMBER 13, 2016

Council briefly discussed agenda items 9 g, 10 j and 10 k of the consent/statutory agenda for the regular meeting of September 13, 2016. No action was taken by Council on the items discussed.

5. COUNCIL COMMITTEE REPORTS

Councilmembers provided reports of recent meetings of the Bryan Texas Utilities Board and Brazos Valley Groundwater Conservation District Board.

6. ADJOURN

Without objection, the meeting was adjourned at 2:40 p.m.

City Secretary Mary Lynne Stratta

Mayor Jason P. Bienski