NOTICE OF A REGULAR MEETING
THE BRENHAM CITY COUNCIL
THURSDAY, JANUARY 8, 2026 AT 1:00 PM
SECOND FLOOR CITY HALL
COUNCIL CHAMBERS
200 W. VULCAN STREET
BRENHAM, TEXAS

1. **Call Meeting to Order**

2. **Invocation and Pledges to the US and Texas Flags — Councilmember Adonna Saunders**

3. **Service Recognitions**

   - **Sean Church, Maintenance Department — 15 Years**
   - **David Drinkard, IT Department — 5 Years**
   - **Ryan Swor, Fire Department — 10 Years**
   - **Tara Wellmann, Accounting — 10 Years**

4. **Special Introductions**

   - **Scott Robinson, Wastewater Treatment Superintendent**
   - **Kyle Moudry, Water Treatment Superintendent**

5. **Citizen Comments**

CONSENT AGENDA

6. **Statutory Consent Agenda**
   The Statutory Consent Agenda includes non-controversial and routine items that Council may act on with one single vote. A councilmember may pull any item from the Consent Agenda in order that the Council discuss and act upon it individually as part of the Regular Agenda.

   6.a. Approve the Minutes from the December 4, 2025 and December 18, 2025 Regular City Council Meetings

   6.b. Approve Ordinance No. O-26-001 on Its Second Reading for the Creation of Reinvestment Zone No. 54 Requested by Brenham Main Street Holdings, LLC for Commercial Tax Phase-In Incentive on that property located at 207/209 Main Street, Brenham, Texas, Being More Fully Described in Exhibit 'A' of the Ordinance Creating Reinvestment Zone No. 54, and Designating This Property as Qualifying for Tax Phase-In and authorize the Mayor to Execute Any Necessary Documentation

6.c. Approve a Request from the Washington County Appraisal District to Retain Accumulated Surplus Funds in the Amount of $310,870.40, the City of Brenham's Portion Being $40,521.96, and Authorize the Mayor to Execute Any Necessary Documentation

6.d. Approve the Purchase Public Safety Equipment from Silsbee Ford Through The Interlocal Purchasing System (TIPS) Contract No. 240902 in the Amount of $62,288.01 and Authorize the Mayor to Execute Any Necessary Documentation

6.e. Approve the Purchase of Five (5) Additional User Licenses for the City of Brenham Police Department's Third Party Data Integration Software from Axon Enterprise, Inc., in the Amount of $10,987.10 and Authorize the Mayor to Execute Any Necessary Documentation

WORK SESSION

7. Presentation and Discussion on the FY2024-25 Financial Reports

PUBLIC HEARING AND ASSOCIATED ACTION ITEM

8. Public Hearing, Discussion and Possible Action on an Ordinance on Its First Reading for the Creation of Reinvestment Zone Number 55 Requested by CGG Services (U.S.) Inc., for Commercial Tax Phase-In Incentive on Property Generally Located at 2602 Longwood Drive, Brenham, Texas, Being More Fully Described in Exhibit "A" of the Ordinance Creating Reinvestment Zone Number 55, and Designating This Property as Qualifying for Tax Phase-In

REGULAR SESSION

9. Discuss and Possibly Act Upon Resolution No. R-26-001 Adopting a Commercial Tax Phase-In Agreement Between the City of Brenham and Brenham Main Street Holdings, LLC and Authorize the Mayor to Execute Any Necessary Documentation

10. Discuss and Possibly Act Upon a Proposal from EMPACT Engineering, LLC for Long-Term Fiber Study and Authorize the Mayor to Execute Any Necessary Documentation

11. Discuss and Possibly Act Upon Change Order No. 2 to the Contract Between the City of Brenham and Hydro Resources-Mid Continent, Inc. Related to the Groundwater Supply - Phase 1, Project No. 63C-22C, and Authorize the Mayor to Execute Any Necessary Documentation

12. Administrative/Elected Officials Report

Administrative/Elected Officials Reports: Reports from City Officials or City staff regarding items of community interest, including expression of thanks, congratulations or condolences; information regarding holiday schedules; honorary or salutary recognitions of public officials, public employees or other citizens; reminders about upcoming events organized or sponsored by the City; information regarding social, ceremonial, or community events organized or sponsored by a non-City entity that is scheduled to be attended by City officials or employees; and announcements involving imminent threats to the public health and safety of people in the City that have arisen after the posting of the agenda.

ADJOURN

Executive Sessions: The City Council for the City of Brenham reserves the right to convene into executive session at any time during the course of this meeting to discuss any of the matters listed, as authorized by Texas Government Code, Chapter 551, including but not limited to §551.071 - Consultation with Attorney, §551.072 - Real Property, §551.073 - Prospective Gifts, §551.074 - Personnel Matters, §551.076 - Security Devices, §551.086 - Utility Competitive Matters, and §551.087 - Economic Development Negotiation

CERTIFICATION

I certify that a copy of the agenda of items to be considered by the City of Brenham City Council on Thursday, January 8, 2026 was posted to the City Hall bulletin board at 200 W. Vulcan St., Brenham, TX on Friday, January 2, 2026 at 10:00 a.m.

Jeana Bellinger, TRMC, CMC
City Secretary

Disability Access Statement: This meeting is wheelchair accessible. The accessible entrance is located at the Vulcan Street entrance to the City Administration Building. Accessible parking spaces are located adjoining the entrance. Auxiliary aids and services are available upon request (interpreters for the deaf must be requested three (3) business days before the meeting) by calling (979) 337-7567 for assistance.

I certify that the attached notice and agenda of items to be considered by the City Council was removed by me from the City Hall bulletin board on the _____ day of ___________________, 2026 at __________ a.m./p.m.

___________________________ ___________________________
Signature Title

Brenham City Council Minutes

A Regular Meeting of the Brenham City Council was held on Thursday, December 4, 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
Councilmember Leah Cook
Councilmember Paul LaRoche
Councilmember Adonna Saunders
Councilmember Steve Soman
Councilmember Albert Wright

Members Absent:

Mayor Pro Tem Clint Kolby

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 Bissette, Director of Gas and Utilities Shawn Bolenbarr, Director of Finance Stacy Hardy, Director of Public Works Dane Rau, Chief Financial Officer Julie Flagg, Director of HR and Risk Management Susan Nienstedt, Fire Chief Mark Donovan, Police Chief Gary Boshears, Development Services Director Stephanie Doland, Economic & Community Development Director Teresa Rosales, Director of Engineering Richard O'Malley, Kyle Branham, Shauna Laauwe, David Cella, Tammy Murphy, Kevin Boggus, and Gabriela Trejo

Citizens/Others Present:

Linda Thomas, Ronnie Becker, Cody Neutzler, Melinda Fay, Peter Fay, Brad Tegeler, Brian Herzog, Cori Herzog, Tony Grahmann, Betty Thiel, Geoffrey Thiel, Jeff Miles, and Bryan Blaylock

Media Present:

Jason May, Brenham Banner Press, and Josh Blaschke, KWHI

1. **Call Meeting to Order**

2. **Invocation and Pledges to the US and Texas Flags - City Attorney Cary Bovey**

3. **Service Recognitions**

   - **Betty Thiel — 40 Years - Library**

4. Citizen Comments

Fire Chief Mark Donovan presented the Brenham Fire Department's Outstanding Employee Award to Melinda Gordon, Communications and Public Relations Manager for the City of Brenham. Chief Donovan thanked Gordon for her hard work, dedication and professionalism while assisting all first responders.

Citizen and business owner Brad Tegeler addressed the City Council regarding the traffic mitigation improvements being considered by TXDOT on Highway 36. Tegeler stated he was in favor of the medians in the area of Wal-Mart and the Bluebonnet Shopping Center (south of Hwy 290) but urged Council to reconsider the medians being proposed on the north side of Highway 290 near HEB due to it cutting off access to several businesses along the east side of Highway 36 (Walgreens, Specs, tanning and hair salons).

Citizen and business owner Brian Herzog addressed the City Council regarding the traffic mitigation improvements being considered by TXDOT on Highway 36. Herzog requested that the Council to reconsider the medians being proposed on the north side of Highway 290 near HEB due to it cutting off access to his business. Herzog stated that his customers coming from downtown would have an additional 6 minutes added to their travel time and that the quickest route to access his business would be through the residential neighborhood behind his business - which will create more traffic on those residential streets.

CONSENT AGENDA

5. Statutory Consent Agenda

5.a. Approve the Minutes from the November 13, 2025 and November 20, 2025 Regular City Council Meetings

5.b. Approve Ordinance No. O- 25-020 on its Second Reading Amending the City of Brenham's FY2024-25 Adopted Budget

5.c. Approve Resolution No. R-25-035 Regarding the Election of Members to the Board of Directors of the Washington County Appraisal District

5.d. Approve a Professional Services Agreement Between the City of Brenham and Operational Technical Services, LLC Related to Technical Staffing Services and Authorize the Mayor to Execute Any Necessary Documentation

5.e. Approve Resolution No. R-25-036 Adopting an Increase in the City of Brenham's Monthly Contribution to the Texas Emergency Services Retirement System (TESRS)

5.f. Approve Recommendations for Appointments and/or Re-appointments

to Various City Boards and Commissions and Authorize the Mayor to Execute Any Necessary Documentation

5.g. Approve a Ratification to the Multi-Year Contract with Carahsoft Technology Corporation for Online Planning and Permitting Software Agreement in the Amount of $61,713.99 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.g. with the correction to Item 5.f. as presented.

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

Yes: Mayor Kenjura, Councilmember Cook, Councilmember LaRoche, Councilmember Saunders, Councilmember Soman, Councilmember Wright

No: None

Absent: Mayor Pro Tem Kolby

REGULAR SESSION

6. Discuss and Possibly Act Upon the Purchase of One (1) Chevrolet Silverado 2500HD Pickup Truck and One (1) Chevrolet 1500 Pickup Truck for the City of Brenham Parks Department from LaRoche Chevrolet and Authorize the Mayor to Execute Any Necessary Documentation

Stephen Draehn, Maintenance Supervisor, presented this item. Draehn stated that the Parks Department is seeking approval to purchase one (1) Chevrolet Silverado 2500HD Crew Cab 4WD Pickup Truck and one (1) Chevrolet Silverado 1500 Crew Cab 4WD pickup truck for fiscal year 2026 for use by the Parks Department's Maintenance Crews.

Draehn explained that staff obtained multiple quotes for these vehicles from several different vendors and the quote was from LaRoche Chevrolet for $85,614.00.

A motion was made by Councilmember Saunders and seconded by Councilmember Soman to approve the purchase of one (1) Chevrolet Silverado 2500HD pickup truck and one (1) Chevrolet 1500 pickup truck for the City of Brenham Parks Department from LaRoche Chevrolet, in the amount of $85,614.00, 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, Councilmember Cook, Councilmember Saunders, Councilmember Soman, Councilmember Wright

No: None

Absent: Mayor Pro Tem Kolby

7. Discuss and Possibly Act Upon Resolution No. R-25-037 Accepting the Public Infrastructure Improvements in the Vintage Farms Phase 7 Subdivision

Stephanie Doland, Director of Development Services, presented this item. Doland stated that the subject property was developed by Rainer and Son Development Company LLC and is more commonly known as Stylecraft. The Vintage Farms subdivision has been under construction since 2017 and the infrastructure for Phases 1 through 6 and the Townhome Phase is complete. Doland explained that Phase 7 consisted of 13 lots for single-family home construction, dedication of a public roadway, and three (3) common areas for streetscaping, sidewalks, and community landscaping.

