

Regular Board of Directors *Meeting Notes*

December 14, 2020

Recommendation to the Bryan City Council to Purchase Property

The Board recommended purchasing a property located at 512 W. Carson St. in Bryan, Texas to the Bryan City Council.

Recommendation to the Bryan City Council to Enter into an Asset Purchase Agreement

The Board recommended to the Bryan City Council approval of an Asset Purchase Agreement between the Texas Municipal Power Agency and Gibbons Creek Environmental Redevelopment Group, LLC for the sale of the Gibbons Creek Steam Electric Station.

Broadband Initiative Update

Mr. Bernie Acre, City of Bryan Chief Information Officer (CIO), presented an update of the broadband initiative, including the Broadband Feasibility Study timeline. Final results from the study are expected in April 2021.

Reimbursement Resolution Request

Mr. Doug Lyles, Chief Risk Officer, presented a reimbursement resolution for bonds to fund the construction of the proposed BTU administration building. Mr. Lyles stated that BTU intends to spend operating cash to fund the construction of the building in FY21, FY22, and FY23. The spending will be subsequently funded by the issuance of bonds. IRS requirements state that tax-exempt debts require municipalities to express their intent to reimburse operating funds from bond proceeds through a formal resolution. The Board approved a letter to the Bryan City Council requesting such a reimbursement resolution.

Approval of a Contract for Phase II of the South College Ave. Improvement Project

Mr. Randy Trimble, Executive Director of Energy Delivery, presented the bid tabulations for Phase II of the South College Ave. Improvement Project. Staff determined that Primoris T&D Services provided the lowest responsible bid and the best value for BTU. The Board approved a contract with Primoris for the construction of Phase II of the South College Ave. Improvement Project.

Approval of a Contract for the Construction of the Electrical Distribution Service Center Complex

Mr. Randy Trimble presented the bid tabulations for the construction of the Electrical Distribution Service Center Complex. Staff determined that the bid presented by EBCO General Contractor, Ltd. represented the best value to BTU of the seven proposals received. The Board approved a contract with EBCO General Contractor, Ltd. for construction of the Electrical Distribution Service Center Complex.



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. A. Bentley Nettles, Chairman
Ms. Rosemarie Selman, Vice Chairman
Mr. Pete J. Bienski, Jr., Secretary
Mr. John A. Bond
Mr. Paul Madison, Sr.
Mr. Greg S. Owens
Mr. Paul Turney
Mr. Buppy Simank, Ex-Officio
Mr. Jason Bienski, Ex-Officio

General Manager

Gary Miller

Executive Directors

Randy Trimble
David Werley
Wes Williams

Division Managers

James Bodine
Nick Cook
Shawndra Curry
Ken Lindberg
Clay Lindstrom
David McIntyre
Vicki Reim
Gary Massey

Doug Lyles, Chief Risk 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

FIVE THINGS TO LOVE ABOUT BTU



1. We're local! You don't have to call a faraway call center to receive help. When you call us, you call our office right here in Bryan. You might even speak with someone you know because we employ people who live in the Brazos Valley.

2. We want to help save you money! BTU offers an incentive program, dubbed the SmartHOME Program, for residential energy efficiency projects that focus on the building envelope. Customers can receive incentive payments for upgrading their windows, attic and/or exterior wall insulation, or installing solar screens. For more information or to apply, visit btutilities.com and click on the Energy Efficiency tab.

3. We offer many options! BTU offers a number of payment options for our customers. Bills can be paid by the following methods:

- Online with a recurring card or a one-time payment
- Automatically with a bank draft
- By phone with our secure Interactive Voice Response (IVR) system
- In person at one of our three remote kiosks
- BTU Main Office lobby or drive-through
- Mailed to our P.O. Box

We also offer a Budget Billing option that allows customers to pay the same amount every month by calculating the average usage from previous years. This option is great for those on a fixed income or for those who would like to know exactly what to budget for utilities each month.

4. We are prepared! BTU has had Advanced Metering Infrastructure (AMI) or "smart meters" throughout our service territory for many years. If your power goes out, we know about it instantly so crews are able to respond quickly. BTU has an online outage map that shows locations and statuses of outages. You can also find us on Facebook and Twitter for timely updates about outages and community events.

5. We are innovative! BTU recently installed two Level 2 electric vehicle chargers in Downtown Bryan, with a third fast charger coming soon. BTU has also partnered with Invenergy, a global developer and operator of energy solutions, to receive 100 megawatts (MW) of electricity from a solar generation facility located in northeast Texas. The facility is expected to be the largest solar generation facility in the United States upon its completion in 2022.

