



**BRYAN  
TEXAS  
UTILITIES**

## REGULAR BOARD OF DIRECTORS *Meeting Notes*

**September 16, 2019**

### **Approval of an Amendment to a Contract**

The Board approved an amendment to a contract with OATI for market transaction management solutions.

### **Approval of a Contract for Vegetation Management**

The Board approved a contract with Nelson Tree Service, Inc. for vegetation management for the Fiscal Year 2020.

### **Fiscal Year 2019 City and Rural Budget Amendment**

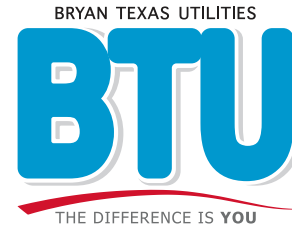
Mr. William Smith, Assistant Finance Director, presented a Fiscal Year 2019 budget amendment due to a City System increase associated with a higher volume of wholesale power costs to supply greater than budgeted power sales. The Board approved the amendment.

### **Presentation of 2017 Electric Uncollectable Debt Write-Off**

Mr. David Werley, Executive Director of Business and Customer Operations, presented the 2017 electric write-offs of uncollectable debt. Uncollectable debt continues to decrease year over year. In 2019, more than \$74,000 in previously written off debt was collected. Mr. Werley praised the Customer Operations Staff's collection of the debt through their commitment to enforcing BTU policies and ordinances.

### **Approval of a Professional Services Contract for Architectural Design Services**

Mr. Gary Miller, General Manager, presented a contract proposal with Williamson Group Architects for the design of a new electric distribution service center. The Board approved the professional services contract.



**BRYAN TEXAS UTILITIES**  
205 East 28th Street • Bryan, TX 77803  
email: ContactBTU@btutilities.com

**www.btutilities.com**

**Hours of Operation**  
Monday - Friday, 8 a.m. - 5 p.m.

### **BOARD OF DIRECTORS**

Mr. Flynn Adcock, Chairman  
Mr. Carl L. Benner  
Mr. Pete J. Bienski, Jr.  
Mr. A. Bentley Nettles  
Ms. Rosemarie Selman  
Mr. Paul Turney  
Mr. Buppy Simank, Ex-Officio  
Mr. Jason Bienski, Ex-Officio

### **GENERAL MANAGER**

Gary Miller

### **EXECUTIVE DIRECTORS**

Randy Trimble  
David Werley

### **DIVISION MANAGERS**

James Bodine  
Shawndra Curry  
Ken Lindberg  
Clay Lindstrom  
David McIntyre  
Vicki Reim  
Will Smith

Doug Lyles, Chief Risk Officer  
Wes Williams, Regulatory Compliance Officer

### **CITY OF BRYAN**

Kean Register, City Manager  
Joe Hegwood, Chief Financial Officer  
Bernie Acre, Chief Information Officer

### **IMPORTANT NUMBERS**

Billing/Collections/Connects  
**(979) 821-5700**  
Electrical Outage/Lines Down  
**(979) 822-3777**  
Distribution/Line Design  
**(979) 821-5770**

