



**CITY OF BRYAN**  
*The Good Life, Texas Style.™*

**INFORMATION REGARDING  
CITY OF BRYAN NOVEMBER 8, 2011, SPECIAL ELECTIONS**

**PARKLAND DISPOSITION ELECTION:**

**Proposition No. One:**

Shall the City of Bryan be authorized to dispose of, or eliminate the parkland designation to allow uses other than recreational uses, on approximately 117 acres of land currently utilized as the Travis B. Bryan Municipal Golf Course located at 206 West Villa Maria Road between South College Avenue and Finfeather Road, being part of Lot 1 and all of Lot 2, Block 1, Country Club Lake Edition, Bryan, Brazos County, Texas?

Yes  
No

If Proposition No. One above is approved by voters, it does not commit the City Council to take action; however, if approved, the City Council has the authority to take action immediately or at some future date.

If Proposition No. One above is approved by the voters, the City of Bryan could sell the approximately 117 acres that comprise the Travis B. Bryan Municipal Golf Course to the private sector for development. The City could lease the property for uses other than parks and recreational uses. The City could keep the property and change the use to something other than parks and recreational uses. The City would not be bound to dispose of the property and could continue the parkland designation if so desired. Additionally, if Proposition No. One above is approved, the City Council would be authorized to sell, lease or change the use of the property at any time in the future.

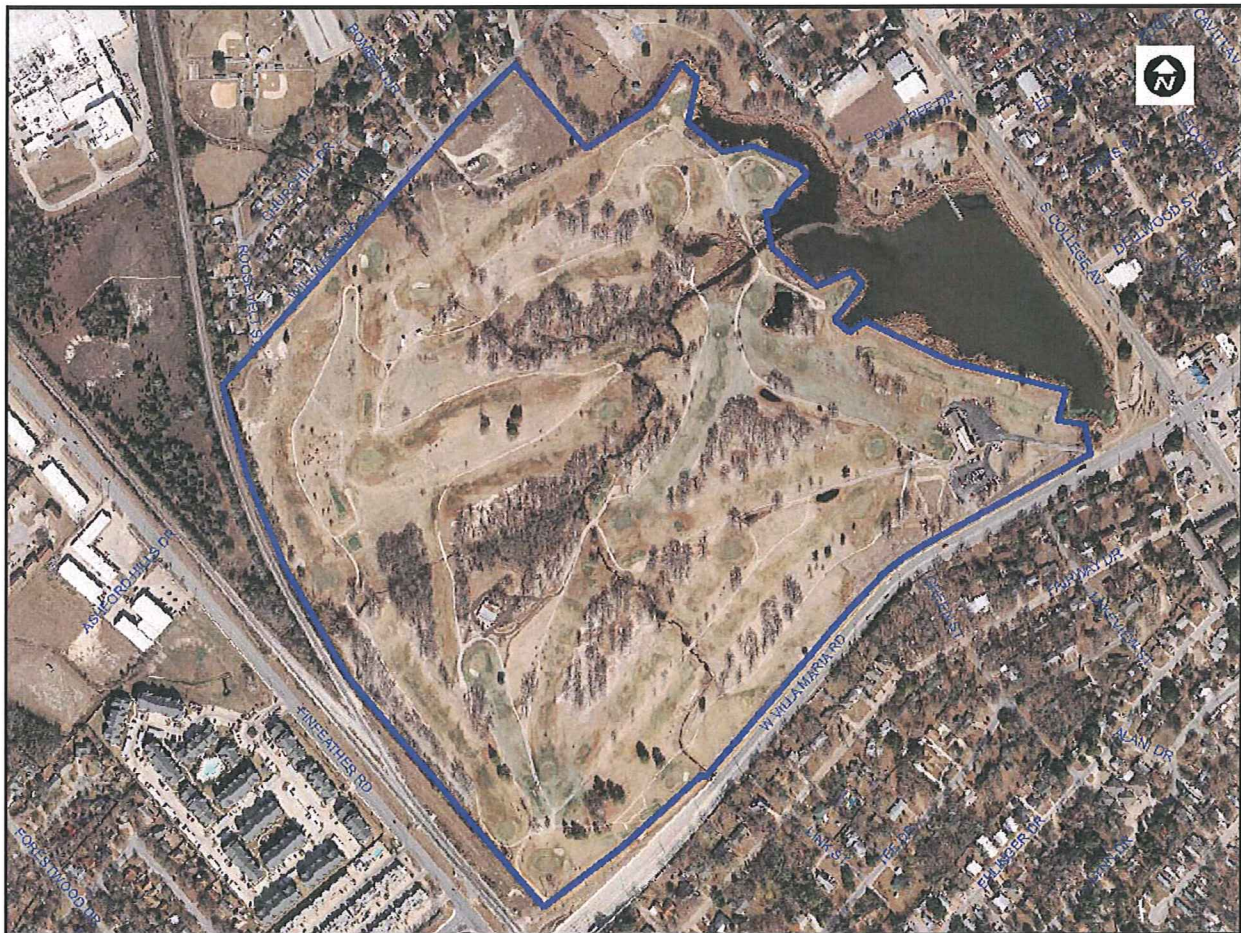
For information regarding municipal golf course revenue and expenditures for the period October 1, 2001, through July 31, 2011, see the attached [report](#).

