

**BRYAN CITY COUNCIL  
MINUTES OF WORKSHOP MEETING  
NOVEMBER 8, 2016**

The Bryan City Council held a workshop meeting on Tuesday, November 8, 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 Jason Bienski and Councilmembers Al Saenz, Greg Owens, Mike Southerland, Ben Hardeman and Buppy Simank were present. Also present were City Manager Kean Register, City Attorney Janis Hampton and City Secretary Mary Lynne Stratta. Councilmember Rafael Peña was absent.

**1. CALL TO ORDER**

The meeting was called to order at 2:01 p.m.

**2. DISCUSSION REGARDING CONSENT/STATUTORY AGENDA ITEMS FOR THE REGULAR MEETING OF NOVEMBER 8, 2016**

Council briefly discussed agenda items 8 a, 8 d and 8 e of the consent/statutory agenda of the regular meeting of November 8, 2016. No action was taken by Council regarding these items.

Without objection, the agenda was followed out of order.

**4. PRESENTATION BY BRAZOS CENTRAL APPRAISAL DISTRICT REGARDING NEW FACILITY**

Mr. John Flynn, Brazos Central Appraisal District (BCAD) Board Member, presented information regarding BCAD's proposed new facility. He stated BCAD was seeking Council's approval of a resolution for the land purchase and construction of a new building. He noted this was the third proposal regarding the new facility and pointed out the new location, currently under contract, is 2.15 acres owned by Brazos County near the Brazos County Tax Office. Mr. Flynn then presented the proposed building schematic design and reported the total project cost was estimated at \$3.2 million. He added BCAD must have four of five participating entities approve their proposed plan. Mr. Flynn showed the current allocation of costs to the City of Bryan as \$13,376 and the new building estimated costs to be \$19,822 annually. He noted they are anticipating increased costs for all the taxing entities. He presented an analysis of current occupancy costs and the costs of renting versus owning a facility. City Manager Kean Register noted the resolution would be presented for Council's consideration at the November 21, 2016, Council meeting.

**3. PRESENTATION OF THE 2016 STATE OF THE CITY REPORT**

The 2016 State of the City Report was presented. The Communications and Marketing Department staff members were congratulated for their accomplishment.

**5. PRESENTATION BY STAFF REGARDING THE FAMILY PLACE PROGRAM AT CLARA B. MOUNCE PUBLIC LIBRARY**

Dr. Larry Koeninger, Director of Library Services, presented information about the Family Place Program at the Clara B. Mounce Public Library. He advised the program was rooted in family-centered principles and provided family centered library services. He added the goal of the program was to encourage child-parent interactions, help parents develop parenting skills, and encourage brain development in children under three years of age. Dr. Koeninger advised that to implement the program, the library created a collection for parents/caregivers and made it available in a public space designed

for families and young children. He announced the library recently received a grant to increase this collection. He advised the program also involves working with community partners to build a strong network of family support. Dr. Koeninger answered questions for Council. He mentioned the library hoped to offer workshops in Spanish on weekends and evenings and also one targeted toward teenage parents in an effort to reach families that have the greatest need for these services.

**6. PRESENTATION BY STAFF AND INFINITY SPORTS ENTERTAINMENT REGARDING FINANCIAL RESOURCES AND POSSIBLE PLANS FOR PARKS, FIELDS AND THE BRAZOS VALLEY BOMBERS**