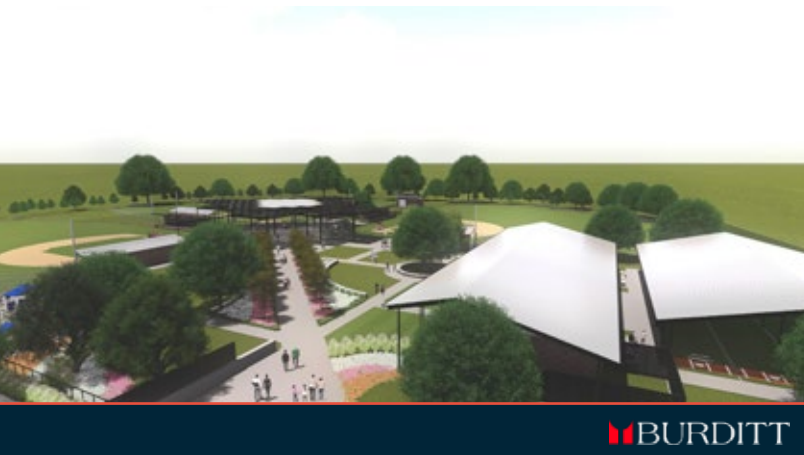
There are many reasons to love your locally owned and operated utility, but the main reason is YOU! BTU is proud to have served our customers and this community since 1909. We have watched Bryan/College Station grow from a small town to a bustling urban area that retains its small town feel. As our slogan suggests, you make this community a wonderful place to call home.

BIGSTOCKPHOTO.COM ©

CITY OF BRYAN | *Updates*

MIDTOWN PARK

Plans Taking Shape As Construction Continues



Travis Bryan Midtown Park, one of the City of Bryan's largest projects in recent history, is well underway, and soon, both residents and visitors can enjoy a variety of recreational amenities in the heart of Bryan.

The 150-acre park will be a world-class destination featuring outdoor athletic fields, indoor recreation facilities and nature-based recreation opportunities. An integrated social and ecological approach that promotes public health, cultural awareness and environmental stewardship is desired. In addition, the new park is planned to be unique in design to provide a catalyst for the positive redevelopment of the entire Midtown corridor.

SPORTS AND EVENT CENTER

One of the major planned components of the park is the approximately 110,000-square-foot multipurpose sports and event center. The \$40 million building is being constructed through a design-build process in which the City of Bryan identified a budget and is working with consultants to design a building that provides the best value for the cost.

At their Dec. 22, 2020 meeting, the Bryan City Council also approved a facility management agreement with Sports Facilities Management to assist with the pre-opening setup and ongoing management of the sports and event center.

The building will have eight high school-sized basketball courts, which can convert into 16 volleyball courts. That space can be used for myriad activities, including gymnastics and wrestling meets, meetings, pickleball tournaments, archery and cheerleading competitions, boxing and soccer matches, dance and martial arts competitions, e-gaming conventions, trade shows, markets and other special events. The facility also will include concessions, an arcade, party rooms and a flex space for smaller events.

The ultimate purpose of the center is to fill a need that is not met in the community – to create a one-of-a-kind venue that is unmatched anywhere nearby and increase tourism spending in Bryan. But the facility also will be available to local residents. City staff anticipate there will be designated times for residents to use the facility, and that the party rooms and flex space will be heavily used by Bryan residents.

A change residents may notice from the original plan for the park is the new proposed location of the sports and event center. The building is now proposed to be constructed on the northwest side of the lake, further to the interior of the park. Because the building itself will be a destination for visitors and residents, city staff determined the land fronting Villa Maria Road is better suited to other future uses.

Construction is estimated to begin in early spring of 2021, with the building substantially complete in summer 2022.



Continued >



OTHER UPDATES

Travis Fields:

Work to completely rebuild the fields and facilities at Travis Fields continues, as the project is slated to be substantially complete in May 2021. The city anticipates tournaments being held as early as late spring.

Lake reconstruction:

Work on the lake was one of the first pieces of the overall project to begin, with wildlife being relocated, the lake drained and a bypass channel constructed to allow stormwater to flow around it. Contractors began excavating the lake in September, and removal of dirt will be complete in summer 2021.

BigShots:

After a Chapter 380 Agreement was approved by the Bryan City Council at their Dec. 22, 2020 meeting, construction on the BigShots facility is estimated to begin in early spring and take approximately 11 months to complete. Construction on the road leading to BigShots will commence at approximately the same time as the building.

More information about the Travis Bryan Midtown Park reconstruction project can be found at:

[Bryantx.gov/midtownpark](https://bryantx.gov/midtownpark)

Get all the latest and greatest news and events information from the City of Bryan delivered straight to your inbox.