Doland advised that the public infrastructure improvements for Phase 7 have a total valuation of $289,910.14 and have been constructed and inspected according to the City of Brenham ordinances and regulations and are ready for acceptance by the City.

A motion was made by Councilmember Soman and seconded by Councilmember Saunders to approve Resolution No. R-25-037 accepting the public infrastructure improvements in the Vintage Farms Phase 7 Subdivision.

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

Yes: Mayor Kenjura, Councilmember Cook, Councilmember LaRoche, Councilmember Saunders, Councilmember Soman, Councilmember Wright

No: None

Absent: Mayor Pro Tem Kolby

8. Administrative/Elected Officials Report

City Manager Carolyn Miller reported on the following:

- Toy Drive on Sunday, December 7th at Fireman's Training Center
- Downtown Christmas Stroll is December 5-6
- Jackson Street Park Ribbon Cutting will be on Tuesday, December 16th at 3:00 p.m.
- Next City Council meeting will be Thursday, December 18th at 1:00 p.m.

WORK SESSION

9. Proposed Traffic Mitigation Improvements within the Business 36 and State Highway 36 TXDOT Right-of-Way

Stephanie Doland, Director of Development Services, introduced this item and introduced Dan Marino, Director of Transportation Planning and Development for TXDOT.

Doland stated that in 2019, the Brenham City Council adopted a new Comprehensive Plan titled, Historic Past, Bold Future: Plan 2040 (Plan 2040). Plan 2040 included a large public input component on areas including transportation and roadway network. During the Town Hall meeting on January 1, 2019, over 150 citizens packed the Brenham Nancy Carol Roberts Memorial Library and were tasked with identifying areas in the City that need improved traffic flow. Doland explained that the area commonly referred to as the "four corners," located between H-E-B and Lowe's along Business 36 (S. Day St.) and State Highway 36 were unanimously identified.

Doland explained that since that meeting, TxDOT and City staff have prioritized developing a solution that improves traffic flow and access management along both the Business 36 (S. Day St) corridor and State Highway 36 (from the feeder road to Woodridge Boulevard). The plan emphasizes safety and incorporates public feedback, including a dedicated left-turn option from H-E-B, while minimizing excessive traffic movements on Business 36.

Marino presented the following update on the proposed traffic mitigation project for the Business 36 (S. Day St) corridor and State Highway 36 (from the feeder road to Woodridge Boulevard) area:

- Project Information: S. Day Street north of US 290 and SH 36 south of US 290; tenative contract bid date of December 2026.
- Current traffic volume in the area is 20,000+ vehicles per day.
- Project Scope: Reduce congestion, reduce the number of accidents and limit the impact on businesses in the area
- Background Information from the City's Comprehensive Plan and Thoroughfare Map
- Raised Median Features and Statistics

- Current Roadways and Proposed Draft Layout of the Medians

The City Council expressed the following concerns with the draft layout presented by Marino:

- Whether speed limits on both the north and south end of Hwy 36 can be reduced to help slow traffic down as they approach the median area. Marino advised that TXDOT would probably support that; however, a traffic study would need to be done on the north end of the project area.
- Could medians be revised to include a left turn into the businesses on the east side of S. Day Street so that they will not be so negatively impacted. Marino advised that he is working with City staff to address this issue and determine if the turn into HEB on the west side of S. Day Street can be changed into a left turn into the businesses on the east side.
- Adding signal lights at Sonic and Salem Road. Marino stated that signal lights must be at least 1,000 feet apart and are not provided for private driveways such as Sonic; however, TXDOT is currently working on a signal solution at Salem Road.

City Council adjourned into Executive Session at 2:12 p.m.

EXECUTIVE SESSION

10. Section 551.072, Texas Government Code-Deliberation Regarding Real Property—Discussion Regarding the Purchase, Exchange and/or Acquisition of Real Property for the City Of Brenham Electric Department Improvements and Facilities

Executive Session adjourned at 2:36 p.m.

ADJOURN

Atwood C. Kenjura
Mayor

Jeana Bellinger, TRMC, CMC
City Secretary

Brenham City Council Minutes

A Regular Meeting of the Brenham City Council was held on Thursday, December 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 Albert Wright

Members Absent:

Councilmember Steve Soman

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 Bissette, Director of Gas and Utilities Shawn Bolenbarr, Director of Finance Stacy Hardy, Director of Public Works Dane Rau, Chief Financial Officer Julie Flagg, Director of HR and Risk Management Susan Nienstedt, Fire Chief Mark Donovan, Police Chief Gary Boshears, Development Services Director Stephanie Doland, Director of Engineering Richard O'Malley, Kyle Branham, David Cella, Gabriela Trejo, Lt. Kelvin Raven, Stephen Draehn, Leigh Linden, Casey Redman, and Kevin Schimdt

Citizens/Others Present:

Michael Wortley

Media Present:

Jason May, Brenham Banner Press, and Josh Blaschke, KWHI

1. **Call Meeting to Order**

2. **Invocation and Pledges to the US and Texas Flags - Pro Tem Clint Kolby**

3. **Special Introduction — Brenham Police Department Officer Rosa Salinas**

4. Citizen Comments

No citizen comments were heard.

CONSENT AGENDA

5. Statutory Consent Agenda

5.a. Approve the Ratification of a Grant Payment to BK Stringer, Ltd. in the Amount of $281,285.30 as Outlined in the Chapter 380 Economic Development Agreement Between the City of Brenham and BK Stringer, Ltd. 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 Item 5.a.

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 Wright

No: None

Absent: Councilmember Soman

PUBLIC HEARING AND ASSOCIATED ACTION ITEM

6. Public Hearing, Discussion and Possible Action on an Ordinance on Its First Reading for the Creation of Reinvestment Zone Number 54 Requested by Brenham Main Street Holdings, LLC for Commercial Tax Phase-In Incentive on Property Generally Located at 207/209 Main Street, Brenham, Texas, Being More Fully Described in Exhibit "A" of the Ordinance Creating Reinvestment Zone Number 54, and Designating This Property as Qualifying for Tax Phase-In

Julie Flagg, Chief Financial Officer, presented this item. Flagg explained that Brenham Main Street Holdings, LLC, is planning to completely refurbish the second floor of 207/209 Main Street with the goal of moving the Moorman/Tate Law firm from the first floor. The owner has hired an architectural firm and will be modernizing the space with updated electrical systems, HVAC improvements, energy-efficient lighting and more, while maintaining the building's historic character. The total capital investment is estimated at $2,000,000.00

A motion was made by Councilmember Cook and seconded by Mayor Pro Tem Kolby to approve an Ordinance on its first reading for the creation of Reinvestment Zone No. 54 requested by Brenham Main Street Holdings, LLC for Commercial Tax Phase-In Incentive on that certain property located at 207/209 Main Street, Brenham, Texas, being more fully described in Exhibit "A" of the Ordinance creating Reinvestment Zone No. 54, and designating this property as qualifying for Tax Phase-In.

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 Wright

No: None

Absent: Councilmember Soman

REGULAR SESSION

7. Discuss and Possibly Act Upon Resolution No. R-25-038 Adopting the Downtown Life Safety Grant Program

Stephanie Doland, Director of Development Services, presented this item. Doland stated that on November 13, 2025, the City Council held a work session to discuss the proposed Downtown Life Safety Grant Program ("Grant"). The Grant was drafted following the adoption of the 2019 Comprehensive Plan and the creation of the Tax Increment Reinvestment Zone, which encouraged public investment in Health and Life Safety Improvements to Downtown Buildings. The goal of the Grant is to encourage investment in Downtown buildings which will result in currently vacant or underutilized second and third floors becoming occupied.

Doland explained that the proposed Grant will allow for properties located in the Downtown Historical Business District to be eligible for matching grant funds to be awarded for projects required by the International Fire Code and Texas Accessibility Standards (ADA). Successful applicants will be awarded Grant funds by City Council following the review and recommendation of a staff review panel. Grant funds will be reimbursed following the completion of the improvements and will be awarded dollar for dollar up to $60,000. The current FY25-26 budget allocated $120,000 for the Grant program. Applications for the initial Grant year are due on January 30, 2026.

Doland stated that the City Attorney prepared a sample 380 Agreement that would be also included in the grant application so that applicants could see the types of things that would be required of them should they be awarded the grant.

A motion was made by Councilmember Saunders and seconded by Councilmember Wright to approve Resolution No. R-25-038 adopting the Downtown Life Safety Grant Program with the inclusion of the 380 Agreement as presented.

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 Wright

No: None

Absent: Councilmember Soman

8. Discuss and Possibly Act Upon Change Order No. 1 and Change Order No. 2 to the 2021 Professional Services Agreement Between the City of Brenham and Quiddity Engineering LLC Related to the Brenham Family Park and Authorize the Mayor to Execute any Necessary Documentation

Dane Rau, Director of Public Works, presented this item. Rau explained that in 2021, the City hired Jones-Carter, now Quiddity, to perform professional services including but not limited to master planning, environmental services, design, civil services, landscape planning, electrical design, permitting, construction services, field project management, along with contract administration services. Since 2021, staff has had to maneuver through many obstacles concerning environmental concerns, stream classifications, modifying design and hold numerous meetings to discuss funding limitations. Due to these issues, Quiddity expressed the need to cover additional costs that have now exceeded the contract amount or have been added to the scope of work. Rau explained that both change orders have been reviewed in depth and staff agrees with Quiddity's assessment of the additional costs and request that Council approve both Change Orders in the amount of $42,067.13. Rau stated that these additional costs will be funded by BCDC.

A motion was made by Councilmember Saunders and seconded by Councilmember Cook to approve Change Order No. 1 and Change Order No. 2 to the 2021 Professional Services Agreement Between the City of Brenham and Quiddity Engineering LLC related to the Brenham Family Park, in the amount of $42,067.13, 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 Wright

No: None

Absent: Councilmember Soman

9. Discuss and Possibly Act Upon the Purchase of Station Alerting Software and Equipment for Brenham Fire Station No. 1, Brenham Fire Station No. 2, and the Washington County 9-1-1 Communications Center Through Houston-Galveston Area Council (H-GAC) Cooperative Purchasing Program Contract No. EC07-23 and Authorize the Mayor to Execute Any Necessary Documentation

Mark Donovan, Fire Chief, and Stephen Draehn, Maintenance Supervisor, presented this item. Draehn explained that staff is seeking approval to purchase Station Alerting software and equipment for Brenham Fire Station No. 1, Brenham Fire Station No. 2 and the 9-1-1 Communications Center from US Digital Designs on HGAC contract #EC07-23. Draehn stated that during the design phase of Brenham Fire Station 2, several different station alerting types were researched and after visiting other fire stations, staff determined that the US Digital system was the most practical and cost-effective solution.

