

Regular Board of Directors *Meeting Notes*

May 9, 2022

Update on BTU Building Design and Construction Timeline

Mr. David Werley, BTU Chief Business Officer, introduced the BTU Administration Building Project's architect, SZH Architecture. Mr. Jim Singleton, Mr. Wade Zimmer, and Mr. James Haliburton gave a presentation regarding the building design and expected project timeline. The building will be constructed on 4 acres on the Highway 6 feeder road adjacent to the Bryan Regional Athletic Complex.

Presentation of the Five-Year Capital Improvement Plan (CIP) for Non-Competitive Budgets

Capital Improvement Plans were presented for all divisions of BTU. The budget reflects a slight decrease in the BTU City CIP, and an increase in BTU Rural CIP. The increase in the Rural System is due to increased projections for new feeder construction and distribution replacement projects.

Approval of a Resolution to Bryan City Council Regarding Revenue Refunding Bonds

Mr. Will Smith, Chief Financial Officer, presented a resolution approving the issuance of an amount not to exceed \$32.5 million in revenue refunding bonds for the BTU City System. Mr. Steven Adams, of Specialized Public Finance Inc., projected a total gross savings over the life of the existing debt would be an estimated \$2.2 million. The maturity of the refunding bonds is 2037. The Board approved a recommendation to the Bryan City Council to authorize the issuance of revenue bonds and bond refunding for the BTU City System.

Tour of the Distribution Service Center

Mr. Randy Trimble, Executive Director of Energy Delivery, gave the Board a tour of BTU's newly constructed Distribution Service Center facilities.

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. Jason Bienski, Ex-Officio
Mr. Buppy Simank, Ex-Officio

General Manager

Gary Miller

Executive Directors

Doug Lyles
Randy Trimble
Wes Williams
David Werley, Chief Business Officer

Division Managers

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

City of Bryan

Kean Register, City Manager
Will Smith, Chief Financial Officer

BRYAN TEXAS UTILITIES
KIOSKS

BTU Drive Thru – 205 E. 28th St. (Open 24 Hours)
HEB Grocery – Tejas Center on Villa Maria
HEB Grocery – Texas Ave. & Hwy 21

WAYS TO PAY



CASH



CHECK



CARD

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

Important Numbers

Billing/Collections/Connects
(979) 821-5700

Electrical Outage/Lines Down
(979) 822-3777

Distribution/Line Design
(979) 821-5770

SOCIAL MEDIA



BryanTexasUtilities



BTU_BryanTX



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Give your house a rest too by following a few of these tips to save energy while you are away.

- 1** Use a programmable thermostat to set the temperature higher than you normally would while you are home. It is not advised to turn the air conditioner off completely to avoid adverse effects of heat and humidity such as mold and mildew, or the warping of wood furniture and flooring. The recommended setting is around 80°F.

Tip: Consider investing in a Wi-Fi capable thermostat that you can monitor from your phone so you can make adjustments based on the weather, or cool the house down shortly before you return.

- 2** Turn your water heater to 'vacation mode' to avoid heating the water unnecessarily and wasting energy. If you will be gone for more than a few days, consider turning the unit off at the breaker to prevent energy consumption entirely.

Tip: The vacation mode setting heats water to around 50°F to avoid pipes freezing in the winter. If there is no danger of freezing temperatures, like in our Texas summers, turning the water heater off is the way to go.

- 3** You should empty your refrigerator of food and things that could spoil, but consider leaving water jugs or bottles to help occupy the empty space. A full refrigerator or freezer will use less energy as the items inside help maintain a cool temperature.

Tip: You can even bump the temperature of the refrigerator and freezer up a few degrees while you are gone. Set the refrigerator to 40°F and the freezer to 5°F. This will still keep your food at safe temperatures while saving a little money. Typical settings should be around 36°F-38°F for the fridge and 0°F for the freezer.

- 4** Unplug electrical appliances, especially equipment such as televisions, game consoles, and computers. These devices use power even when they are not on – known as 'phantom load.'

Tip: Consider placing several 'phantom load' offenders on a power strip. You can switch off the power strip when you leave to ensure the appliances can no longer use energy.

- 5** Turn off all ceiling fans, stand fans, and lighting. However, some lighting is beneficial for security purposes. Consider using a timer for security lights.

Tip: Make sure all lights are equipped with LED lightbulbs to save even more energy.



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James EDGE

*Councilmember
Single Member District 4
(May 2022 – Present)*

Q&A



...ing in of New Councilmember
Member District Number Four
James Edge

Name

James W. Edge

Occupation

Retired District Director, U.S. House of Representatives

*Please list your previous experience on boards
and commissions with the City of Bryan.*

- Bryan Business Council
- Education Sub-Committee
- Tourism Sub-Committee
- Coulter Field Sub-Committee
- Bryan ISD Superintendent Advisory Committee





Why did you decide to run for Bryan City Council?

Working in government for nearly ten years, I was instilled with the desire to serve. When my friend Flynn Adcock tragically passed away, I felt called to do my part to honor his legacy and give back to the community I love.