To sign up for The Good Life e-newsletter, visit:
bryantx.gov/enews



THE GOOD LIFE

CITY OF BRYAN NEWSLETTER

RAISING MORE THAN

\$236,000

\$75,000 more than the previous year



COLLECTING MORE THAN

123,000 lbs

of donated food

*A special thank you to the
citizens of this community
for continuing to support
their neighbors in need!*

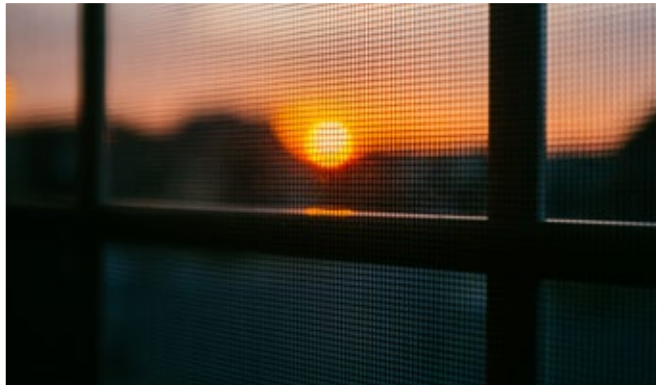


25TH ANNUAL KBTX FOOD FOR FAMILIES FOOD DRIVE

The 25th Annual KBTX Food for Families Food Drive held on December 2, 2020, looked a little different, as did most things in 2020. The COVID-19 pandemic dictated that the large one-day drive would need to have additional precautions in place to ensure the safety of the volunteers and donors. This drive-through event raises funds and collects food to benefit the Brazos Valley Food Bank (BVFB).

Bryan Texas Utilities (BTU) has been a longtime supporter of the BVFB's mission to end hunger in our community. BTU employees typically volunteer to sort donated food on the first shift beginning at 5:00 a.m. in Bryan. This year, on-site sorting was not possible, so BTU presented a monetary donation to the BVFB and a smaller group of employees instead volunteered at the food bank itself.

With the effects of COVID-19 felt by all, it was vital to make this event a success for the Brazos Valley. With six locations in Brazos, Burleson, Robertson, Madison, Grimes, and Washington counties, the event raised more than \$236,000 and collected more than 123,000 lbs of donated food. The 2020 event raised \$75,000 more than the previous year. The funds and food will go to supply food pantries and other agencies in the Brazos Valley throughout the year.



BRYAN TEXAS UTILITIES

SmartHOME

saving makes sense

Everyone knows how satisfying a good set of “before and after” project photos can be. Wouldn’t it be nice to get a little money back from your next home DIY venture? BTU has made it easier than ever for our customers to receive a rebate on residential energy efficiency improvements.

The SmartHOME Incentive Program encourages customers to focus on the building envelope of their home. The building envelope is your home's barrier against the outside weather, consisting of the roof/attic, windows, and exterior walls. The insulation and weatherproofing qualities of these areas determine how well your home maintains the desired indoor temperature and humidity. Thus, it is important that you have measures in place to ensure your home is protected against the elements. You can have the most efficient air conditioning unit on the market, but if the heating or cooling effect is lost through poor insulation or inefficient windows, you are still wasting money. To combat this, BTU offers a rebate of 10 to 25 percent of total project costs to customers who install one or more of the following energy efficiency measures:



Attic/Exterior Wall Insulation

Insulation effectiveness is measured in units of R-value, which is the level of thermal resistance provided. To qualify, customers must not have more than an R-22 level of insulation existing in the attic, and must raise the value to R-30 or greater. To qualify for exterior wall insulation rebates, customers must not have any existing insulation and must raise the value to R-13 or greater. Most types of insulation are accepted, including spray foam, fiberglass batts, rock wool, and blown in cellulose or fiberglass.

ENERGY STAR® Windows

The Department of Energy certifies certain high-performing appliances and materials that save the user money on energy costs and help protect the environment. ENERGY STAR® windows lessen the effect of the sun's ultraviolet rays heating your home in the summer, and help keep warm air from escaping your home in the winter. To qualify, customers must replace old, inefficient, and single-paned windows with ENERGY STAR® rated windows.



Solar Screens

Solar screens fit on the outside of your windows to help reflect the sun's ultraviolet rays, keeping them from heating up your home. These are different from standard bug screens found on many windows. To qualify, customers must add solar screens to windows that did not originally have solar screens. The screens must be rated to block at least 65% of the solar heat gain, and be installed on predominately west or south facing windows.



Any one of these three measures can be installed by a contractor or by the homeowner, and must have been installed within the current BTU fiscal year (October 1 through September 30 each year). Invoices for the work and materials must be submitted along with before and after pictures of the project to display the differences made.

Visit btutilities.com to apply or for more information!