Donovan explained that the US Digital station alerting system accomplishes the desired goal of bringing both fire stations online with up-to-date alerting while interfacing with the 911 Communications Center. Donovan stated that with Phoenix G2 from US Digital, alerts are delivered to one or more stations simultaneously in under a second and dispatcher on hold time is reduced, and response times can be cut by seconds or even minutes. The G2 system is reliable and redundant so it can be run during communication failures. G2 also offers Voice Alert, an alternative to a human speaking dispatch which delivers clear and consistent text-to-speech, helping to improve efficiency and response times.

Donovan stated that the quote was provided in three parts to reflect the needs of the different facilities: (1) Fire Station No. 1 in the amount of $61,031.67; (2) Fire Station No. 2 in the amount of $76,958.05; and (3) Washington County 9-1-1 Communications Center in the amount of $55,366.27.

A motion was made by Councilmember Saunders and seconded by Councilmember Wright to approve the Purchase of Station Alerting Software and Equipment for Brenham Fire Station No. 1, Brenham Fire Station No. 2, and Washington County 9-1-1 Communications Center through Houston-Galveston Area Council (H-GAC) Cooperative Purchasing Program Contract No. EC07-23, in the amount of $193,355.99 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 Wright

No: None

Absent: Councilmember Soman

10. Administrative/Elected Officials Report

City Manager Carolyn Miller reported on the following:

- City offices will be closed on Decdember 24 and 25 for the Christmas holidays and on January 1 for New Years
- The next City Council meeting will be on January 8, 2026

City Council adjourned into Executive Session at 1:31 p.m.

EXECUTIVE SESSION

11. Section 551.071, Texas Government Code - Consultation with Attorney - Consultation with City Attorney Concerning the Brenham Municipal Airport, Its Operations and Services, and Associated Matters

Executive Session adjourned at 2:25 p.m.

ADJOURN

Atwood C. Kenjura
Mayor

Jeana Bellinger, TRMC, CMC
City Secretary

ORDINANCE NO. O-26-001

AN ORDINANCE DESIGNATING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS, BEING IN THE A. HARRINGTON SURVEY, ABSTRACT NO. 55, CONTAINING 5,960 SQUARE FEET, BEING A PORTION OF ORIGINAL TOWN LOTS 57 AND 58, AND THAT PORTION OF ABANDONED ALLEYS ADJOINING THEM, BEING THE SAME TRACT OF LAND DESCRIBED IN THAT DEED DATED FEBRUARY 27, 2025 FROM MICHAEL WORTLEY AND ALLISON WORTLEY TO BRENHAM MAIN STREET HOLDINGS 1, LLC, RECORDED IN INSTRUMENT NUMBER 2025-1087 OF THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, SAID PROPERTY BEING LOCATED AT 207 AND 209 E. MAIN STREET, BRENHAM, TEXAS, AND SAID PROPERTY BOUNDARIES BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, AS REINVESTMENT ZONE NUMBER FIFTY-FOUR FOR COMMERCIAL TAX PHASE-IN, CITY OF BRENHAM, TEXAS AS PROVIDED IN CHAPTER 312, TEXAS TAX CODE; ESTABLISHING THE NUMBER OF YEARS FOR THE ZONE, AUTHORIZING AN AGREEMENT FOR EXEMPTION FROM TAXATION THE INCREASE IN VALUE OF CERTAIN PROPERTY IN ORDER TO ENCOURAGE DEVELOPMENT AND REDEVELOPMENT AND OTHER MATTERS RELATING THERETO; AND FINDING AND DETERMINING THAT THE MEETINGS AT WHICH THIS ORDINANCE WAS PASSED WERE OPEN TO THE PUBLIC AS REQUIRED BY LAW

WHEREAS, the City Council of the City of Brenham, Texas, ("City") desires to encourage supervised improvements by property owners and lessees through tax phase-in procedures within its jurisdiction by the creation of a reinvestment zone as authorized by Chapter 312, Texas Tax Code (the "Act"); and

WHEREAS, on the 18th day of December, 2025, the City Council held a public hearing to receive comments concerning the designation of proposed Reinvestment Zone Number Fifty-Four. The notice of such hearing was published on November 20, 2025, such date being not later than the seventh day before the date of the public hearing; and

WHEREAS, the City called a public hearing and published notice of such public hearing as required by Section 312.201 of the Act; and has delivered written notice to the presiding officer of the governing body of each taxing unit within the jurisdiction of the proposed Reinvestment Zone Number Fifty-Four for Commercial Tax Phase-In; and

WHEREAS, at said public hearing the City presented evidence that such proposed designation would be reasonably likely to contribute to the retention or expansion of primary employment or to attract major investment in the zone that would be a benefit to the property, that the proposed improvements are feasible and practical, that said improvements would be a benefit to the land included in the zone and that would contribute to the economic development of the City; and

WHEREAS, the designation of the proposed reinvestment zone is consistent with the City's policies adopted by Council Resolution No. R-24-026 on the 19th day of December, 2024, and will benefit the land included within the Reinvestment Zone after the expiration of the Agreement; and

WHEREAS, the City at such public hearing invited any interested person or his attorney to appear and contend for or against the creation of the reinvestment zone, the boundaries of the proposed reinvestment zone, whether all or part of the territory which is referred to as City of Brenham Reinvestment Zone Number Fifty-Four for Commercial Tax Phase-In, should be included in such proposed reinvestment zone, and obtain tax phase-in; and

WHEREAS, at such hearing recommendations were given as to the number of years the reinvestment zone would be designated, the number of years in which an agreement would be available, as well as the percentage of potential tax exemption under the aforesaid tax phase-in guidelines and criteria to be applied to taxable real property which is developed;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BRENHAM, TEXAS:

Section 1. That the facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct and are incorporated herein for all purposes.

Section 2. That the City, after conducting such hearing and having further studied recommendations, as well as the evidence presented at the public hearing, has made the following findings based on the evidence and testimony presented to it:

a) That the public hearing on the adoption of the reinvestment zone under the provisions of the Act has been properly called, held and conducted and that notice of such hearing has been published as required by law and has been sent to the respective taxing units within the proposed reinvestment zone; and

b) That the City has jurisdiction to hold and conduct said public hearing on the creation of the proposed reinvestment zone pursuant to the Act; and

c) That creation of the proposed reinvestment zone with boundaries described herein will result in improvements made after the passage of this Ordinance and the execution of tax phase-in agreements, that are feasible and practical and will benefit the City, its residents and property owners in the reinvestment zone; and

d) That the proposed designation will be reasonably likely to contribute to the retention or expansion of primary employment or to attract major investments to the zone that would be a benefit to the property and contribute to economic development of the City.

Section 3. That the City hereby creates Reinvestment Zone Number Fifty-Four, designated as all that certain tract or parcel of land containing lying and being situated in the City of Brenham, Washington County, Texas, being in the A. Harrington Survey, Abstract No. 55, containing 5,960 square feet, being a portion of Original Town Lots 57 and 58, and that portion of abandoned alleys adjoining them, being the same tract of land described in that deed dated February 27, 2025 from Michael Wortley and Allison Wortley to Brenham Main Street Holdings 1, LLC, recorded in Instrument Number 2025-1087 of the Official Records of Washington County, Texas, said property boundaries being more fully described in Exhibit "A" attached hereto and incorporated herein for all purposes, and such reinvestment zone shall hereafter be identified as Reinvestment Zone Number Fifty-Four for Commercial Tax Phase-In, City of Brenham, Texas.

Section 4. That the designation of Reinvestment Zone Number Fifty-Four for Commercial Tax Phase-In shall expire five (5) years from the date of this Ordinance unless renewed as provided by the Act, or at an earlier time designated by subsequent ordinance.

Section 5. That written agreements as provided in the Act with owners of eligible property located within the reinvestment zone shall be for a period of up to ten (10) years, and that the eligible property that is subject to the above mentioned exemption from taxation shall be the improvements to the property in conformity with the City's criteria and guidelines, and written agreements shall provide for an exemption from taxation of the total increase in value of the eligible property over its value in the year the agreement is executed. The written agreement will require that all taxes be current at the time of execution of agreement and be kept current to all taxing entities during the term of said agreement.

Section 6. That said designation of Reinvestment Zone Number Fifty-Four for Commercial Tax Phase-In and the written agreement thereof are in accordance with the City of Brenham's "Policy Statement on Property Tax Phase-In Incentive for Selected Commercial Enterprises" and will be a benefit to the land which will be included within the Reinvestment Zone and to the City of Brenham after the expiration of the agreement.

Section 7. That if any provision of this Ordinance shall be held to be invalid or unconstitutional, the remainder of such ordinance shall continue in full force and effect the same as if such invalid or unconstitutional provision had never been a part of it.

Section 8. That it is hereby officially found and determined that the meeting at which this Ordinance is passed is open to the public as required by law and that public notice of the time, place and purpose of said meeting was given as required.

PASSED AND APPROVED, on its first reading this the 18th day of December, 2025.

PASSED AND APPROVED, on its second reading this the 8th day of January, 2026.

____

Atwood C. Kenjura
Mayor

ATTEST:

____

Jeana Bellinger, TRMC, CMC
City Secretary

EXHIBIT "A"

LAMPE SURVEYING, INC
PROFESSIONAL LAND SURVEYORS
Texas Licensed Surveying Firm No. 10040700
P. O. Box 2037 - 1408 West Main Street
Brenham, Texas 77833
(979) 836-6677

3983-23

THE STATE OF TEXAS	SURVEYOR'S DESCRIPTION	MICHAEL WORTLEY AND
COUNTY OF WASHINGTON	5,960 SQUARE FEET	ALLISON WORTLEY

All that certain tract or parcel of land, lying and being situated in the City of Brenham, Washington County, Texas in the A. Harrington Survey, A-55, being a portion of Original Town Lots 57 and 58 and that portion of abandoned alleys adjoining them, said lots being a re-survey of the same land described in a deed from George R. Moorman, Trustee to Milton Y. Tate, Jr. and R. Hal Moorman, IV, dated March 6, 1978, recorded in Volume 362, Page 945, Deed Records of Washington County, Texas and the same land described in a deed from A. W. Hodde, Jr. and wife, Virginia K. Hodde to R. Hal Moorman and Milton Y. Tate, Jr. D/B/A Historic Brenham, dated December 11, 1981, recorded in Volume 427, Page 803, Deed Records of Washington County, Texas, (427/803, D.R.W.C.,Tx.), and being more fully described by metes and bounds as follows, to-wit:

COMMENCING at a chiseled hole found in concrete at the intersection of the east margin of North Baylor Street with the south margin of Vulcan Street, being the northwest corner of the Charles L. Barnes tract (1137/571, O.R.W.C.,Tx.);

THENCE along the south margin of Vulcan Street, North 77 degrees 00 minutes 00 Seconds East, 67.00 feet to a hole chiseled in concrete for the northwest and BEGINNING corner hereof, being the northwest corner of said original Milton Y. Tate, Jr. and R. Hal Moorman, IV tract (362/945, D.R.W.C.,Tx.), being the northeast corner of a Peter Emerson, Ltd. tract called 2,948.29 square feet (990/961, O.R.W.C.,Tx.), a chiseled hole found in concrete for the northwest corner of a Peter Emerson, Ltd. tract bears South 77 degrees 00 minutes 00 seconds West, 24.50 feet;

