

Brenham City Council Minutes

A Regular Meeting of the Brenham City Council was held on Thursday, September 18, 2025 beginning at 1:00 PM in the Brenham City Hall, City Council Chambers, at 200 W. Vulcan Street, Brenham, Texas.

Members Present:

Mayor Atwood Kenjura
Mayor Pro Tem Clint Kolby
Councilmember Leah Cook
Councilmember Paul LaRoche
Councilmember Adonna Saunders
Councilmember Steve Soman
Councilmember Albert Wright

Members Absent:

None

City of Brenham Staff Present:

City Manager Carolyn Miller, City Attorney Cary Bovey, Assistant City Manager Megan Mainer, City Secretary/Director of Administrative Services Jeana Bellinger, General Manager of Public Utilities William Bisette, Director of Gas and Utilities Shawn Bolenbarr, Director of Water and Wastewater Jerry Saldivar, Director of Finance Stacy Hardy, Director of Public Works Dane Rau, Chief Financial Officer Julie Flagg, Fire Chief Mark Donovan, Police Chief Gary Boshears, Development Services Director Stephanie Doland, David Cella, Gabriela Trejo, Kyle Branham, Shauna Laauwe, Kim Hodde, Kelvin Raven and Steven Eilert,

Citizens/Others Present:

Melinda Fay, Peter Fay, LuAnn Meged, Debi and David Roberson, Rick Oldenettel, Dan Mason and Stephen Grove

Media Present:

Joshua Blaschke, KWHI and Jason May, Banner Press

- 1. Call Meeting to Order**
- 2. Invocation and Pledges to the US and Texas Flags - Councilmember Steve Soman**
- 3. Special Introduction - Brenham Police Department Officer Nicholas Pfeffer**

4. Citizen Comments

CONSENT AGENDA

5. Statutory Consent Agenda

- 5.a. Approve the Minutes from the August 27, 2025 Special City Council Meeting
- 5.b. Approve Resolution No. R-25-023 Reauthorizing the Investment Policy and Strategy for the City of Brenham
- 5.c. Approve Resolution No. R-25-024 Approving the Texas Settlement Subdivision Participation and Release Forms Related to the Purdue Pharma/Sackler Family and Secondary Manufacturers Opioid Settlement
- 5.d. Approve the Ratification of Final Payment to Dudley Construction, LLC, in the Amount of \$72,529.06, Related to Project No. 66C-15C for the Industrial Boulevard Pumping Station Replacement and Authorize the Mayor to Execute Any Necessary Documentation

A motion was made by Councilmember Wright and seconded by Councilmember Saunders to approve Consent Agenda Items 5.a. through 5.d.

Mayor Kenjura called for a vote. The motion passed with Council voting as follows:

Yes: Mayor Kenjura, Mayor Pro Tem Kolby, Councilmember Cook, Councilmember LaRoche, Councilmember Saunders, Councilmember Soman, Councilmember Wright

No: None

Absent: None

REGULAR SESSION

- 6. Discuss and Possibly Act Upon Ordinance No. O-25-014 on Its Second Reading Adopting the Budget for Fiscal Year Beginning October 1, 2025 and Ending September 30, 2026

TAXPAYER IMPACT:

Scenario	Median Taxable Homestead	Tax Rate	Estimated Tax Bill	Change from Current
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	Value			Year
Current Year Adopted Rate	\$245,880 (2024)	\$0.4584	\$1,127.11	
No-New-Revenue Rate (FY26)	\$256,175 (2025)	\$0.4691	\$1,201.72	\$74.61
Proposed Budget (FY26)	\$256,175 (2025)	\$0.4676	\$1,197.87	\$70.76

Chief Financial Officer Julie Flagg presented this item. Flagg stated that the proposed budget includes appropriations of operating resources for 35 separate funds and authorizes \$116.3 million in expenditures. Flagg explained that this agenda item is for the second reading of the Ordinance to adopt the proposed FY2025-26 budget.

A motion was made by Mayor Pro Tem Kolby and seconded by Councilmember Saunders to approve Ordinance No. O-25-014 on its second reading adopting the budget for fiscal year beginning October 1, 2025 and ending September 30, 2026.