What are your priorities in your district?

My priorities are simply to represent the interests of the citizens and businesses that live and operate in SMD4.

What are your priorities for the city as a whole?

- Promote Economic Development
- Support Police and Fire Departments
- Maintain infrastructure
- Promote and support quality of life assets (parks, entertainment, and attractions)

What are you most looking forward to in serving on the City Council?

I am excited about getting to represent the constituents, to work with the Council and the amazing City staff.

Anything else you would like residents to know?

As a fourth generation Bryan resident, I am both humbled and proud to serve my fellow citizens. I am looking forward to playing a small part in making Bryan, Texas an even better place to live, work, and play.



To learn more about the City of Bryan's Mayor and City Council, visit:
bryantx.gov/government



The Federal Building in Downtown Bryan was built in 1915 to serve as the community post office. Since it was the first federal government building in Bryan, the name stuck. After its retirement as a post office in the 1970s, the building housed the local offices of the Internal Revenue Service (IRS) and the Federal Bureau of Investigations (FBI). When the City of Bryan put the building up for sale in 2019, CEO Technologies, a local technology company, created an Opportunity Zone Fund that purchased the building.



BTU SPOTLIGHT

CEO TECHNOLOGIES

CEO Technologies was founded in 2009 by friends and entrepreneurs, Reagan Jackson and John Stanfield. Since then, their mission has been to provide an unmatched customer experience coupled with excellent internet and technology services. Beginning with the two founders, CEO Technologies has grown to 65 employees and expanded their offerings. The group primarily provides high speed fiber and wireless internet services, but also offers security monitoring, phone services, tv services, and managed IT services for businesses. Affiliate companies like DefTech AV and Crosspoint Data offer home audio and video systems and full data center services, respectively. With customers extending into the greater Houston area and East Texas, the company is excited to see continued growth both at home in Bryan/College Station, and throughout Texas.

When asked why they decided to base operations in Bryan/College Station, Jackson said, "This is where I grew up. B/CS is the kind of community you either stay in or move back to. It's where my wife and I wanted to raise a family. It's also a growing community with a lot of opportunities. Somehow, even with the rapid growth, B/CS has been able to keep that special and unique feel. It's deeply rooted, just like we hope to be."

With their wireless internet option, CEO Technologies is bringing internet services to those who previously had no access, especially in rural areas. Internet service is similar to the arrival of electricity; cities were the first to receive power while rural areas lagged behind. CEO Technologies is helping



to solve that issue by offering high speed wireless service and even upgrading to fiber in many rural areas. Rural internet has been discussed at length on the national stage. Now, government funding is available for infrastructure development, which CEO Technologies plans to leverage for further growth.

At first, CEO Technologies planned to only move portions of the business from their campus in College Station to the Federal Building and lease the remaining space. However, according to Jackson, they “fell in love” with the building’s character and the unique Downtown Bryan atmosphere. They embarked on a lengthy renovation to improve safety and functionality, while aiming to preserve the building’s charming architecture and details. They encountered some challenges that one might expect to find with an older building, including asbestos and lead paint, which were compounded by the supply chain challenges that accompanied the COVID-19 pandemic.

To alleviate some of the expense of renovation, CEO Technologies sought out programs that would help them leverage funding to breathe new life into the building. Downtown Bryan is designated as an Opportunity Zone through the Opportunity Zone Program created by the Tax Cuts & Jobs Act of 2017. This federal initiative is designed to spur economic development and job creation in regions that have been historically prone to unemployment, low population density or significant economic disruptors, such as natural disasters. CEO Technologies’ move to Downtown Bryan will allow them to be compliant with the Opportunity Zone Program and help them bring new jobs to the area. CEO Technologies also participated in BTU’s SmartBUSINESS program, which offers incentives for commercial customers that make energy efficient upgrades to their facilities. The

program rebates 10 to 20 percent of the total project costs for upgrades that reduce electrical demand in a specific area of the business by 20 percent or more. In this case, CEO Technologies replaced the old lighting in the building with all new LED lighting, resulting in significant energy savings.

For more information about the SmartBUSINESS program visit:
www.btutilities.com

CEO Technologies moved into the Federal Building in December of 2021. They have fully embraced the Downtown Bryan atmosphere. They have incorporated the signature First Friday events into an employee appreciation night each month complete with food and the occasional live music.

“Downtown Bryan has been great for our employee culture,” Jackson said.

According to Jackson, CEO Technologies is awaiting final inspection to designate the Federal Building as a Historical Landmark with the state of Texas. The Texas Historical Commission (THC) awards Recorded Texas Historic Landmark (RTHL) designations to buildings at least 50 years old that are worthy of preservation for their architectural and historical associations. This designation comes with a measure of protection under state law. Once awarded, the Federal Building will join more than 3,800 RTHL designated sites across Texas.

CEO Technologies looks forward to many more years in their new home in the Federal Building, growing with the Brazos Valley and beyond. They are excited to serve both new and existing customers with individualized care and top tier services.