THENCE along the south margin of Vulcan Street, North 77 degrees 00 minutes 00 seconds East, 44.83 feet to a building corner for the northeast corner hereof and of said R. Hal Moorman and Milton Y. Tate, Jr. D/B/A Historic Brenham tract (427/803, D.R.W.C.,Tx.), common with the northwest corner of a Texan Title Realty Holdings, LLC tract (1811/599, O.R.W.C.,Tx.);

THENCE departing from said street margin and along the east line hereof, common with the west line of said Texan Title Realty Holdings, LLC tract, South 13 degrees 00 minutes 00 seconds East, at 8.3 feet pass a building corner and continuing for a total distance of 132.50 feet to a building corner on the north margin of Main Street for the southeast corner hereof and of said R. Hal Moorman and Milton Y. Tate, Jr. D/B/A Historic Brenham tract (427/803, D.R.W.C.,Tx.), common with the southwest corner of said Texan Title Realty Holdings, LLC tract;

THENCE along the north margin of Main Street, South 77 degrees 00 minutes 00 seconds West, 45.16 feet to a building corner on said street margin for the southwest corner hereof and of said original Milton Y. Tate, Jr. and R. Hal Moorman, IV tract (362/945, D.R.W.C.,Tx.), common with the southeast corner of said Peter Emerson, Ltd. tract;

THENCE departing from said street margin and along the westerly lines hereof, common with easterly lines of said Peter Emerson, Ltd. tract, as follows:
North 13 degrees 00 minutes 00 seconds West, 60.75 feet to an exterior corner hereof;
North 77 degrees 00 minutes 00 seconds East, 0.33 feet to an interior corner hereof; and
North 13 degrees 00 minutes 00 seconds West, at 63.2 feet pass a building corner and continuing for a total distance of 71.75 feet to the PLACE OF BEGINNING and containing 5,960 Square Feet of land, more or less.

Reference is hereby made to a separate survey plat bearing even date herewith.
Bearings are based on records calls of the R. Hal Moorman and Milton Y. Tate, Jr. D/B/A/ Historic Brenham tract recorded in Volume 427, Page 803, Deed Records of Washington County, Texas.

I, Matt D. Lampe, Registered Professional Land Surveyor No. 5429 of the State of Texas, do hereby certify that this description accurately represents the results of an on the ground survey made under my direction.

Dated this the 2nd day of June, 2023.

Matt D. Lampe
R.P.L.S. No. 5429
Lampe Surveying, Inc

STATE OF TEXAS
REGISTERED
MATT DEREK LAMPE
5429
PROFESSIONAL
LAND SURVEYOR

3983-23
Fieldnotes 5,960 Square Feet

Exhibit "A"

03/04/2025 3:33 P.M. Page 3 of 3
STATE OF TEXAS COUNTY OF WASHINGTON
I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the OFFICIAL RECORDS of Washington County, Texas as stamped hereon above time.

BETH A. ROTHERMEL, COUNTY CLERK

2025-1087

COUNTY OF WASHINGTON
THE STATE OF TEXAS
THE BIRTHPLACE OF TEXAS

City Council Regular Meeting

AGENDA ITEM 6.c

Agenda Item: **Approve a Request from the Washington County Appraisal District to Retain Accumulated Surplus Funds in the Amount of $310,870.40, the City of Brenham's Portion Being $40,521.96, and Authorize the Mayor to Execute Any Necessary Documentation**

Meeting Date: January 8, 2026

Department: Administration

Staff Contact: Jeana Bellinger, City Secretary

SUMMARY STATEMENT:

The City received a request from the Washington County Chief Appraiser, Dyann White to retain accumulated surplus funds in the amount of $310,0870.40, the City's portion being $40,521.96. According to the information received from Ms. White, the surplus funds will be used for:

- Website Videos
- Fleet Replacement
- Computer Hardware Replacement
- Legal Fees
- Office Renovations

ATTACHMENTS:

1. WCAD Proposed Budget Amendment
2. COB Refund

RECOMMENDATION:

Approve a request from the Washington County Appraisal District to retain accumulated surplus funds in the amount of $310,870.40, the City of Brenham's portion being $40,521.96, and authorize the Mayor to execute any necessary documentation.

WASHINGTON COUNTY TAX APPRAISAL DISTRICT
PROPOSED BUDGET AMENDMENT

PURPOSE:

Part 1: To adjust all budget accounts to actual expenditure and identify unused funds.

Part 2: To un-obligate current fund balance and re-obligate for proposed uses.

PROCEDURE:

Property Tax Code, Section 6.06(c): The Board may amend the approved budget at any time, but the Secretary of the Board must deliver a written copy of a proposed amendment to the presiding officer of the governing body of each taxing unit participating in the district not later than the 30th day before the date the Board acts on it.

The Board of Directors is scheduled to act on the Proposed Budget Amendment at the January 27, 2026 regular meeting.

Tax units and/or the taxpayers may mail written opinion(s) and/or comments on the amendment to the Board of Directors, P. O. Box 2199, Brenham, TX 77834-2199.

PROPOSED ACTIONS:

Part 1: Surplus funds have been identified as follows:

Balance remaining for the year ended August 31, 2023 (audited)	$54,706.00
Balance remaining for the year ended August 31, 2024 (audited)	169,790.00
Estimated balance remaining for the year ended August 31, 2025	83,220.00
Software Fund Balance remaining (project complete)	9.44
Security/Safety Fund Balance remaining (project complete)	60.36
Scanning/Sales Data/ARB Expenses Fund Balance remaining (project complete)	2253.12
Additional Printing/Postage Fund Balance remaining (project complete)	831.48
Total:	$310,870.40

Part 2: The Chief Appraiser is requesting the following fund balance be obligated to assigned fund balance to items listed below.

PROPOSE Assigning Fund Balance to:	
Website Videos	$4,000.00
Fleet Replacement	23,088.47
Computer Hardware Replacement	24,050.60
Legal Fund	39,700.00
Office Renovation (Including building, furniture, and fixtures)	220,031.33
Total:	$310,870.40

Website Videos – The WCAD website can be enhanced with custom videos that explain specific topics to taxpayers. The videos are available in English and Spanish, and are laid out in an easy-to-understand format. WCAD is specifically interested in videos that explain why appraisal districts exist, how we determine values, and how property owners can seek

Fleet Replacement – The District has a target of $60,000 for fleet replacement. The amount requested would bring the fund balance up to the targeted amount.

Computer Hardware Replacement – The District has a target of $65,000 for computer hardware replacement. The amount requested would bring the fund balance up to the targeted amount.

Legal Fund – The District has a target of $50,000 for the legal fund. The amount requested would bring the fund balance up to the targeted amount.

Office Renovation – WCAD is requesting approval to allocate funds for a comprehensive renovation of our building, including the purchase of updated office furniture and the construction required to create additional office space. Our last renovation was completed in **1998**, and after more than two decades of daily use, the facility is showing clear signs of wear. Areas in need of attention include:

- **Carpet replacement** due to visible wear and staining
- **Interior repainting** to address fading, scuffs, and general deterioration
- **Kitchen and breakroom fixtures**, which are outdated and increasingly unreliable
- **General cosmetic and structural refreshes** to maintain a professional and safe work environment

In addition, due to our growing operational needs, we must create additional offices. We have already cleared a file room to make space for these new offices; however, the current open floor plan requires construction to frame and finish the new office spaces so they meet functional and privacy requirements.

To complete these renovations—including construction, materials, fixtures, and new office furniture—we estimate a total cost **just over $220,000**. This investment will allow us to:

- Improve the functionality and comfort of staff workspaces
- Extend the useful life of our building
- Ensure a professional and welcoming environment for employees and visitors
- Support current and future operational growth

A renovation at this scale has not been undertaken in nearly 27 years, and the work is both timely and necessary to maintain the standards expected of our organization.

Douglas R Borchardt

Douglas Borchardt
Washington County Appraisal District, Secretary of the Board of Directors

Budget Amendment mailed 11/24/2025
to:
County Commissioners
Presiding Officers of Governing Bodies
Entity Administrators
Board of Directors

WASHINGTON COUNTY APPRAISAL DISTRICT
ESTIMATED SURPLUS REFUND

$ 310,870.40

ENTITY	2025 LEVY	% OF TOTAL LEVY	ESTIMATED REFUND
Brenham ISD	$ 34,957,682.54	37.27600%	$ 115,880.05
Burton ISD	12,565,414.98	13.39900%	41,653.52
City of Brenham	12,224,317.46	13.03500%	40,521.96
City of Burton	164,460.70	0.17500%	544.02
Oak Hill FWD	216,934.73	0.23100%	718.11
Washington County	23,115,635.57	24.64900%	76,626.44
Washington County Fm	6,271,808.23	6.68800%	20,791.01
Blinn College	3,343,702.33	3.56500%	11,082.53
Giddings ISD	851,573.15	0.90800%	2,822.70
Pecan Glen Road District	68,084.77	0.07400%	230.06
TOTALS	**$ 93,779,614.46**	**100.00000%**	**$ 310,870.40**

City Council Regular Meeting

AGENDA ITEM 6.d

Agenda Item: **Approve the Purchase Public Safety Equipment from Silsbee Ford Through The Interlocal Purchasing System (TIPS) Contract No. 240902 in the Amount of $62,288.01 and Authorize the Mayor to Execute Any Necessary Documentation**

Meeting Date: January 8, 2026

Department: Maintenance

Staff Contact: Stephen Draehn, Maintenance Supervisor

SUMMARY STATEMENT:

The Maintenance Department is seeking Mayor and Council's approval to order equipment to outfit seven (7) Chevrolet Tahoes for the City of Brenham Police Department and one (1) Chevrolet Tahoe for the City of Brenham Fire Department. All vehicles and equipment were approved in the FY26 adopted budget.

The purchase will include emergency lighting, console, and associated brackets for one (1) Tahoe for the City of Brenham Fire Department and all prisoner transport, rear cargo boxes, consoles, computer mounts, and associated brackets for seven (7) Chevrolet Tahoes for the City of Brenham Police Department. The purchase will be on TIPS contract 240902 with Silsbee Ford. The Interlocal Purchasing System (TIPS) is a National Cooperative Purchasing Program for use by member schools, colleges, universities, cities, counties, and other government entities in all 50 states as authorized by each entity's jurisdictional legal requirements. The total amount of equipment to be purchased from Silsbee Ford to outfit (1) Tahoe for the City of Brenham Fire Department and (7) Chevrolet Tahoes for the City of Brenham Police Department is $62,288.01. All equipment will be installed by Maintenance Staff.

ATTACHMENTS:

1. Brenham Havis Console Quote DEC25
2. Brenham Whelen Quote Dec25
3. Brenham Setina Equipment Quote Dec25
4. Truckvault Quote DEC25

RECOMMENDATION:

Approve the purchase of Public Safety Equipment from Silsbee Ford through The Interlocal Purchasing System (TIPS) Contract No. 240902 in the amount of $62,288.01 and authorize the Mayor to execute any necessary documentation.

