

# BOARD MEETING NOTES

THE BTU BOARD OF DIRECTORS MET ON MONDAY, JANUARY 11, 2016 AND DISCUSSED THE FOLLOWING TOPICS:

## OPERATIONS

Gary Miller presented the safety statistics for the previous month to the BTU Board of Directors, stating BTU had one recordable incident and no vehicle incidents for the month of December.

## DISCUSSION OF TRANSPORTATION ALTERNATIVES PROGRAM (TAP) GRANT

Randy Trimble stated that in early 2015, BTU and the City of Bryan Engineering departments participated in a competitive TAP grant process for federal monies to improve safety along FM158 from SH6 (Earl Rudder Freeway) to Elmo Weedon Road with BTU being responsible for 30% of the cost and the TAP grant paying the remaining 70%. A proposal for a project that included four miles of street lighting along FM158 was submitted and selected by TxDOT. Mr. Trimble stated that if BTU accepted the grant, all monies would need to be used in 2016. The BTU Board directed Staff to move forward and present a contract for construction to the BTU Board at a later date.



## BRYAN TEXAS UTILITIES

205 East 28th Street • Bryan, TX 77803

email: [ContactBTU@btutilities.com](mailto:ContactBTU@btutilities.com)

Hours of Operation

Monday - Friday, 8 a.m. - 5 p.m.

 [facebook.com/Bryan-Texas-Utilities](https://facebook.com/Bryan-Texas-Utilities)

 [twitter.com/BTU\\_BryanTX](https://twitter.com/BTU_BryanTX)

### Board of Directors

Mr. Paul Turney, Chairman

Mr. David Bairrington, Vice Chairman

Mr. Bill Ballard, Secretary

Mr. Buppy Simank, Ex-Officio

Mr. Carl L. Benner

Mr. Flynn Adcock

Mr. A. Bentley Nettles

Mr. Art Hughes

### General Manager

Gary Miller

### Group Managers

Randy Trimble

David Werley

### Division Managers

James Bodine

Bill Bullock

Shawndra Curry

Ken Lindberg

Vicki Reim

Scott Smith

James Tanneberger

Wes Williams

Doug Lyles, Chief Risk Officer/Controller

### City of Bryan

Kean Register, City Manager

Joe Hegwood, CFO

Bernie Acre, CIO

## Important Numbers

Billing/Collections/Connects (979) 821-5700

Electrical Outage/Lines Down (979) 822-3777

Distribution/Line Design (979) 821-5770

# APPRENTICE RODEO

Every quarter, BTU conducts an “Apprentice Rodeo”- a competition that showcases the skills and knowledge that apprentices learn during their field training.

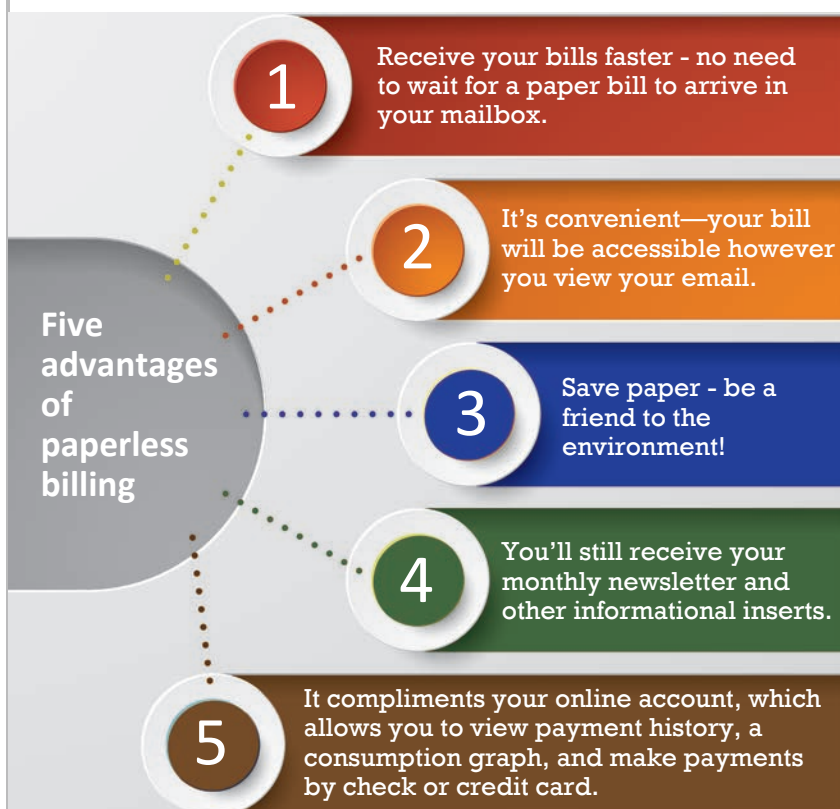
Each apprentice is assigned two tasks and are judged by experienced linemen in the following categories - safety, workmanship, execution, and knowledge of the assigned task.

The tasks they are challenged to complete include troubleshooting common voltage issues, fault locating, climbing and descending a pole around obstacles, proper rope rigging and knot tying, hurt man rescue (shown here), and relocating a cutout, to name a few.