Private investors and educational institutions have expressed an interest in acquiring the Travis B. Bryan Municipal Golf Course property for development. At this time, the City of Bryan has not entered into any agreements regarding the future use of the property.

The properties known as Williamson Park and Astin Recreation Area are not part of the acreage that would be subject to sale, lease or utilization change if Proposition No. One above passes.

If the City of Bryan sells the Travis B. Bryan Municipal Golf Course, by State law, the proceeds from the sale of the property must be used to acquire other parkland or to make improvements in existing parks and recreational facilities. Such possible uses could include soccer fields, baseball/softball fields, peewee football fields, swimming pools, aquatic centers, tennis courts, walking/biking trails, playgrounds, picnic areas, skate parks, golf courses, water parks, natatoriums, hockey arenas, racquetball courts, rodeo arenas, volleyball pits, horseshoe pits, artificial beaches, recreational centers, senior citizen centers, indoor ice arenas, fishing and/or boating facilities, artificial snow ski facilities, nature preserves, amphitheatres, archery ranges, arboretums, miniature golf courses, frisbee golf courses, etc.

The area subject to sale, lease or change in use is depicted on the map below.



Golf Course

	American Golf Corporation				Golf Solutions			City of Bryan Parks & Rec Department			
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010 <sup>(1)</sup>	2011 Thru 7/31/11
Income	60,246.95	58,004.15	52,142.59	45,833.37	677,928.95	778,049.84	767,180.81	905,270.45	1,017,753.93	882,202.18	640,808.86
GOLF COURSE LEASE				45,833.37					463,671.75	397,711.97	283,059.80
GREEN FEES				176,000.96	413,480.58	471,435.80	370,384.91	439,755.66	217,564.70	181,761.00	122,356.00
CART FEES				36,374.54	222,373.17	163,126.30	163,126.30	186,258.24	144,927.60	136,358.44	121,064.65
MEMBERSHIP DUES				29,066.71	11,060.00	109,202.25	56,281.28	59,824.51	64,188.87	53,362.22	36,451.97
GOLF SHOP				23.75	11,075.83	32,826.68	36,893.45	36,893.45	81,958.78	74,655.71	52,554.30
BEER				22,603.35	34,990.27	39,479.02	39,479.02	39,479.02	45,442.23	38,352.84	25,322.14
FOOD & BEVERAGE				377.06			369.12	3,945.06			
MISC/OTHER SALES											
Total Income	60,246.95	58,004.15	52,142.59	45,833.37	677,928.95	778,049.84	767,180.81	905,270.45	1,017,753.93	882,202.18	640,808.86
Expenses											
WAGES, REG				325,463.35	342,913.62	362,650.40	370,071.99	370,071.99	340,244.06	346,753.57	257,141.71
PAYROLL TAX & BENEFITS				60,102.73	65,039.93	55,139.05	70,661.40	70,661.40	94,357.27	88,555.26	63,521.05
ACCOUNTING & LEGAL FEES				4,206.95	6,223.66	6,638.70	13,254.95	13,254.95			
AGENCY FEES						2,285.00	10,857.00	10,857.00			
AUTO/TRAVEL/TRAINING				1,734.49	479.63	316.45	752.61	752.61	2,239.70	7,104.16	1,414.63
BANK & CREDIT CARD FEES/CONTRACTUAL SVCS				4,367.13	18,522.14	19,080.10	22,427.85	22,427.85	17,010.54	21,962.01	18,860.72
CABLE TV				716.87	643.53	711.22	889.90	889.90			
CASH SHORTAGES				37.13	(49.66)	258.50	68.94	68.94			
COMMUNICATION/RADAR EQUIPMENT									963.53	80.00	
COMPUTER EQUIPMENT										4,098.16	357.42