**BRYAN TEXAS UTILITIES  
KIOSKS**



**SAVE TIME,  
SKIP THE LINE.**

**Bring your BTU account number, BTU bill, keycard or reminder letter.**

### **WAYS TO PAY**



**CASH**



**CHECK**



**CARD**

### **VISIT ONE OF OUR CONVENIENT LOCATIONS**

**BTU Drive Thru**  
205 E. 28th St.  
Open 24 Hours

**HEB Grocery**  
Tejas Center on Villa Maria  
Open 6 a.m. - Midnight

**HEB Grocery**  
Texas Ave. & Hwy 21  
Open 6 a.m. - 11 p.m.

### **SOCIAL MEDIA**



BryanTexasUtilities



BTU\_BryanTX



cityofbryan



cityofbryan



# FOOD FOR FAMILIES

**DECEMBER 4, 2019**



To most of us, hunger is the little twinge in your stomach that reminds you that it's time for lunch or the inspiration to try a new recipe for dinner. However, the true hunger that those who do not have adequate resources to provide for themselves and their families experience is an entirely different feeling. It is worrying about where the next meal may come from, deciding whether to pay for medicine, utilities, or food this month with a limited amount of income. Hunger is real, right here in our community. The Brazos Valley Food Bank (BVFB) is committed to eliminating that need. The vision of the BVFB is to have a hunger-free Brazos Valley, but this can only be accomplished through the service and support of others in the community. Each year, KBTX hosts the Food for Families Food Drive in December. This day-long event provides locations across the Brazos Valley where volunteers receive non-perishable food, toiletry, and/or monetary donations for the BVFB

to distribute to food banks in the six-county area, all reported on live from the donation sites.

Bryan Texas Utilities has been a longtime supporter of the vision of the BVFB in creating a hunger-free Brazos Valley. Each year, BTU employees volunteer for the first shift of sorting and unloading donations beginning at 5 a.m. at the Brazos Center, and present a monetary donation and food collected from employees. December weather can be unpredictable in Texas, but the show must go on. Therefore, the Food for Families Food Drive has been successful throughout the years despite rain, sleet, and snow. The dedication to service and care for fellow citizens that our community exhibits is unmatched and drives BTU to continue to serve this community. Please join us in alleviating hunger in the Brazos Valley at the 24th Annual Food for Families Food Drive on December 4, 2019.

## THE FOLLOWING LOCATIONS WILL BE ACCEPTING DONATIONS:

### Brazos Center

5 a.m. - 7 p.m.

### Kimbrow Center (Madisonville)

6 a.m. - 7 p.m.

### Mid-South Synergy (Navasota)

6 a.m. - 7 p.m.

### Navasota Valley Electric Coop (Franklin)

6 a.m. - 7 p.m.

### St. Mary's Parish Gym (Caldwell)

6 a.m. - 7 p.m.

### Hearne Railroad Depot (Hearne)

6 a.m. - 7 p.m. **(NEW LOCATION)**

Visit KBTX's website for more information and to find a list of needed items.



BRYAN  
TEXAS  
UTILITIES

**BTU**  
SPOTLIGHT

# SAFETY DEPARTMENT





BTU's Safety Department may seem like a one-man band, having only one official employee: Safety and Training Officer (STO), Steve Martin. However, safety at BTU is a commitment, promise, and value of every employee. BTU has changed the traditional thinking from a safety "program" to a safety "culture." A program usually indicates that it can be changed and is enforced by management. A culture is personal, constant, formed by employees, and supported by management.

BTU partnered with Caterpillar Safety Services in 2013 to begin adopting a new outlook about safety. The first step was to survey every employee to get a benchmark to see how effective the safety program was at the time. After the results were reviewed, a Safety Steering Team was formed with representatives from various departments to set goals and identify areas that need improvement. To address each area of need, Continuous Improvement (CI) Teams were created. To date, there have been four CI Teams that have addressed a variety of topics, including safety inspections and safe vehicle operations.

"Our employees have embraced the safety culture, and as such, BTU has seen fewer incidents and better overall employee involvement," General Manager, Gary Miller said.

STO Steve Martin indicates that if employees have ownership in the program and are properly trained regarding safety, they will have safety at the forefront of their minds at all times. Before each new employee begins work at BTU, Mr. Martin introduces him or her to the safety culture. As a certified training officer, he is also responsible for instructing defensive driving, CPR, and AED courses for employees. BTU's safety culture also extends to contractors doing work on behalf of BTU. The STO holds an orientation for each contractor and sets the expectation of working safely.

"At BTU, we want to provide an environment where employees can, and do, work safely so they can go home without injury at the end of each day," Mr. Martin said.