Deputy City Manager Hugh Walker presented information regarding available funding sources for a list of park projects, some previously discussed by Council and some proposed new projects. He discussed how hotel occupancy tax (HOT) funding could be used within the regulations of the HOT bracketed legislation to build a tournament park that would promote tourism and the convention and hotel industry. He noted that using HOT funds, the City could conservatively expect to have \$2 million dollars available for funding over five years. He then discussed the possibility of issuing debt, thereby increasing the amount of funding available. He noted there would be a significant capacity for additional borrowing after 2021. Council asked questions regarding the City's additional borrowing capacity. Chief Finance Officer Joe Hegwood answered Council's questions and discussed existing debt service payments. It was pointed out that according to the chart displaying existing debt service payments, the City was committed to servicing existing debt for the next five years. A list of competing needs was presented, including the downtown quiet zone, parks projects, flood mitigation projects, a new animal center, Texas Avenue enhancements and unfunded capital improvement projects. He provided a brief history of Council's direction and decisions regarding a possible super park. He then discussed two new park developments: 1) Edgewater Park is estimated to cost \$1.2 million and would be funded with Single Member District Five parkland dedication funds and possibly a grant from the Texas Parks and Wildlife Department, and would serve both Edgewater and Autumn Lake subdivisions; and 2) Siena Park, located in Siena Park Subdivision, is estimated to cost \$714,000 and would be funded through Single Member District Three parkland dedication funds. Mr. Walker then discussed the needs of local little leagues. It was noted the cost for one new field, not including land costs, ranged from \$750,000 to \$1,100,000. The total estimated funding requests from local little leagues ranged from \$2,225,000 to \$3,156,000. He advised an anonymous donor would like to donate \$20,000 by the end of the year toward the cost of a splash pad estimated at \$106,500 to \$227,500 to be built at Bonham Park. Council expressed a desire to move forward with a project to utilize the grant monies.

Mr. Walker then gave a brief overview of the City's current agreement with Infinity Sports Entertainment, pointing out the City was funding \$463,935 up front for possible improvements at the Brazos Valley Bombers home field. Mr. Walker then introduced Mr. Uri Geva, President of Infinity Sports Entertainment, L.L.C. Mr. Geva presented a proposal requesting the City assist with funding the installation of a synthetic field at Nutrabolt Stadium for an estimated cost of \$1,024,750. He relayed that the Bombers realized the value of having a synthetic, all-weather field when this past summer the Brazos Valley Bombers were forced to play their championship game away from their home field due to heavy rain. He proposed that \$314,750 from the current approved agreement be reallocated from irrigation and other improvements associated with traditional turf, along with \$600,000 in HOT funds, and \$100,000 from the Brazos Valley Bombers to be used to fund the installation. He said the Brazos Valley Bombers would also partner with the City to replenish HOT funds if the facility failed to replenish the funds through attracting overnight guests. In that case, he proposed the Bombers would contribute 40 percent of the amount to be paid back to the HOT fund. In turn, if the funds were replenished in five years, the City would contribute more HOT funds to continue improvements of the facility. Council was advised if given \$600,000 in HOT funds, the facility would need to contribute 32,000 room nights over a five-year period. Mr. Geva described how the facility could attract the required number of rooms through a Minor League Soccer team affiliated with Major League Soccer, tournaments for several different sports, and hosting other events such as festivals or showcases.

Mr. Walker presented the Council with options, including reviewing a summary of current and projected available funds, a list of parks projects, and a list of competing needs. He estimated the cost of all parks projects discussed in the presentation was about \$23,733,405. He pointed out that none of these projects were currently funded and sought direction from Council. It was opined that Council should be presented with all options for prioritizing the projects. City Manager Kean Register stated that if Council wished to move forward with all projects, staff would begin creating a financial plan for funding of the projects. He also pointed out that if Council funded the entire parks projects package as presented, it did not leave room for many other projects. He noted this did not impact funding of the current approved capital improvement projects, but would affect the City's ability to do additional capital improvement projects. After additional discussion, Councilmembers indicated a desire to move forward with planning for the list of parks projects presented, which includes a super park, a youth athletic complex, Edgewater Park, Siena Park, local little league assistance requests and two new little league fields, and the installation of a synthetic field at Nutrabolt Stadium. Councilmembers also indicated staff should present a plan for a new animal center and the downtown quiet zone. It was mentioned the best opportunity to use HOT funds was for the City to invest in more all-weather fields, as that typically attracted more out of town tournaments, play-off games and other events.

**7. PRESENTATION BY STAFF PROVIDING A REVIEW OF DRAINAGE MASTER PLAN, CAPITAL IMPROVEMENT PLAN DRAINAGE PROJECTS AND DRAINAGE MAINTENANCE**

Without objection, Council agreed to postpone this presentation until all Councilmembers were present.

**8. COUNCIL COMMITTEE REPORTS**

Councilmembers provided a report regarding a recent meeting of the City of Bryan/Bryan Independent School District Committee.

**9. ADJOURN**

The meeting was adjourned without objection at 3:36 p.m.

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City Secretary Mary Lynne Stratta

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Mayor Jason P. Bienski