DEBT SERVICE - INTEREST										23,724.98	18,000.00
DEBT SERVICE - PRINCIPAL										130,000.00	140,000.00
EMPLOYEE RELATIONS / TESTING				2,428.57	842.66	88.06	77.16	77.16	44,698.79	42,882.25	30,873.26
FOOD & BEVERAGE				12,879.83	14,666.05	13,802.82	18,486.19	18,486.19	53,142.14	23,009.41	18,092.30
FURNITURE & EQUIPMENT				53,784.38					11,002.33	8,890.35	6,977.83
GAS & OIL				8,182.27	11,123.12	10,878.22	13,292.34	13,292.34			
INSURANCE				14,446.97	15,332.98	12,449.58	12,900.17	12,900.17			2,405.00
INVENTORY ADJUSTMENTS						13,617.31	341.68	341.68			
LICENSE & PERMITS				2,608.02	345.00	2,086.63	255.00	255.00	407.50	1,664.50	400.00
MANAGEMENT FEES				72,000.00	74,160.00	76,824.00	78,975.00	78,975.00			
MARKETING & ADVERTISING				11,602.52	10,333.27	11,338.18	1,364.88	1,364.88			
MASTER PLAN				9,907.99							
MEMBERSHIPS , DUES & PUBLICATIONS				335.57		325.00			1,909.59	795.00	729.95
MERCHANDISE				21,394.81	32,838.75	31,152.38	37,603.92	37,603.92	20,606.13	31,015.12	20,719.38
MISC EXPENSES				10,255.28	885.43	(365.81)	3,769.93	3,769.93		558.80	
OFFICE SUPPLIES & EQUIPMENT				545.55	1,182.15	576.92	1,120.00	1,120.00	6,480.05	2,193.31	1,783.12
PEST CONTROL				389.76	389.76	354.69	389.76	389.76	5,446.90	5.49	
POSTAGE & OVERNIGHT DELV				1,656.94	1,292.90	1,070.50	108.24	108.24	22.26	48.90	0.44
PRINTING				282.79					2,259.13	2,837.62	123.66
PROPERTY TAX					718.36	889.48	234.52	234.52			
R & M / AMENITIES				2,813.87	3,725.46	4,454.00	4,177.37	4,177.37			
R & M / BLDG				1,100.18	5,267.30	5,572.66	5,707.14	5,707.14	3,574.15	677.41	615.14
R & M / EQUIPMENT				23,087.77	23,424.24	33,556.71	36,328.65	36,328.65	5,540.08	204.18	5,497.30
R & M / IRRIGATION - GREENS				7,710.98	6,483.60	6,748.54	13,023.07	13,023.07	27,831.15	28,663.78	11,169.32
RENTAL EQUIPMENT				61,303.65	62,405.93	64,703.65	99,979.53	99,979.53	3,451.20	2,938.78	403.00
SAND & SOIL - SOIL REMEDIATION				25,160.97	33,047.95	26,014.64	5,015.61	5,015.61	2,032.34	8,306.67	7,659.13
SECURITY				1,312.63	760.69	389.52	292.34	292.34			
BOTANICAL SUPPLIES/FERTILIZER				29,056.27	28,631.61	35,136.20	29,586.92	29,586.92	26,181.37	45,581.37	28,641.90
SMALL EQUIPMENT EXPENSE				1,911.06	1,372.25	1,339.75	2,298.20	2,298.20	127.20	521.98	
START UP COSTS				16,233.22							
SUPPLIES				12,478.19	11,339.09	13,590.67	17,424.87	17,424.87		9,021.19	6,274.22
UNIFORMS				3,277.18	1,626.98	2,938.52	8,124.38	8,124.38	2,580.31		325.09
UTILITIES - ELECTRIC				13,813.02	8,393.55	19,262.58	71,728.58	71,728.58	15,717.36	15,660.83	12,222.80
UTILITIES - COMMUNICATION				55.95	6,209.41	7,543.26	3,299.40	3,299.40	8,708.93	8,793.79	6,414.46
UTILITIES - SANITATION				8,100.42	7,604.35	6,425.48	1,696.80	1,696.80		3,492.60	3,924.07
UTILITIES - WATER/WASTEWATER				50,787.26	78,032.63	40,569.56	439.72	439.72	77,783.83	45,581.82	44,829.28
CAPITAL OUTLAYS											
Total Expenses	-	-	-	-	877,532.52	876,208.32	890,413.12	957,026.01	1,537,809.32	948,464.04	717,531.18
Other financing sources.(uses)											
LONG TERM DEBT ISSUED									730,000.00		
Total Other financing sources (uses)									730,000.00		
Net Profit (Loss)	60,246.95	58,004.15	52,142.59	45,833.37	(199,603.57)	(98,158.48)	(123,232.31)	(51,755.56)	209,944.61	(66,261.86)	(76,722.32)