# PAPERLESS BILLING

BTU's paperless billing option gives you convenience and control to manage your utility bill online.



According to PayltGreen.org, if just 20% of American households switched to paperless billing, each year we would reduce gasoline consumption by 102,945,600 gallons, avoid 1,960,402 tons of greenhouse gases, and save 1,811,275 trees. If you think that impact is significant, just imagine how great it would be if 100% of Americans switched to paperless billing?

Log on to your online account to opt into paperless billing at: [www.btutilities.com](http://www.btutilities.com)

# BOARD MEMBER ART HUGHES

## A Strong Commitment to Community

STORY BY GINA FLORENCE | PHOTO BY RYAN STOUT

**A**rt Hughes was born in Houston and attended Texas A&M University to study Architecture Construction (now called Construction Science).

He's considered Bryan home since 1995, when he returned with his wife Vicki, after his three children had graduated high school.

"I worked for the largest national home builder in New York City and that opportunity moved us to Manhattan, New Jersey, Northern Virginia and Florida," Art said. "We moved back to Bryan in the late '70s, left again for Houston in '81 and moved back to Bryan for good in '95 – there was a year in Denver somewhere along the way."

As BTU's newest board member, he isn't a newcomer to the board. Art served as the ex-officio member for four years while he served on the Bryan City Council from 2009 to 2015.

"I'm happy to be on the Board," Art said. "I have a lot of respect for the Board and while the membership has changed over the years, BTU leadership has remained constant. The BTU staff provides lots of information to the Board, so it makes the job easier."

Returning to Bryan, Art shifted from construction to real estate full time. A co-worker pushed for him to get active in local government.

A year before the Beatles released a song with the same name, there was a local group called ***The Citations with Arthur Hughes*** that had a top 20 hit on WTAW with a song called ***Help***. With his band, he played gigs locally at the Knights of Columbus Hall, and in nearby cities like Brenham and Rockdale.

"I was convinced to serve on the Zoning Board of Adjustments and then a former Councilmember asked me to be on the Planning and Zoning Commission," Art said. "I served for seven years as a P&Z member and got immersed in the City and the challenges we face weekly. When the chance came, I wanted to run for City Council. I lost. The person who beat me encouraged me to run again."



He did, winning and serving two terms on the Bryan City Council, and serving as Mayor Pro Tem for his last year on Council. "As an ex-officio member, I learned so much about the industry. There are not a lot of 'BTU's' around, especially in cities the size of Bryan. I'm very impressed with the operation and believe that BTU is where it needs to be and heading in the right direction."

*“BTU does lots of community outreach. It’s our community and we need to make it the best it can be. BTU sponsors many charitable programs that help out our residents, friends, neighbors, and coworkers. BTU is a tremendous asset to Bryan.”*



Part of this direction includes the addition of solar and wind electricity, not just oil and gas plants, as well as being a dependable electric provider for the community.

“Citizens of Bryan have the best and most dependable electric service with competitive rates.”

Art would like to see the residents get more engaged with their local government, from voting to participating on committees.

“Local government has a big impact on our everyday life. To get the best government we can, residents have to vote. I encourage business leaders, longtime residents and new residents to get involved – voting or serving on a committee is a good place to start. The more citizens involved, the more they will help determine the future of our City.” ■

Art is proud of BTU's impact on the City and community.



# DOWNTOWN BRYAN - NORTH

## When Vision Becomes Reality

STORY BY KENNETH W. SMITH, JR. | PHOTOS BY RYAN STOUT



The plan for redevelopment of the North End of Downtown Bryan has been in the works for a long time. And now the time is right.

It was always on the drawing board, always in the “grand plan.” But as with many large-scale projects, there is a lot of groundwork that must be done. Now, a new frontier is opening up, adding more unique and fresh new attractions to Downtown Bryan.

In 2001, the Downtown Bryan Master Plan laid out a glimpse of the future for the corridors along Main Street and Bryan Avenue. To get to that future, the past would have to be conserved, and in the case of the North End, much of the past would have to

be cleared, consolidated and prepared for new development.

“With the South End of downtown you have historic buildings: the Carnegie History Center, the Queen Theatre, the LaSalle Hotel, other historic buildings,” said Joey Dunn, Deputy City Manager for the City of Bryan. “The redevelopment of that portion of downtown was more about preserving the old. The North End is different. For the most part it’s all new.”

The preservation of Downtown Bryan’s historic buildings and facades

was vital to the overall plan, but while that revitalization was taking shape, the City of Bryan was laying the foundation for a downtown redevelopment boom in the North End.

Dunn said the North End has been a much larger and longer project because many of the North End land tracts had to be cleared of the previous structures, new infrastructure was required, and the City purchased many smaller lots in order to combine them into larger tracts. This created the opportunity for large-scale projects



that would appeal to developers.

"That's a significant amount of redevelopment. We've not had that scale of redevelopment in Downtown Bryan in recent times," Dunn said. "Things are beginning to happen – not just through the City of Bryan's efforts – but also through some key public-private partnerships."