Mayor Kenjura called for a **record** vote. The motion passed with Council voting as follows:

Yes: Mayor Kenjura, Mayor Pro Tem Kolby, Councilmember Cook, Councilmember LaRoche, Councilmember Saunders, Councilmember Soman, Councilmember Wright

No: None

Absent: None

7. Discuss and Possibly Act Upon Ordinance No. O-25-015 on Its Second Reading Levying Property Taxes for the Tax Year 2025 for the City of Brenham at \$0.4676 per \$100.00 Valuation

Chief Financial Officer Julie Flagg presented this item. Flagg explained that the proposed FY2025-26 budget includes a tax rate of \$0.4676 per \$100 valuation which has two components: maintenance and operations (M&O) and interest and sinking (I&S). The proposed tax rate of \$0.4676 will allocate \$0.3256 to the General Fund for maintenance and operations, and the balance of \$0.1420 to the Debt Service Fund for interest and sinking.

A motion was made by Councilmember Cook and seconded by Councilmember LaRoche to approve Ordinance No. O-25-015 on its second reading levying property

taxes for the tax year 2025 for the City of Brenham at \$0.4676 per \$100.00 valuation.

Mayor Kenjura called for a vote. The motion passed with Council voting as follows:

Yes: Mayor Kenjura, Mayor Pro Tem Kolby, Councilmember Cook, Councilmember LaRoche, Councilmember Saunders, Councilmember Soman, Councilmember Wright

No: None

Absent: None

8. Discuss and Possibly Act Upon Ordinance No. O-25-016 on Its Second Reading Annexing the Hereinafter Described Territory into the City of Brenham:

- **Section 2025-01: Approximately 169.42 Acres of Land Located West of Dixie Road and North of Sunset Road**
- **Section 2025-02: Described Generally as a 0.778 Acre Tract of Land Extending from the Current City Limit Line Northwesterly Along the Northeast Line of the James Stewart Brown and Melanie Ida Brown Tract to the Southeast Corner of a 12.866 Acre Tract Owned by Dwayne Ray McGee, et ux**
- **Section 2025-03: Approximately 1.6 Acres of Land, Called Dixie Road and Right-Of-Way, Situated in Washington County, Texas Extending from the Current City Limit Line Northwesterly to the Southeast Corner of a 12.866 Acre Tract Owned by Dwayne Ray McGee, et ux**

Director of Development Services Stephanie Doland presented this item. Doland stated that at the September 4, 2025 regular Council Meeting a Public Hearing was held and action taken on the first reading of an Ordinance to consider the owner-requested annexation of 171.798-acres of land. Stylecraft Builders, the developer of the existing Vintage Farms Subdivision located west of State Highway 36 and southwest of Dixie Road, is under contract to purchase an additional approximately 170-acre tract for the purpose of expanding the subdivision with additional residential housing.

Doland explained that in addition to the 170-acre tract for development by Stylecraft Builders the annexation consideration includes a 1.6-acre portion of right-of-way currently developed as Dixie Road because state law requires that the adjacent Dixie Road right-of-way be annexed at the same time.

A motion was made by Councilmember LaRoche and seconded by Mayor Pro Tem Kolby to approve Ordinance No. O-25-016 on its second reading annexing the

hereinafter described territory into the City of Brenham:

- Section 2025-01: approximately 169.42 acres of land located West of Dixie Road and North of Sunset Road
- Section 2025-02: described generally as a 0.778 acre tract of land extending from the current city limit line Northwesterly along the Northeast line of the James Stewart Brown and Melanie Ida Brown tract to the Southeast corner of a 12.866 acre tract owned by Dwayne Ray McGee, et ux
- Section 2025-03: approximately 1.6 acres of land, called Dixie Road and right-of-way, is situated in Washington County, Texas extending from the current City Limit Line Northwesterly to the Southeast corner of a 12.866 Acre Tract owned by Dwayne Ray McGee, et ux and authorize the Mayor to execute any necessary documentation.