<sup>(1)</sup> First Year of Debt Service

NON-BINDING REFERENDUM:

Proposition No. One:

Should the City of Bryan purchase Briarcrest Country Club and make the golf course open to the public if Proposition Number One above is approved by the voters?

Yes  
No

This proposition is a non-binding referendum meant to gauge the public's opinion. If passed, the City is not obligated to take any action.

The purchase of Briarcrest Country Club could include the entire facility, such as the golf course, club house, restaurant, meeting/banquet space, swimming pool, racquet ball courts, tennis courts and all other existing improvements. The City's current offer for the real property is \$2 million. However, this amount may not include the cost of acquiring existing contracts and leases between Briarcrest Country Club and various service providers. Negotiations continue to determine if acquisition of the property by the City of Bryan is possible.

Inspections have not been completed relative to the life expectancy of the amenities, but the golf course, swimming pool, racquetball courts and tennis courts are currently functional. The condition of the golf course irrigation pumping station and well pump has not been determined.

At this time, the City has not made any decisions regarding the future uses of the clubhouse, restaurant, meeting/banquet space, etc., or continuation of the current golf course/facilities management contract. It has not yet been determined if all components of Briarcrest Country Club will be open to the public or if some, such as the restaurant and meeting/banquet space, will be leased to private individuals or companies. These issues will be studied as part of the City's due diligence, as well as an estimation of the costs involved in operating and maintaining each component of Briarcrest Country Club, if a contract is accepted by both parties.

*(This information is not intended to influence your vote on either of the propositions. Instead, the City of Bryan wants to provide you with an explanation of each proposition so that you have information to assist you with casting your ballot.)*

*For a list of polling places, early voting locations/dates/hours, mail ballot information, etc., please refer to "Notice of Special Election" on the City's website at [www.bryantx.gov](http://www.bryantx.gov).*