Two of those blocks will be taken by the Jordan Center, a \$30 million residential and retail development proposal from BCS Modern Living, LLC. The project will include a five-story building and parking garage, residential units, mixed retail, and the preservation of the historic Kimbell Feed Co. building. Construction is expected to start in the summer of 2016, and be completed by the summer of 2018.

Another block will be the site of the 500 Bryan North project. This mixed-use development will be constructed in four phases and has a three-year window for completion. This construction is also expected to start in the summer of 2016, and be completed by the summer of 2018.

And then there is the Ice House, the anchor at the intersection of Main Street and Martin Luther King Street. Dunn says that by mid-2016 there will be visible changes made to the historic building that will help get it ready for business. What business opens in the

Ice House first still remains to be seen but possibilities include a restaurant, retail, and special event meeting space.

"Two of these three ventures are local investors and local developers," Dunn said. "It's remarkable to see everything begin. But this isn't an accident."

Dunn explained that these plans are in keeping with the Downtown Bryan Master Plan adopted in 2001. "This area was envisioned that it would be mostly residential, but would have a mix of commercial and residential. These developments are in keeping with that original vision."

That vision is going to produce an environment that is more modern, and more urban than anything else in downtown.

"I think you'll have a different look, different feel, different type of activity,"

Dunn said. "With these new developments, we'll have close to 200 residential units. Which means people living down there. Which means people need milk and bread. We have lots of neat lofts, but this will really add a lot of missing elements to downtown redevelopment, including demand for more service-related retail."

The City of Bryan's long-term investment in the North end of Downtown Bryan is finally paying off. "Once the North End starts," Dunn said, "there is so much opportunity, you'll see some interesting things happen." ■

**"This area was envisioned that it would be mostly residential, but would have a mix of commercial and residential. These developments are in keeping with that original vision."**





# DOWNTOWN BRYAN

## Did You Know?

STORY BY KENNETH W. SMITH, JR.

There's always something going on in Downtown Bryan. Nowhere else in the Brazos Valley can you find such an array of history, creativity, culture, and entertainment. Oh, and we've got a several great restaurants, too.

## DID YOU KNOW...

- ... Downtown Bryan is a Texas Commission on the Arts State Cultural District?
- ...
- ... The Brazos Valley Farmers Market sets up in the North End every Saturday?
- ...
- ... Downtown Bryan hosted the first ever ShakesBEER pub crawl outside of
- ... New York City with actors from the New York Shakespeare Exchange?
- ...
- ... The Queen Theatre is holding a fundraiser where you can become immortal?
- ... Okay, so that may be a slight stretch, but you can purchase a brick paver
- ... with your name on it to be placed in the sidewalk outside of the theater.
- ... It may not be immortality, but it will be history. The proceeds from the
- ... fundraiser go toward the Queen restoration work.
- ...
- ... On the first Friday of every month, you can have a ton of fun in Downtown
- ... Bryan for free. First Friday is a hugely popular monthly event showcasing
- ... local musicians, arts, crafts, as well as the shopping and nightlife in
- ... downtown Bryan. And did we mention that it's FREE!
- ...
- ... The 7th Annual Downtown Street and Art Fair will take place on Saturday,
- ... April 9. The event will feature artists and artisans from across the region
- ... selling their handmade creations. There will also be live music, hands on
- ... art demonstrations, street performers, and a first-ever steam roller print
- ... making contest!

So, if you didn't know all of this, now you do. But imagine all of the other things you might not know about that are happening in Bryan. Make sure you're in the know. Visit [www.downtownbryan.com](http://www.downtownbryan.com), or [bryantx.gov](http://bryantx.gov) to find out more.



# SmartHOME TESTIMONIAL

## Why I Love BTU's SmartHOME Program

SUBMITTED BY JENNIFER SMITH

**M**y husband and I love old houses, and when we had an opportunity to purchase our first home, we knew what we were looking for.

We bought our home in the Eastside Historic District in Bryan two years ago, and one of the first things we did before we moved in was to have new insulation blown into the attic and overhead crawlspaces.

Luckily we were able to utilize BTU's **SmartHOME** program, and we got a rebate of more than \$400. That's a nice chunk of change, especially when you've just spent a lot of your savings on a down payment.

Our house is two stories, and is 77 years old. But thanks to the new insulation, our electric bills during the summer have actually been cheaper than they were in our small rental house, which was about half the size of our new home.

I'd read about **SmartHOME** and knew that we could likely take part in the program. We found step-by-step detailed information on the BTU website that made the entire process easy to follow.

Of the three elements of the **SmartHOME** program, we were only able to work on one of them - insulation. The house already had solar screens, and we just didn't have the money to replace all of our windows with more efficient ones at that time. But windows are definitely on our home-improvement agenda for the near future, and we'll definitely be looking to use the **SmartHOME** program when that time comes.

“Our insulation has been a great investment and has saved us lots of money on our monthly electric bills. And thanks to the **SmartHOME** program, we were able to do it at a nice discount. Thanks to BTU, we saved money in the short-term, and the long term.”



For more information about BTU's **SmartHOME** program, go to [www.btutilities.com](http://www.btutilities.com)