Mayor Kenjura called for a vote. The motion passed with Council voting as follows:

Yes: Mayor Kenjura, Mayor Pro Tem Kolby, Councilmember Cook, Councilmember LaRoche, Councilmember Saunders, Councilmember Soman, Councilmember Wright

No: None

Absent: None

9. Discuss and Possibly Act Upon Ordinance No. O-25-017 on It's Second Reading Amending the City of Brenham's Official Zoning Map of the Code of Ordinances to Assign a Zoning Classification of Planned Development District (PDD) on Approximately 169.42 Acres of Land Located West of Dixie Road and North of Sunset Road, and Approximately 0.778 Acres of Land, Located South and West of Dixie Road, Said 169.42 Acre Tract and 0.778 Acre Tract Being More Particularly Described in the PDD Rezoning Ordinance (Case No. REZONE-25-0002)

Director of Development Services Stephanie Doland presented this item. Doland explained that this item is the Second Reading of a Planned Development District for the development of a single-family, townhome, and dense residential home subdivision, for the extension of the Vintage Farms Subdivision. Dolland stated that the subject property is generally located south and west of Dixie Road and north of Sunset Road.

Doland advised that the property is currently vacant land and is not assigned to a zoning distinction because it is in the City of Brenham ETJ. The property includes 168 acres currently owned by the Dr. James Brown family and a narrow 0.77-acre cattle path currently owned by Dwayne Ray McGee and LuAnn Gourley along Dixie Road that is required for direct access to Dixie Road. The applicant, Stephen Grove of Stylecraft

Builders, on behalf of Rainer & Son Development Company, is requesting the subject 169.42 acres be annexed into the City of Brenham and assigned Planned Development District zoning for the development of a residential subdivision.

Doland explained that the proposed residential subdivision will predominately consist of single-family homes but will feature townhomes and fifteen (15) acres of dense residential that may consist of additional townhomes, twin homes, or cluster homes. The subject tract is west of the existing Vintage Farms Subdivision, of which Phase 5 is currently constructing homes, while Phases 6, 7, and 8 are under civil construction by Stylecraft Builders. Stylecraft intends to connect the existing subdivision to the subject tract and identify the additional development as an extension of the Vintage Farms Subdivision.

A motion was made by Mayor Pro Tem Kolby and seconded by Councilmember Wright to approve Ordinance No. O-25-017 on its second reading amending the City of Brenham's official zoning map of the Code of Ordinances to assign a zoning classification of Planned Development District (PDD) on approximately 169.42 acres of Land located West of Dixie Road and North of Sunset Road, and approximately 0.778 acres of Land, located South and West of Dixie Road, said 169.42 acre tract and 0.778 acre tract being more particularly described in the PDD rezoning ordinance (Case No. REZONE-25-0002).

Mayor Kenjura called for a vote. The motion passed with Council voting as follows:

Yes: Mayor Kenjura, Mayor Pro Tem Kolby, Councilmember Cook, Councilmember LaRoche, Councilmember Saunders, Councilmember Soman, Councilmember Wright

No: None

Absent: None

10. Discuss and Possibly Act Upon a Professional Services Agreement Between the City of Brenham and Strand Associates, Inc for FY2025-26 On-Call Engineering Services and Authorize the Mayor to Execute Any Necessary Documentation

Director of Development Services Stephanie Doland presented this item. Doland stated that the City proposes engaging Strand Associates, Inc. (Strand) to provide On-Call Engineering Support Services to assist with ongoing and future development needs. Since 2020, the City has relied on third-party engineering services due to the absence of a full-time City Engineer and the continued growth and development within the community.

Doland explained that under the proposed agreement, Strand will provide a range of services, including but not limited to general engineering services, development review services, floodplain administration, and part-time resident project representation for City projects. Doland stated that these services may include attending meetings to address engineering-related matters, preparing opinions of probable construction costs for budgeting purposes, reviewing preliminary and final plats, and evaluating construction plans for water, sanitary sewer, paving, and drainage systems in accordance with the City's Public Infrastructure Design Manual and Code of Ordinances. As in previous years, the City will compensate Strand only for actual services rendered, with total compensation not to exceed \$120,000.

A motion was made by Councilmember Saunders and seconded by Councilmember Wright to approve a Professional Services Agreement between the City of Brenham and Strand Associates, Inc for FY2025-26 On-Call Engineering Services and authorize the Mayor to execute any necessary documentation.