To learn more about CEO Technologies visit **ceoetc.com**



SmartBUSINESS
saving makes sense

TIPS FOR THE BEST LAKE BRYAN EXPERIENCE

By Anna Lad



It's heating up in the beautiful state of Texas, and the cool waters of Lake Bryan are a great place to relax and enjoy the beginning of summer. For just a \$5 entry fee, you can fish, hike, mountain bike, or kayak in and around the lake. But before you head out to the lake, here are five tips to make your time at Lake Bryan as fun and relaxing as possible!

PASS ON GLASS!

Glass containers of any kind are not permitted at Lake Bryan. If you are either sitting by the lakeside or BBQ-ing at your campsite – just don't bring them. Instead, cans and plastic bottles are a great low-risk alternative. Help us keep the lake safe for everyone and reduce the risk of broken glass.



RESERVE ONLINE BEFORE YOU ARRIVE.

Camping spots are already going fast! If you plan on camping or bringing an RV to Lake Bryan, you need to have a reservation. Ensure you get the dates you want by making that reservation in advance. The quickest and easiest way to do that is by logging onto lakebryan.com/#camping and clicking the "Make a Reservation" link in red.

KEEP THOSE PETS LEASHED.

Dogs and cats are welcome at Lake Bryan. Any leash length is allowed and there are no restrictions on retracting leashes. However, remember to keep your pets on leash at all times and pick up after them too. We're sorry, but we cannot accommodate horses.

FIRES STAY IN FIREPITS.

Every campsite and RV site, as well as some of the day use picnic sites at Lake Bryan, has a fire ring. All campfires must be contained in the park's existing fire rings or outdoor grills. You're welcome to bring your own grill as long as you properly dispose of any charcoal or debris. Camping sites don't have water hookups, so it's a good idea to have a bucket of water on hand to douse the flames at night.

EARLY BIRD? CONSIDER BUYING AN ANNUAL PASS.

Do you love your early morning runs? Enjoy watching the sun rise over the water? Buy an annual pass and have access to the park starting at 5 am! For \$75, annual pass holders get a year's worth of daily access to Lake Bryan. Veterans, students, and seniors receive a \$25 discount. Buy your annual pass at the gate – just ask the booth attendant for an application.

Learn more at: lakebryan.com

CITY OF BRYAN PARKS & RECREATION

\$5

PER VEHICLE
Cash only at gate

DRIVE-IN MOVIE

BACK TO THE FUTURE



© Universal Studios

PG

DAY

MONTH

DATE

FRI

0704

15

2022

DESTINATION TIME



BRYAN REGIONAL ATHLETIC COMPLEX / ENTRY BEGINS AT 6 PM

Activities prior to the movie, food trucks and more. No glass or alcohol allowed.

To learn more, contact: Gwynne Shillings - gshillings@bryantx.gov - 979-209-5518

Parks & Recreation Month EXPLORE THE OUTDOORS in Bryan, Texas

Park Hudson Trail

July is Parks and Recreation Month, a campaign led by the National Recreation and Park Association to bring awareness to efforts that parks and recreation provide. This year's theme is "We Rise Up," highlighting the value that parks and recreation professionals bring each day to advocate for their community's health and well-being.

Dedicated to preserving green spaces and community programming, we want to highlight the City of Bryan's Parks & Recreation Department. So, let's dive into the many ways Parks & Recreation impacts our community.

Scurry Park

Green Space

Covering more than 2,400 acres and 56 properties, Parks & Recreation maintains, manages and plans new green space development. Thanks to their dedication to providing great spaces in Bryan, you can work on your kickflip at Williamson Skate Park, get social with your pup at Morris "Buzz" Hamilton Memorial Dog Park, stroll along the Park Hudson Trail or set up your hammock at Sue Haswell Memorial Park. From baseball fields to playgrounds and everything in-between, Bryan is sure to have a space for you! See the full list of spaces and their amenities at [BryanTX.gov/Parks](https://bryantx.gov/Parks).

Williamson Skate Park

Aquatics

With three pools and three splash pads located around town, there's ample ways to cool off and splash around this summer! Each pool brings its own amenities and services, but the main event is the Bryan Aquatic Center (BAC). Open year round, BAC features an Olympic-sized heated pool, two waterslides, the only public diving board in the area, a zero-depth beach entry area perfect for families and plenty of space for the whole family to bask in the sun! The pool is available for rent after hours and on a first-come, first-served basis. For a little more structured fun, check out Parks & Recreation's aquatic programs throughout the year from swimming lessons to fitness classes and swim team.

Bryan Aquatic Center

Programs

You may associate Parks & Recreation with managing playgrounds and facilities, but here in Bryan they also provide classes and programs for the whole family! Kids interested in sports? Check out one of the youth sports leagues. Parents looking for afterschool care for their kids? Check out the Neal Recreation Center's Afterschool Program. Need something for the kids to do over the summer? Try one of three summer camp programs guaranteed to keep your kiddos busy. But don't let the kids have all the fun! There's plenty of sport leagues and programs for adults to choose from, too. Check out all of their offerings at parks.bryantx.gov.

Camp Hero