QUOTE

AGENCY	CITY OF BRENHAM
DATE QUOTED	22-Dec-25
SALESMAN	SETH GAMBLIN

PART NUMBER		DESCRIPTION	UNIT PRICE	EXT PRICE
	7	2025-2026 CHEVROLET TAHOE PPV		
		P.D PATROL		
HAV.C-VSW-1012-TAH-1	7	HAVIS WIDE BODY CONSOLE	$ 605.48	$ 4,238.36
HAV.CUP2-1001	7	DUAL CUP HOLDER	$ 47.25	$ 330.75
HAV.C-ARM-102	7	SIDE MOUNT ARM REST	$ 69.53	$ 486.71
HAV.C-EB25-MMT-1P	7	2.5" APX6500 SELF-CONTAINED RADIO FACEPLATE		INC
HAV.C-EB40-FOP-1P	7	4" FENIEX 4200 FACEPLATE		INC
HAV.C-FP-35	7	3.5" BLANK		INC
HAV.C-FP-2	7	2" BLANK		INC
HAV.C-FP-3	7	3" BLANK		INC
HAV.C-AP-0325-1	7	3" ACCESSORY POCKET	$ 35.78	$ 250.46
HAV.C-FPW-5	7	5" BLANK (3.3" SIDE)		INC
HAV.C-APW-1258	7	12" ACCESSORY POCKET (3.3" SIDE)	$ 38.48	$ 269.36
HAV.C-HDM-214	7	8.5" HD TELESCOPING POLE (INTERNAL MNT)	$ 128.25	$ 897.75
HAV.C-MD-119	7	11" LOCKING SLIDE ARM	$ 255.83	$ 1,790.81
	1	2025-2026 TAHOE SSV		
		FIRE CHIEF		
HAV.C-VSX-1800-TAH-PM-1	1	HAVIS VSX CONSOLE	$ 828.23	$ 828.23
HAV.C-ARM-109	1	INTERNAL MNT ARMREST 4"	$ 242.33	$ 242.33
HAV-CUP2-1004	1	CUP HOLDER 4"	$ 45.23	$ 45.23
HAV.C-EB25-MMT-1P	1	APX6500 SELF-CONTAINED RADIO FACEPLATE 2.5"		INC
HAV.C-EB40-CCS-1P	1	CENCOME CORE FACEPLATE 4"		INC
HAV.C-AP-0325-1	1	3" ACCESSORY POCKET	$ 35.78	$ 35.78
HAV.C-FP-2	1	2" BLANK		INC
HAV.C-FP-25	1	2.5" BLANK		INC
HAV.C-FPW-1258	1	12" ACCESSORY POCKET (3.3" SIDE)	$ 38.48	$ 38.48
HAV.C-FPW-3	1	3" BLANK (3.3" SIDE)		INC
		(NO MDT MNT)		
		TIPS# 240902		
		PARTS		$ 9,454.25
		TIPS FEE		$ 189.09
		FREIGHT		$ 475.00
		TOTAL		$ 10,118.34
		CONTACT:		
		STEPHEN DRAEHN		
		City of Brenham		
		sdraehn@cityofbrenham.org		
		979-337-7541		
		SHIPPING ADDRESS		
		506 Austin St		
		Brenham TX 77833		

QUOTE

AGENCY CITY OF BRENHAM
DATE QUOTED 22-Dec-25
SALESMAN SETH GAMBLIN

PART NUMBER		DESCRIPTION	UNIT PRICE	EXT PRICE
	1	2025 CHEVROLET TAHOE SSV		
		FIRE CHIEF		
W.BSFW54X-BS548	1	INNER-EDGE FST & RST DUO LIGHTBAR	$ 3,165.00	$ 3,165.00
W.C3997	1	CENCOM CORE W/21 PUSHBUTTON CONTROLLER		INC
W.C399SP	1	OBD II SCANPORT	$ 112.27	$ 112.27
W.SA315U	1	100W SPEAKER	$ 210.00	$ 210.00
W.SAK1	1	SPEAKER BRACKET	$ 30.75	$ 30.75
W.CV2V	1	VEHICLE-TO-VEHICLE SYNC	$ 239.58	$ 239.58
W.CEM16	1	16-OUTPUT EXPANSION MODULE	$ 176.25	$ 176.25
W.CEXAMP	1	EXTERNAL AMPLIFIER	$ 242.88	$ 242.88
				$ -
W.I3JC	4	ION R/B/W (2 PB FRONT, 2 PB SIDE)	$ 134.75	$ 539.00
W.IONK1B	2	ION SWIVEL BKT (PB SIDE)	$ 26.73	$ 53.46
W.TLI3JC	2	T-SERIES ION R/B/W (LIC PLATE)	$ 131.28	$ 262.56
W.TIONBKT2	1	T-SERIES ION LIC PLATE BKT	$ 29.03	$ 29.03
W.TCRWX5TRIO	2	TRIO TRACER R/B/W W/TCRB54A BKT	$ 640.00	$ 1,280.00
W.RPWT54	1	OUTER-EDGE PILLAR R/B/W	$ 1,685.25	$ 1,685.25
		TIPS# 240902		
		PARTS		$ 8,026.03
		TIPS FEE		$ 160.52
		FREIGHT		$ 200.00
		TOTAL		$ 8,386.55

QUOTE

AGENCY	CITY OF BRENHAM
DATE QUOTED	22-Dec-25
SALESMAN	SETH GAMBLIN

PART NUMBER		DESCRIPTION	UNIT PRICE	EXT PRICE
		2025 CHEVROLET TAHOE PPV		
SET.GK10342U	5	SETINA DUAL T-RAIL GUNLOCK w/ HCK	$ 467.83	$ 2,339.15
SET.PK1156TAH21	5	SETINA PARTITION 10XL COATED POLY	$ 817.39	$ 4,086.95
SET.WK0514TAH21H	5	SETINA DINDOW STEEL BARRIER (HORIZONTAL)	$ 244.70	$ 1,223.50
SET.DK0100TAH21	5	SETINA TPO DOOR COVER	$ 252.14	$ 1,260.70
SET.QK2023TAH21	5	FULL REPLACEMENT SEAT W/ OSB AND CARGO BARRIER	$ 1,419.83	$ 7,099.15
SET.BK0534TAH25	6	SETINA ALUMINUM PUSHBUMPER	$ 430.64	$ 2,583.84
SET.HK0809TAH21	6	SETINA PB8 HEADLIGHT GUARD	$ 341.39	$ 2,048.34
		TIPS# 240902		
		PARTS		$ 20,641.63
		TIPS FEE		$ 412.84
		FREIGHT		$ 1,554.80
		TOTAL		$ 22,609.27
		CONTACT:		
		STEPHEN DRAEHN		
		City of Brenham		
		sdraehn@cityofbrenham.org		
		979-337-7541		
		SHIPPING ADDRESS		
		506 Austin St		
		Brenham TX 77833		

QUOTE

AGENCY	CITY OF BRENHAM
DATE QUOTED	22-Dec-25
SALESMAN	SETH GAMBLIN

PART NUMBER		DESCRIPTION	UNIT PRICE	EXT PRICE
	7	2025 CHEVROLET TAHOE		
TV.T-CHTAHM1-21N-AX-TR-RD	2	TRUCKVAULT MAGNUM 1 DRAWER CARGO BOX (NO CARGO BARRIER)	$ 2,902.50	$ 5,805.00
TV.P-401	2	DIVIDER PKG		INC
TV.P-591	4	LED DRAWER LIGHTING		INC
TV.T-CHTAHM1-21N-AX-TR-PP-RD	5	TRUCKVAULT MAGNUM 1 DRAWER CARGO BOX (CARGO BARRIER COMPATIBLE)	$ 2,902.50	$ 14,512.50
TV.P-401	5	DIVIDER PKG		INC
TV.P-591	10	LED DRAWER LIGHTING		INC
		TIPS# 240902		
		PARTS		$ 20,317.50
		TIPS FEE		$ 406.35
		FREIGHT		$ 450.00
		TOTAL		$ 21,173.85
		CONTACT:		
		STEPHEN DRAEN		
		CITY OF BRENHAM		
		SDRAEHN@CITYOFBRENHAM.ORG		
		979-337-7541		
		SHIP TO:		
		506 AUSTIN ST		
		BRENHAM, TX 77833		

City Council Regular Meeting

AGENDA ITEM 6.e

Agenda Item: **Approve the Purchase of Five (5) Additional User Licenses for the City of Brenham Police Department's Third Party Data Integration Software from Axon Enterprise, Inc., in the Amount of $10,987.10 and Authorize the Mayor to Execute Any Necessary Documentation**

Meeting Date: January 8, 2026

Department: Police

Staff Contact: Steven Eilert, Police Lieutenant

SUMMARY STATEMENT:

In December 2024, the City of Brenham entered into an agreement with Axon Enterprise, Inc. for the purchase of body-worn cameras, in-car camera systems, and the associated digital evidence management software and storage platform. As part of that agreement, the City initially obtained 40 user licenses. These licenses were allocated to sworn police personnel as well as necessary non-sworn staff who support evidence management, records processing, and related operational functions. Additional licenses were also allocated to Animal Control and the City Marshal's Office.

The Brenham Police Department currently has a total of 45 authorized positions that require access to this system. While the current number of licenses has been sufficient to this point due to vacant positions, the ongoing effort to fill those vacancies has now brought the department to a point where system demand will exceed the number of licenses available.

The proposed amendment to the existing agreement with Axon adds five (5) additional user licenses. The annual cost is $2,746.78, with a total cumulative cost of $10,987.10 over the remaining term of the contract, which is four (4) years. These added licenses will allow the department to provide required access to all personnel who utilize the system.

Approval of this item will ensure operational continuity, maintain compliance obligations, and support efficient and secure management of digital evidence.

ATTACHMENTS:

1. Axon Quote/Third Party Integration Software

RECOMMENDATION:

Approve the purchase of five (5) additional user licenses for the City of Brenham Police Department's third party data integration software from Axon Enterprise, Inc., in the amount of $10,987.10 and authorize the Mayor to execute any necessary documentation.