Mayor Kenjura called for a vote. The motion passed with Council voting as follows:

Yes: Mayor Kenjura, Mayor Pro Tem Kolby, Councilmember Cook, Councilmember LaRoche, Councilmember Saunders, Councilmember Soman, Councilmember Wright

No: None

Absent: None

11. Discuss and Possibly Act Upon the Routine Airport Maintenance Program (RAMP) Grant Agreement No. M2617BREN with TxDOT for FY 2026 and Authorize the Mayor to Execute Any Necessary Documentation

Assistant City Manager Megan Mainer presented this item. Mainer explained that on August 28, 2025, TxDOT informed staff FY26 RAMP Grant Agreements were live in eGrants. The Routine Airport Maintenance Program (RAMP) Grant program is offered from September 1, 2025 through August 31, 2026 and allows the City to be reimbursed for 90% of the eligible maintenance items up to \$100,000.

Mainer advised that the City's required match is \$11,111.11 for a total grant of \$111,111.11 for the fiscal year. Eligible reimbursement items include monthly AWOS monitoring, annual AWOS maintenance contract, replacement lamps for the airport lighting system, herbicides, general maintenance, and a contingency for emergency repairs.

A motion was made by Councilmember Saunders and seconded by Councilmember Cook to approve the Routine Airport Maintenance Program Grant

Agreement No. M2617BREN with TxDOT for FY 2026 and authorize the Mayor to sign the necessary documentation.

Mayor Kenjura called for a vote. The motion passed with Council voting as follows:

Yes: Mayor Kenjura, Mayor Pro Tem Kolby, Councilmember Cook, Councilmember LaRoche, Councilmember Saunders, Councilmember Soman, Councilmember Wright

No: None

Absent: None

12. Discuss and Possibly Act Upon A Contract Between the City of Brenham and DBT Transportation Services, LLC Related to the Support and Maintenance of the Automated Weather Observation System (AWOS) Located at the Brenham Municipal Airport and Authorize the Mayor to Execute Any Necessary Documentation

Assistant City Manager Megan Mainer presented this item. Mainer explained that on September 17, 2020, City Council authorized an agreement with DBT Transportation Services, LLC for the AWOS maintenance and support services for an additional five years at a rate of \$5,966.00.

Mainer stated that DBT Transportation Services, LLC has contacted the City to renew the AWOS maintenance and support services. The proposed renewal rate for AWOS maintenance and support services is \$6,144.00 for the next five years, a difference of \$178.00 per year or a total of \$890.00 over the next five years.

A motion was made by Councilmember Saunders and seconded by Councilmember Wright to approve a contract between the City of Brenham and DBT Transportation Services, LLC related to the support and maintenance of the automated weather observation system (AWOS) located at the Brenham Municipal Airport and authorize the Mayor to execute any necessary documentation.

Mayor Kenjura called for a vote. The passed motion with Council voting as follows:

Yes: Mayor Kenjura, Mayor Pro Tem Kolby, Councilmember Cook, Councilmember LaRoche, Councilmember Saunders, Councilmember Soman, Councilmember Wright

No: None

Absent: None

13. Administrative/Elected Officials Report

City Manager Carolyn Miller updated the City Council about the following items:

- BISD Town Hall meetings are scheduled for September 22nd at the Senior Center and October 9th at the Washington County Expo
- Ant Street Inn will be celebrating 30 years on September 23rd
- The City's fiscal year end will be September 30th
- The next City Council meeting will be October 2nd

Council adjourned into Executive Session at 1:42 p.m.

EXECUTIVE SESSION

- 14. Section 551.072, Texas Government Code — Real Property- Discussion Related to a Lease Agreement Between the City of Brenham and Washington County Related to Property Located at 301 N. Baylor Street in Brenham, Washington County, Texas.**
- 15. Section 551.071 Texas Government Code - Consultation with City Attorney Concerning Petition Received from Property Owner Ronan Smith Requesting that 22.08 Acres of Land be Released from the City of Brenham's Extraterritorial Jurisdiction (ETJ)**

Executive Session adjourned at 2:26 p.m.

RE-OPEN REGULAR SESSION

- 16. Discuss and Possibly Act Upon Petition Received from Ronan Smith Requesting that 22.08 Acres of Land be Released from the City of Brenham's Extraterritorial Jurisdiction (ETJ) and Authorize the Mayor to Execute Any Necessary Documentation**

The City Council took no action on this item.

ADJOURN

Atwood C. Kenjura

Atwood C. Kenjura
Mayor

Jeana Bellinger, TRMC, CMC

Jeana Bellinger, TRMC, CMC
City Secretary