We also encourage employees to research and present safety topics at monthly departmental safety meetings or invite a subject matter expert to discuss appropriate and timely topics. The safety culture has become not only an important aspect of work life, but something employees have utilized at home as well. A great example comes from BTU employee, Meagan Brown, who states, "before our new culture, I did not have a fire extinguisher in my home, but after listening to a presentation from a Bryan firefighter, I purchased one."

As safety is such an important part of an inherently hazardous business, municipally owned utilities follow the American Public Power Association Safety Manual standards and guidelines. The STO sees that BTU follows these guidelines and is responsible for processing and investigating any incidents that do occur to see how we can learn and prevent them from happening in the future.

"We are proud to be a safety-focused workplace and a leader in the industry," Mr. Miller said.

A portrait of Brent Hairston, a middle-aged man with short grey hair and glasses, wearing a dark suit, white shirt, and patterned tie. He is smiling and looking towards the camera. The background is a blurred office setting with an American flag and a circular seal visible.

## **Brent HAIRSTON**

Bryan City Councilmember  
Single Member District 5

### ***From floors to furniture to solar power, he's always looking for something new***

Every decade or so, Brent Hairston gets a hankering to try something new.

He's been a computer programmer in Houston, a flooring store owner, a furniture retailer, a real estate developer, and since November 2018, he's served as a Bryan City Councilmember representing Single Member District 5.

A 1990 graduate of Texas A&M University, Hairston spent a few years in Houston before deciding to make a change. He traded in the suit, the tie, and the 21st floor of the Pennzoil Building in Downtown Houston, for a return home and a flooring store in Downtown Bryan.

"It was hard work, very labor intensive," Hairston said. "But I was young then."

In 2001, he sold the flooring store and started up Texas Furniture Company. "A little less back-breaking," he said. "And I truly enjoyed working with folks on furnishing their homes or businesses. Very satisfying."

So, how did he go from flooring and furniture to real estate? That's the next new thing.

"During the time we owned our flooring store, we needed more space, and purchased the old Perry Brothers five-and-dime store," Hairston said. "Initially it was bought to provide extra space for our flooring store. But after the sale of our flooring store in 2001, my wife and I saw the opportunity to provide residential space in Downtown Bryan."

That was the beginning of Hairston's interest in real estate development/renovation. He kept the name of the old five-and-dime, calling it the Perry Building.

## **Brent HAIRSTON**



*Perry Place, 401 N. Main St., Bryan, TX 77803*

"I have no interest in seeing my name on a building, and it seemed right to keep that name after all the years of it being a department store in our city," Hairston said. "It's a real learning experience, renovating a building, but tremendously rewarding in the end."

Once work on the Perry Building was completed, Hairston immediately began looking for another building to renovate. He found it at 309 North Bryan Ave. The building, formerly used by MHMR (Mental Health and Mental Retardation), had been vacant for several years. Since its renovation in 2013-2014, it serves as a dedicated office building.

"Working on these building projects brought me into a relationship with the City of Bryan, working often with city engineers and staff of the Planning and Development Services Department," Hairston said. "I quickly gained a real appreciation of what they do, what a tremendous resource I had there. They – Greg Cox (building inspector), Randy Haynes (senior planner), Joey Dunn (deputy city manager), just three of many folks I worked with – helped me time and time again finding ways to get things done that were beneficial to both myself and the city."

But renovation of an older building is one thing. Building from scratch is another. Hairston was starting to get an idea for something new, yet again.

"I'd been thinking about putting up my own building, a much different enterprise than renovating a building," he said smiling. "Oh, the things you learn in constructing a building!"

Perry Place, located at 401 North Main, is not only aesthetically pleasing, it is also the largest building built in Downtown Bryan in the past 50 years. Its three stories total just over 30,000 square feet of space with the first floor as office space, and the two upper floors featuring loft-style apartments.