Axon Enterprise, Inc.
17800 N 85th St
Scottsdale, Arizona 85255
United States
VAT: 86-0741227
Domestic:(800) 978-2737
International: +1.800.978.2737

Q-782729-46020JS

Issued: 12/29/2025

Quote Expiration: 01/31/2026

Estimated Contract Start Date: 02/01/2026

Account Number: 108656

Payment Terms:

Mode of Delivery: UPS-GND

Credit/Debit Amount: $0.00

SHIP TO	BILL TO
Brenham Police Dept. - TX 1800 Longwood Dr Brenham, TX 77833-5243 USA	Brenham Police Dept. - TX PO Box 1059 Brenham TX 77834-1059 USA Email:

SALES REPRESENTATIVE	PRIMARY CONTACT
John Sholl Phone: Email: jsholl@axon.com Fax:	Jason Derrick Phone: 9793377328 Email: jderrick@cityofbrenham.org Fax:

Quote Summary

Program Length	45.4667 Months
TOTAL COST	$10,987.10
ESTIMATED TOTAL W/ TAX	$10,987.10

Discount Summary

Average Savings Per Year	($10.32)
TOTAL SAVINGS	($39.10)

Payment Summary

Date	Subtotal	Tax	Total
Jan 2026	$2,746.76	$0.00	$2,746.76
Oct 2026	$2,746.78	$0.00	$2,746.78
Oct 2027	$2,746.78	$0.00	$2,746.78
Oct 2028	$2,746.78	$0.00	$2,746.78
Total	**$10,987.10**	**$0.00**	**$10,987.10**

Quote Unbundled Price:	**$10,710.00**
Quote List Price:	**$10,710.00**
Quote Subtotal:	**$10,987.10**

Pricing

All deliverables are detailed in Delivery Schedules section lower in proposal

Item	Description	Qty	Term	Unbundled	List Price	Net Price	Subtotal	Tax	Total
A la Carte Software									
ProLicense	Pro License Bundle	5	45		$47.60	$48.83	$10,987.10	$0.00	$10,987.10
Total							**$10,987.10**	**$0.00**	**$10,987.10**

Delivery Schedule

Software

Bundle	Item	Description	QTY	Estimated Start Date	Estimated End Date
Pro License Bundle	73683	AXON EVIDENCE - STORAGE - 10GB A LA CARTE	15	02/01/2026	11/14/2029
Pro License Bundle	73746	AXON EVIDENCE - ECOM LICENSE - PRO	5	02/01/2026	11/14/2029

Shipping Locations

Location Number	Street	City	State	Zip	Country
1	1800 Longwood Dr	Brenham	TX	77833-5243	USA

Payment Details

Jan 2026

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 1	ProLicense	Pro License Bundle	5	$2,746.76	$0.00	$2,746.76
Total				**$2,746.76**	**$0.00**	**$2,746.76**

Oct 2026

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 2	ProLicense	Pro License Bundle	5	$2,746.78	$0.00	$2,746.78
Total				**$2,746.78**	**$0.00**	**$2,746.78**

Oct 2027

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 3	ProLicense	Pro License Bundle	5	$2,746.78	$0.00	$2,746.78
Total				**$2,746.78**	**$0.00**	**$2,746.78**

Oct 2028

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 4	ProLicense	Pro License Bundle	5	$2,746.78	$0.00	$2,746.78
Total				**$2,746.78**	**$0.00**	**$2,746.78**

Tax is estimated based on rates applicable at date of quote and subject to change at time of invoicing. If a tax exemption certificate should be applied, please submit prior to invoicing.

Standard Terms and Conditions

Axon Enterprise Inc. Sales Terms and Conditions

Axon Master Services and Purchasing Agreement:

This Quote is limited to and conditional upon your acceptance of the provisions set forth herein and Axon's Master Services and Purchasing Agreement (posted at https://www.axon.com/sales-terms-and-conditions), as well as the attached Statement of Work (SOW) for Axon Fleet and/or Axon Interview Room purchase, if applicable. In the event you and Axon have entered into a prior agreement to govern all future purchases, that agreement shall govern to the extent it includes the products and services being purchased and does not conflict with the Axon Customer Experience Improvement Program Appendix as described below.

ACEIP:

The Axon Customer Experience Improvement Program Appendix, which includes the sharing of de-identified segments of Agency Content with Axon to develop new products and improve your product experience (posted at www.axon.com/legal/sales-terms-and-conditions), is incorporated herein by reference. By signing below, you agree to the terms of the Axon Customer Experience Improvement Program.

Acceptance of Terms:

Any purchase order issued in response to this Quote is subject solely to the above referenced terms and conditions. By signing below, you represent that you are lawfully able to enter into contracts. If you are signing on behalf of an entity (including but not limited to the company, municipality, or government agency for whom you work), you represent to Axon that you have legal authority to bind that entity. If you do not have this authority, please do not sign this Quote.

Signature

Date Signed

12/29/2025

City Council Regular Meeting

AGENDA ITEM 7

Agenda Item: **Presentation and Discussion on the FY2024-25 Financial Reports**

Meeting Date: January 8, 2026

Department: Finance

Staff Contact: Julie Flagg, Chief Financial Officer

SUMMARY STATEMENT:

The Finance Division is pleased to provide financial performance reports for the fiscal year ending September 30, 2025. The General Fund (excluding sub-funds) and the six major utility funds are presented on a budget basis, which will differ from the audited financial statements. All financials include comparisons of Fiscal Year 2024-25 actual results versus prior year and annual amended budget. Electric and Gas Funds are presented without the impact of wholesale power and gas commodity costs, which are recovered through pass-thru revenue.

ATTACHMENTS:

None

RECOMMENDATION:

Presentation only - no action.

City of BRENHAM

City Council Regular Meeting

AGENDA ITEM 8

Agenda Item: **Public Hearing, Discussion and Possible Action on an Ordinance on Its First Reading for the Creation of Reinvestment Zone Number 55 Requested by CGG Services (U.S.) Inc., for Commercial Tax Phase-In Incentive on Property Generally Located at 2602 Longwood Drive, Brenham, Texas, Being More Fully Described in Exhibit "A" of the Ordinance Creating Reinvestment Zone Number 55, and Designating This Property as Qualifying for Tax Phase-In**

Meeting Date: January 8, 2026

Department: Economic and Community Development

Staff Contact: Teresa Rosales, Director of Community & Economic Development

SUMMARY STATEMENT:

CGG Services (U.S.) Inc., a geophysical surveying and mapping company, has chosen Brenham as the new home for their Viridien Americas hub. The project will consist of an administration building and up to three datacenter buildings designed for decades of growth. Dedicated to scientific and data processing applied to complex industrial problems, the project will utilize advanced full immersion cooling using air for primary cooling. The project will create 26 jobs at an average annual wage of $90,000.00.

The total capital investment is expected to be over $100,000,000.00 at full build out in 2028.

ATTACHMENTS:

1. Ordinance
2. Exhibit A

RECOMMENDATION:

Approve an ordinance on its first reading for the creation of Reinvestment Zone No. 55 requested by CGG Services (U.S.) Inc., for Commercial Tax Phase-In Incentive on that certain property located at 2602 Longwood Drive, Brenham, Texas, being more fully described in Exhibit "A" of the Ordinance creating Reinvestment Zone No. 55, and designating this property as qualifying for Tax Phase-In.

ORDINANCE NO. _____________

AN ORDINANCE DESIGNATING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS, BEING LOT 2-B, CONTAINING 19.868 ACRES OF LAND, RE-PLAT OF LOT 2, SOUTHWEST INDUSTRIAL PARK, SECTION III, PART OF THE PHILLIP COE SURVEY, A-31, WASHINGTON COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN PLAT CABINET FILE NO. 868A, PLAT RECORDS OF WASHINGTON COUNTY, SAID PROPERTY BEING LOCATED AT 2602 LONGWOOD DRIVE, BRENHAM, TEXAS, AND SAID PROPERTY BOUNDARIES BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, AS REINVESTMENT ZONE NUMBER FIFTY-FIVE FOR COMMERCIAL TAX PHASE-IN, CITY OF BRENHAM, TEXAS AS PROVIDED IN CHAPTER 312, TEXAS TAX CODE; ESTABLISHING THE NUMBER OF YEARS FOR THE ZONE, AUTHORIZING AN AGREEMENT FOR EXEMPTION FROM TAXATION THE INCREASE IN VALUE OF CERTAIN PROPERTY IN ORDER TO ENCOURAGE DEVELOPMENT AND REDEVELOPMENT AND OTHER MATTERS RELATING THERETO; AND FINDING AND DETERMINING THAT THE MEETINGS AT WHICH THIS ORDINANCE WAS PASSED WERE OPEN TO THE PUBLIC AS REQUIRED BY LAW

WHEREAS, the City Council of the City of Brenham, Texas, ("City") desires to encourage supervised improvements by property owners and lessees through tax phase-in procedures within its jurisdiction by the creation of a reinvestment zone as authorized by Chapter 312, Texas Tax Code (the "Act"); and

WHEREAS, on the 8th day of January, 2026, the City Council held a public hearing to receive comments concerning the designation of proposed Reinvestment Zone Number Fifty-Five. The notice of such hearing was published on December 28, 2025, such date being not later than the seventh day before the date of the public hearing; and

WHEREAS, the City called a public hearing and published notice of such public hearing as required by Section 312.201 of the Act; and has delivered written notice to the presiding officer of the governing body of each taxing unit within the jurisdiction of the proposed Reinvestment Zone Number Fifty-Five for Commercial Tax Phase-In; and

WHEREAS, at said public hearing the City presented evidence that such proposed designation would be reasonably likely to contribute to the retention or expansion of primary employment or to attract major investment in the zone that would be a benefit to the property, that the proposed improvements are feasible and practical, that said improvements would be a benefit to the land included in the zone and that would contribute to the economic development of the City; and

WHEREAS, the designation of the proposed reinvestment zone is consistent with the City's policies adopted by Council Resolution No. R-24-026 on the 19th day of December, 2024, and will benefit the land included within the Reinvestment Zone after the expiration of the Agreement; and

WHEREAS, the City at such public hearing invited any interested person or his attorney to appear and contend for or against the creation of the reinvestment zone, the boundaries of the proposed reinvestment zone, whether all or part of the territory which is referred to as City of Brenham Reinvestment Zone Number Fifty-Five for Commercial Tax Phase-In, should be included in such proposed reinvestment zone, and obtain tax phase-in; and

WHEREAS, at such hearing recommendations were given as to the number of years the reinvestment zone would be designated, the number of years in which an agreement would be available, as well as the percentage of potential tax exemption under the aforesaid tax phase-in guidelines and criteria to be applied to taxable real property which is developed;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BRENHAM, TEXAS:

Section 1. That the facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct and are incorporated herein for all purposes.

Section 2. That the City, after conducting such hearing and having further studied recommendations, as well as the evidence presented at the public hearing, has made the following findings based on the evidence and testimony presented to it:

a) That the public hearing on the adoption of the reinvestment zone under the provisions of the Act has been properly called, held and conducted and that notice of such hearing has been published as required by law and has been sent to the respective taxing units within the proposed reinvestment zone; and

b) That the City has jurisdiction to hold and conduct said public hearing on the creation of the proposed reinvestment zone pursuant to the Act; and

c) That creation of the proposed reinvestment zone with boundaries described herein will result in improvements made after the passage of this Ordinance and the execution of tax phase-in agreements, that are feasible and practical and will benefit the City, its residents and property owners in the reinvestment zone; and

d) That the proposed designation will be reasonably likely to contribute to the retention or expansion of primary employment or to attract major investments to the zone that would be a benefit to the property and contribute to economic development of the City.

