

**BRYAN CITY COUNCIL
MINUTES OF WORKSHOP MEETING
SEPTEMBER 27, 2016**

A workshop meeting of the Bryan City Council was held on Tuesday, September 27, 2016, in the Council Chambers of the Bryan Municipal Building. A notice of the meeting was posted at least 72 hours in advance in accordance with Section 551, Texas Government Code. At 3:35 p.m., the meeting was called to order with Mayor Jason Bienski and Councilmembers Greg Owens, Ben Hardeman and Buppy Simank present. Councilmembers Al Saenz and Mike Southerland were absent and Councilmember Rafael Peña joined the meeting at 4:10 p.m. In attendance were Deputy City Manager Hugh Walker, City Attorney Janis Hampton and City Secretary Mary Lynne Stratta.

1. CALL TO ORDER

The meeting was called to order at 3:35 p.m. in the Council Chambers since a Council quorum was not present for the mobile tour of the Traditions developments.

2. MOBILE TOUR OF TRADITIONS DEVELOPMENTS

A quorum of the Council was not present during the tour.

3. RECESS

The meeting did not convene until later since a quorum was not present for the tour.

4. RECONVENE

The meeting was called to order in the Council Chambers at 3:35 p.m. Mayor Bienski and Councilmembers Owens, Hardeman and Simank were present. Councilmembers Saenz and Southerland were absent. Councilmember Peña joined the meeting at 4:10 p.m.

5. PRESENTATION BY SPECIALIZED PUBLIC FINANCE REGARDING UPCOMING WATER AND SEWER SYSTEM REVENUE BONDS

Mr. Steven Adams with Specialized Public Finance provided a financing overview of upcoming water and sewer system revenue bond issuances. He reported bids would be accepted on October 11, 2016, and presented to the Council that evening. He outlined the plan of financing and assumptions for the bond sales. He reported the City would secure a loan through the Texas Water Development Board in November 2016 in the estimated amount of \$2,172,565. He added another loan from the Texas Water Development Board would be secured in November 2017 in the estimated amount of \$14,600,000, while the estimated amount of the open market bond sale was \$4,500,000.

6. PRESENTATION BY STAFF PROVIDING A REPORT ON THE HOMEBUILDERS INCENTIVE PROGRAM

Business Liaison Frank Clark provided an update on the success of the homebuilders incentive program that the Council had approved to attract builders to build homes in the target range of 2,200 to 3,000 square feet. He reported since the program was created in 2014, building permit data showed a 132 percent increase in building permits in the target range from 2013 to 2014, a 37 percent increase

from 2014 to 2015, and a 39 percent increase from 2015 to 2016 (as of August 31). He added before the program was implemented, only 7 homebuilders were building homes in the target range in Bryan, but now there were 37. Mr. Clark reported the average price in 2016 of the program homes was \$237,683. He summarized that since the program inception, the number of target homes have increased by 218 percent. Councilmember Peña joined the meeting at this time.

7. TRAINING ON BOARD, COMMISSION AND COMMITTEE ELECTRONIC APPOINTMENT PACKET

Records Management Coordinator Sarah Holleman showed the Council how to use the board, commission and committee electronic appointment packet.

8. DISCUSSION REGARDING CONSENT/STATUTORY AGENDA ITEMS FOR THE REGULAR MEETING OF SEPTEMBER 27, 2016

Council briefly discussed agenda items 9 k and 9 m of the consent/statutory agenda for the regular meeting of September 27, 2016. No action was taken.

9. COUNCIL COMMITTEE REPORTS

No reports were provided.

10. ADJOURN

Without objection, the meeting adjourned at 4:37 p.m.

City Secretary Mary Lynne Stratta

Mayor Jason P. Bienski