Texas A&M's College of Architecture has rented the entire first floor, except for Hairston's small office space. The apartments are 90 percent occupied. There are 42 parking spaces in the parking lot. That all sounds great. But the real innovation is on the roof.

On the building's roof are 120 solar panels, producing enough energy (about 40,000 watts) to power the electrical needs of four homes.

"It always made sense to me to capture the energy that's coming down from the sky each day," Hairston said. That captured energy from the sun provides a portion of power for the first floor office space of Perry Place as well as the corridors and common areas of the upper two floors.

"Solar is a smart investment," he said. "The system may pay for itself in about seven or eight years." Perry Place's innovation has received media coverage and several developers have visited the building.

As a successful businessman, married since 1997 to his wife Krissie, three adopted children from China, owner of a new icon in Downtown North, lots of community involvement, Hairston's accomplishments continued.

Through his real estate development and renovation projects, Hairston had worked closely with City of Bryan staff members and City Councilmembers. And in 2018, he ran unopposed for the Single Member District 5 seat on City Council.

Hairston's long residency in the area serves him well in his new role on the City Council, and he brings a real wealth of experience to the job. He has served on a variety of city boards, including the Bryan-Brazos County Economic Development Foundation, Parks and Recreation Advisory Board, Historical Landmark Commission, and the Building and Standards Commission. He is also a member of the Chamber of Commerce, as well as the Bryan Rotary Club.

"It has been such a terrific few years, working with the folks in the City departments, seeing my projects completed, raising my family here," Hairston said. "I am proud to call Bryan my home."

Those who know him, even casually, know there's a lot more to come.

# CELEBRATE THE HOLIDAY SEASON IN BRYAN

You're invited! Enjoy the most wonderful time of the year with family-friendly events and programs hosted by the City of Bryan Parks and Recreation Department and the Downtown Bryan Association throughout November and December. Additional information about these celebrations is available online at [bryantx.gov](http://bryantx.gov) and [downtownbryan.com](http://downtownbryan.com).



## THANKSGIVING CLOSURES

- ★ **BTU & CITY OF BRYAN OFFICES:** *Closed: Thursday, Nov. 28 & Friday, Nov. 29*
- ★ **SOLID WASTE:** *No trash collection or brush & bulky items service: Thursday, Nov. 28 & Friday, Nov. 29*
- ★ **BRYAN + COLLEGE STATION LIBRARY SYSTEM:** *Closed: All libraries will close at 5 p.m., Nov. 27 & reopen at 9 a.m., Dec. 2.*



FREE  
EVENT!



## LIGHTS ON! DOWNTOWN

**Fri., Nov. 22nd, 6 p.m. - 10 p.m.**

Gloria Sale Park, 315 S. Main St., Bryan, TX 77803

Watch the holiday lights come on in Downtown Bryan. Free event with all kinds of treats and fun things to see.

FREE  
EVENT!



## Holiday Magic

**Thu., Dec. 5th, 5:30 p.m. - 8:30 p.m.**

Sue Haswell Memorial Park,  
1142 E. William J. Bryan Pkwy., Bryan, TX 77803

Get in the holiday spirit with hot chocolate and cookies, games, pictures with Santa, inflatables, train rides, and of course, the Snow Hill! Free shuttle from Blinn College.

FREE  
EVENT!



## DOWNTOWN BRYAN Christmas Parade

**Fri., Dec. 13th, 6:30 p.m. - 9 p.m.**

Downtown Bryan, 100 N. Main St., Bryan, TX 77803

Don't miss the fun and festive lighted holiday parade.

FREE  
EVENT!



## BREAKFAST WITH SANTA

**Sat., Dec. 14th, 9 a.m. - 11 a.m.**

Neal Recreation Center, 600 N. Randolph Ave.,  
Bryan, TX 77803

Join us at Neal Recreation Center for a morning of fun activities and pictures with Santa Claus! Event is free to the public.