Section 3. That the City hereby creates Reinvestment Zone Number Fifty-Five, designated as all that certain tract or parcel of land containing lying and being situated in the City of Brenham, Washington County, Texas, being Lot 2-B, containing 19.868 acres of land, Re-plat of Lot 2, Southwest Industrial Park, Section III, part of the Phillip Coe Survey, A-31, Washington County, Texas as shown on plat recorded in Plat Cabinet File No. 868A, Plat Records of Washington County, said property boundaries being more fully described in Exhibit "A" attached hereto and incorporated herein for all purposes, and such reinvestment zone shall hereafter be identified as Reinvestment Zone Number Fifty-Five for Commercial Tax Phase-In, City of Brenham, Texas.

Section 4. That the designation of Reinvestment Zone Number Fifty-Five for Commercial Tax Phase-In shall expire five (5) years from the date of this Ordinance unless renewed as provided by the Act, or at an earlier time designated by subsequent ordinance.

Section 5. That written agreements as provided in the Act with owners of eligible property located within the reinvestment zone shall be for a period of up to ten (10) years, and that the eligible property that is subject to the above mentioned exemption from taxation shall be the improvements to the property in conformity with the City's criteria and guidelines, and written agreements shall provide for an exemption from taxation of the total increase in value of the eligible property over its value in the year the agreement is executed. The written agreement will require that all taxes be current at the time of execution of agreement and be kept current to all taxing entities during the term of said agreement.

Section 6. That said designation of Reinvestment Zone Number Fifty-Five for Commercial Tax Phase-In and the written agreement thereof are in accordance with the City of Brenham's "Policy Statement on Property Tax Phase-In Incentive for Selected Commercial Enterprises" and will be a benefit to the land which will be included within the Reinvestment Zone and to the City of Brenham after the expiration of the agreement.

Section 7. That if any provision of this Ordinance shall be held to be invalid or unconstitutional, the remainder of such ordinance shall continue in full force and effect the same as if such invalid or unconstitutional provision had never been a part of it.

Section 8. That it is hereby officially found and determined that the meeting at which this Ordinance is passed is open to the public as required by law and that public notice of the time, place and purpose of said meeting was given as required.

PASSED AND APPROVED on its first reading this the 8th day of January, 2026.

PASSED AND APPROVED on its second reading this the 22nd day of January, 2026.

____
Atwood C. Kenjura
Mayor

ATTEST:

____
Jeana Bellinger, TRMC, CMC
City Secretary

Exhibit A

(Legal description of the Land)

Lot 2-B, Southwest Industrial Park Section III, part of the Philip Coe Survey, A-31, Washington County, Texas, as shown on the Re-Plat of Lot 2, Southwest Industrial Park Section III, recorded in Plat Sheet 868A Plat Records of Washington County, Texas, said Lot 2-B containing 19.868 acres of land.

City of BRENHAM

City Council Regular Meeting

AGENDA ITEM 9

Agenda Item: **Discuss and Possibly Act Upon Resolution No. R-26-001 Adopting a Commercial Tax Phase-In Agreement Between the City of Brenham and Brenham Main Street Holdings, LLC and Authorize the Mayor to Execute Any Necessary Documentation**

Meeting Date: January 8, 2026

Department: Economic and Community Development

Staff Contact: Teresa Rosales, Director of Community & Economic Development

SUMMARY STATEMENT:

Brenham Main Street Holdings, LLC, would like to completely refurbish the second floor of 207/209 Main Street with the goal of moving Moorman/Tate Law Firm from the first floor. The owner has hired an architectural firm and will be modernizing the space with updated electrical systems, HVAC improvements, energy-efficient lighting and more, while maintaining the building's historic character.

The total capital investment is estimated at $2,000,000.00.

ATTACHMENTS:

1. Resolution No. R-26-001
2. Tax Phase-In Agreement

RECOMMENDATION:

Approve resolution No. R-26-001 adopting a Commercial Tax Phase-In Agreement between the City of Brenham and Brenham Main Street Holdings, LLC and authorize the Mayor to execute any necessary documentation.

RESOLUTION NO. R-026-001

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRENHAM, TEXAS ADOPTING A COMMERCIAL TAX PHASE-IN AGREEMENT WITH BRENHAM MAIN STREET HOLDINGS 1, LLC; AUTHORIZING THE MAYOR TO EXECUTE THE TAX PHASE-IN AGREEMENT; AND PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE.

WHEREAS, Chapter 312 of the Texas Tax Code authorizes the City of Brenham, Texas, to participate in tax phase-in incentives; and

WHEREAS, in accordance with Section 312.002 of the Texas Tax Code, the City of Brenham, Texas previously passed a resolution stating the City's intent to participate in tax phase-in incentives; and

WHEREAS, in accordance with Section 312.002 of the Texas Tax Code, the City of Brenham, Texas also previously adopted tax phase-in incentive guidelines and criteria; and

WHEREAS, the City Council of the City of Brenham, Texas, finds and determines that the terms of the Tax Phase-In Agreement and the subject property meet the applicable tax phase-in incentive guidelines and criteria, and entering into the Tax Phase-In Agreement will be to the benefit of the citizens of the City of Brenham; and

WHEREAS, the City Council desires to adopt the Tax Phase-In Agreement, a copy of which is attached hereto as Exhibit "A" and incorporated herein for all purposes, by and between the City of Brenham, Texas, and Brenham Main Street Holdings, 1, LLC, a Texas limited liability company;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BRENHAM, TEXAS, AS FOLLOWS:

Section 1: That the foregoing recitals are hereby found to be true and correct legislative findings of the City of Brenham, Texas, and are fully incorporated into the body of this Resolution.

Section 2: That the City Council of the City of Brenham, Texas does hereby adopt the commercial Tax Phase-In Agreement, a copy of which is attached hereto as Exhibit "A", by and between the City of Brenham, Texas, and Brenham Main Street Holdings, 1, LLC.

Section 3: That the Mayor is hereby authorized to execute the Tax Phase-In Agreement between the City of Brenham, Texas, and Brenham Main Street Holdings 1, a copy of which is attached hereto as Exhibit “A”.

Section 4: This Resolution shall become effective immediately from and after its passage.

RESOLVED this 8th day of January, 2026.

____

Atwood C. Kenjura
Mayor

ATTEST:

____

Jeana Bellinger, TRMC, CMC
City Secretary

AGREEMENT FOR DEVELOPMENT AND TAX PHASE-IN IN REINVESTMENT ZONE NO. 54 FOR COMMERCIAL TAX PHASE-IN, CITY OF BRENHAM, TEXAS

THE STATE OF TEXAS

COUNTY OF WASHINGTON

This Agreement is entered into by and between the CITY OF BRENHAM, TEXAS, a Texas home-rule municipal corporation, of Washington County, Texas, acting herein by and through its Mayor, hereinafter referred to as CITY, and BRENHAM MAIN STREET HOLDINGS 1, LLC, a Texas limited liability company, hereinafter referred to as COMPANY.

WITNESSETH:

The City Council of the City of Brenham, Texas, ("COUNCIL") on February 20, 1992, adopted by resolution a policy for the creation of tax abatement zones in the City of Brenham ("POLICY"). Said POLICY was amended by COUNCIL on April 2, 1992, amended on June 4, 1992, and re-adopted on December 1, 1994, November 20, 1997, October 21, 1999, November 1, 2001, January 15, 2004, December 20, 2007, December 17, 2009, December 15, 2011, December 5, 2013, February 18, 2016 (as amended), December 7, 2017, December 19, 2019, May 4, 2023, and on December 19, 2024 (entitled "City of Brenham Policy Statement on Property Tax Phase-In Incentive for Selected Commercial Enterprises"). Said POLICY is attached hereto as Exhibit "A" and incorporated herein for all purposes. On January 8, 2026, the COUNCIL, by Ordinance, established Reinvestment Zone No. 54 for Commercial Tax Phase-In, City of Brenham, Texas ("ZONE") as authorized by V.T.C.A., Texas Tax Code Chapter 312. Said Ordinance No. O-26-001 is attached hereto as Exhibit "B" and incorporated herein for all purposes.

WHEREAS, COMPANY has filed an application for the phase-in of ad valorem taxes, and

WHEREAS, COUNCIL finds that the application, this Agreement, and the property subject to this Agreement meet the applicable guidelines and criteria of said POLICY, and

WHEREAS, in order to provide for the proper development of such property and to aid in the conduct of the operation thereof to the best interest of the CITY in accordance with the above referenced ordinances, POLICY and statutes, the parties do mutually agree as follows:

1. **Location of Tax Phase-In**. The property that is the subject matter of this Agreement is the land and improvements located at 207 and 209 E. Main Street, Brenham, Texas and described more particularly as all that certain tract or parcel of land containing lying and being situated in the City of Brenham, Washington County, Texas, being in the A. Harrington Survey, Abstract No. 55, containing 5,960 square feet, being a portion of Original Town Lots 57 and 58, and that portion of abandoned alleys adjoining them, being the same tract of land described in that deed dated February 27, 2025 from Michael Wortley and Allison Wortley to Brenham Main Street Holdings 1, LLC, recorded in Instrument Number 2025-1087 of the Official Records of Washington County, Texas, said property boundaries being more fully described in Exhibit "C" attached hereto and incorporated herein for all purposes, and which property is hereinafter referred to as "PREMISES."

2. **Improvements**. In consideration of COMPANY'S construction of at least Two Million and No/100 Dollars ($2,000,000.00) of real and personal property improvements to said PREMISES, including fixed machinery and equipment, CITY agrees that, subject to the terms and conditions contained herein, eligible improvements and renovations to the above described

PREMISES shall be entitled to tax phase-in incentives in accordance with the schedule as provided in "Table 3 – Downtown Zone," said Table being set out in the attached Exhibit "A" incorporated herein for all purposes, and that upon the expiration of such tax phase-in incentives this Agreement shall terminate.

"Improvements and renovations" as used herein shall be defined as including the building and all other associated improvements (personal and realty) and fixtures and equipment on the PREMISES added by the COMPANY within said zone. COMPANY will limit the uses of the property consistent with the general purpose of encouraging development or redevelopment of the ZONE during the period that property tax exemptions are in effect.

COMPANY acknowledges and agrees that the purpose of CITY in entering into this Agreement is to encourage development of the property in the ZONE and, therefore, COMPANY agrees to limit the use of the property to further said purpose.

3. **Submission of Plans**. COMPANY agrees that the site plan, interior and exterior design drawings and materials ("PLANS") for each improvement will be submitted to CITY and/or its designated representative for its approval when available. An official set of PLANS will be designated by the COMPANY and will be kept on file with the CITY.

4. **Other Applicable Regulations**. COMPANY agrees to construct all improvements in accordance with all applicable laws, ordinances, codes, rules, requirements or regulations of the City of Brenham, Washington County, the State of Texas and the United States, and any subdivision, agency or authority thereof.

5. **Liability of City in Approving Plans**. CITY, by approving the PLANS or any revised PLANS, assumes no liability or responsibility therefore for any defect in any fixed machinery or equipment installed or any improvement or structure constructed, renovated, or repaired from the PLANS or approved revised PLANS. The relationship between CITY and COMPANY at all times shall not be deemed a partnership or joint venture for purposes of this Agreement or for any other purpose.

COMPANY AGREES TO HOLD HARMLESS, INDEMNIFY AND REIMBURSE CITY, ITS OFFICERS, AGENTS, AND/OR EMPLOYEES FOR ANY DAMAGES SUFFERED BY THEM DUE TO COMPANY'S NEGLIGENCE OR WILLFUL MISCONDUCT, SUCH DUTY AND LIABILITY NOT TO EXCEED WHAT COMPANY WOULD OWE TO ANY OF THEM UNDER COMMON LAW. CITY AGREES TO NOTIFY COMPANY AS SOON AS REASONABLY POSSIBLE AFTER CITY BECOMES AWARE OF ANY LEGAL ACTION (INCLUDING PRE-LITIGATION NOTICES, DEMAND LETTERS, ETC.) WHICH REASONABLY COULD THEN BE FORESEEN AS HAVING THE PROSPECTIVE POTENTIAL OF ACTIVATING THE TERMS OF THE IMMEDIATELY PRECEDING SENTENCE.

6. **Rights of City to Inspect**. At all reasonable times during the construction and installation of improvements and renovations on the PREMISES and following completion, CITY and its respective designees may inspect PREMISES in order to verify the construction, workmanship, materials and installations involved in or incident to the project are performed in

substantial compliance with the approved PLANS and compliance with the applicable building permits and governmental regulations.

7. **Payment of Taxes by Company**. COMPANY agrees to pay all ad valorem taxes and assessments that may be owed to CITY or any other taxing entity by it prior to such taxes and/or assessments becoming delinquent; provided, that COMPANY shall have the right to contest in good faith the validity or application of any such tax or assessment and shall not be considered in default hereunder so long as such contest is diligently pursued to completion. If COMPANY undertakes any such contest, COMPANY shall so notify in writing CITY and keep CITY appraised of the status of such contest. Should COMPANY be unsuccessful in such contest, COMPANY shall promptly pay the taxes, penalties, and/or interest, resulting therefrom.

COMPANY certifies that at the time of execution of this Agreement, there are no delinquent ad valorem taxes on the PREMISES, or fixed machinery, equipment and buildings located on the PREMISES, owed to any taxing jurisdiction. Subject to the foregoing paragraph, COMPANY shall pay all non-phased-in taxes subject to all requirements and due dates, as it would be required to pay in the absence of this Agreement.

8. **Tax Recapture**. In the event COMPANY (i) does not construct the improvements and renovations to the PREMISES as contemplated by this Agreement, (ii) fails to use the PREMISES for the purposes that are contemplated by this Agreement, (iii) fails to comply with the terms of the "City of Brenham Policy Statement on Property Tax Phase-In Incentive for Selected Commercial Enterprises", or (iv) otherwise fails to comply with the terms of this Agreement, then the CITY shall have the right to terminate this Agreement and recapture the

amount of all property taxes abated as a result of this Agreement in accordance with Texas Tax Code Sec. 312.205 and the POLICY after written notice of intended recapture by CITY to COMPANY and failure to cure by COMPANY within thirty (30) days of said notice.

9. **Default**. In the event COMPANY (i) allows the PREMISES to become vacant, (ii) fails to pay all non-abated ad valorem taxes as required by Section 7 hereof, (iii) fails to comply with the terms of the "City of Brenham Policy Statement on Property Tax Phase-In Incentive for Selected Commercial Enterprises", or (iv) otherwise fails to comply with the terms of this Agreement, then COMPANY shall be in "default" in the performance of this Agreement. The CITY shall notify COMPANY in writing of said "default." Further, in accordance with Chapter 2264, Texas Government Code, COMPANY certifies that COMPANY, or a branch, division, or department of COMPANY does not and will not knowingly employ an undocumented worker. COMPANY further certifies that in the event that COMPANY, or a branch, division, or department of COMPANY, is convicted of a violation under 8 U.S.C. Section 1324a(f), COMPANY shall be repay the amounts of ad valorem taxes previously abated by the CITY pursuant to this Agreement, with interest, calculated at the rate ten percent (10%) annually. Such a conviction shall constitute a default under this Agreement.

If COMPANY does not comply with this Agreement within thirty (30) days of written notice of such "default", CITY reserves the right to terminate this Agreement and terminate the benefits of tax phase-in provided for in this Agreement, and all taxes previously abated pursuant to this Agreement shall be recaptured and paid to the CITY by the COMPANY. In such event, the PREMISES and all improvements, fixed machinery and equipment installed thereon shall be deemed taxable and not entitled to tax phase-in as provided herein. If this Agreement is terminated, any taxes abated for the calendar year of the termination shall be paid within sixty (60) days of the date of such termination, and all taxes and all taxes previously abated pursuant to this Agreement shall be recaptured and paid to the CITY by the COMPANY within sixty (60) days of the date of termination.

10. **Tax Phase-In Amount.** COMPANY shall receive tax phase-in incentives for eligible property improvements in accordance with the schedule as provided in "Table 3 – Downtown Zone," said Table being set out in the attached Exhibit "A," and that upon the expiration of such tax phase-in incentives this Agreement shall terminate. The total annual tax phase-in incentive amount received by the COMPANY, expressed on a percentage basis, shall be the percentage provided for in Table 3 for the applicable year of the tax phase-in.

COMPANY shall, on or before October 15 of each calendar year, submit a sworn statement to the CITY'S Compliance Review Committee that COMPANY is in compliance with this Agreement, including such information as may be necessary to verify compliance (e.g. employment and payroll information), subject to verification by the City of Brenham and/or the Compliance Review Committee

During the term of this Agreement, the CITY, its officers and employees, and/or the Compliance Review Committee is entitled to review and verify the COMPANY'S employment records, payroll records, and such other information and documents as the CITY and/or the Compliance Review Committee deems reasonably necessary to verify compliance with this Agreement. The CITY, its officers and employees, and/or the Compliance Review Committee may conduct on-site inspections of the PREMISES and facilities located thereon during the term of this Agreement to verify compliance with this Agreement.

The estimated value of eligible property improvements for tax phase-in incentives is at least Two Million and No/100 Dollars ($2,000,000.00). Notwithstanding anything contained herein to the contrary, COMPANY and CITY agree that the amount of eligible property improvements is based on projected property improvements, and the actual amount of tax phase-in incentives shall be determined annually by Table 3 of the POLICY based on the actual eligible improvements. COMPANY agrees to reasonably cooperate with CITY to determine compliance with this Agreement and the applicable level of tax phase-in incentives.

11. **Certificate of Compliance**. Upon completion of the improvements and renovations to the PREMISES, COMPANY shall submit to CITY a sworn Certificate of Compliance certifying that all construction of the improvements and renovations to the PREMISES has been completed in accordance with the approved plans. After receipt of this Certificate of Compliance, CITY shall make a final inspection of PREMISES to determine whether the improvements and renovations have been constructed and installed in compliance with this Agreement. Upon so finding, CITY shall approve such a Certificate of Compliance and authorize tax phase-in to commence on January 1 of the year indicated in said certificate and terminate after the property has received the tax phase-in incentives as provided by this Agreement and Exhibit "A."

12. **Eligible and Ineligible Property**. "Eligible property" is defined to include all of the following items located on the PREMISES which were not so located prior to execution of this

Agreement and whether or not they are so affixed as to become "real property": buildings, structures, fixed machinery and equipment, site improvements (including landscaping), office space and related fixed improvements necessary to the operation and administration of the facility.

"Ineligible Property" shall be fully taxable and ineligible for abatement, defined as including:

Land;
Animals;
Inventories;
Supplies;
Tools;
Furnishings and other forms of movable personal property (except as described as "eligible property" above);
Vehicles;
Vessels;
Aircraft;
Hotels/motels;
Housing or residential property;
Fauna;
Flora (excluding landscaping improvements);
Retail facilities;
Deferred maintenance investments;
Improvements for the generation or transmission of electrical energy not wholly consumed by a new facility or expansion;
Any improvements including those to produce, store or distribute natural gas or fluids that are not integral to the operation of the facility; or
Property owned or used by the State of Texas or its political subdivisions or by any organization owned operated or directed by a political subdivision of the State of Texas.

13. **Severability**. If any provision of this Agreement is held to be illegal, invalid, or unenforceable under the present or future laws effective while this Agreement is in effect, such provision shall be automatically deleted from this Agreement and the legality, validity and enforceability of the remaining provisions of this Agreement shall not be affected thereby, and in lieu of such deleted provision, there shall be added automatically as part of this Agreement a

provision that is similar in terms and substance to such deleted provision as may be possible and yet be legal, valid and enforceable under the Texas Tax Code and related state statutes.

14. **Texas Law to Apply.** This Agreement shall be construed under the POLICY adopted by the CITY, including the Glossary of Terms, in accordance with said POLICY in force at the date of execution hereof and in accordance with the laws of the State of Texas. All obligations of the parties created hereunder are performable in Washington County, Texas. In the event of litigation, or other claim or dispute arising out of or involving this Agreement, exclusive venue shall lie in a court of competent jurisdiction in Washington County, Texas.

15. **Prior Agreements Superseded**. This Agreement constitutes the sole agreement of the parties herein and supersedes any and all prior written or oral agreements, arrangements or understandings between the parties relating to the subject matter.

16. **Amendments**. No amendment, modification or alteration of the terms hereof shall be binding unless the same shall be in writing, dated subsequent to the date of this Agreement and duly executed by the parties hereto.

17. **Rights and Remedies Cumulative**. The rights and remedies provided by this Agreement are cumulative and the use of any one right or remedy by either party shall not preclude or waive its rights to use all other remedies. Said rights and remedies are given in addition to any other rights the parties may have by law, statute, ordinance or otherwise.

18. **No Waiver.** No waiver by CITY in any event of default, or breach of any covenant, condition or stipulation herein contained by COMPANY shall be treated as a waiver of any subsequent default or breach of the same or any other covenant, condition or stipulation hereof.

19. **Assignment**. This Agreement may be assigned by COMPANY upon CITY'S written approval of said assignment by the adoption of a resolution by the COUNCIL, and assignee assumes any and all rights and obligations under this Agreement. Upon such assignment, the assignor shall be fully released from any and all obligations under this Agreement.

20. **Authority to Act**. The parties to this Agreement shall provide proof of authorization to execute this document.

21. **Notice**. Whenever notice or other communication is herein required to be given to COMPANY or to CITY, such notice will be sent, respectively, to the attention of COMPANY'S President or other designated officer at the address of Company's facility in the reinvestment ZONE, or to the attention of the City Manager at the address of said City Manager's then-current office location, via certified or registered mail, return receipt requested. Such notice will be considered effectively delivered when sent if such is properly addressed and sent and the return receipt is received by the sender, or if addressee fails to receive or accept delivery and the undelivered item is returned to sender.

22. **Definitions**. Any definitions of words or phrases given in the currently effective tax phase-in guidelines entitled "City of Brenham Policy Statement on Property Tax Phase-in

Incentive for Selected Commercial Enterprises" shall be controlling in this document as well, except as may be specifically modified herein

23. This Agreement has been approved by the governing body of the CITY.

24. Any aspect of this Agreement which may happen to conflict with the underlying jurisdiction's tax phase-in guidelines shall be considered as an approved modification or clarification of such guidelines as may be required to affect the intent of this Agreement.

25. For the duration of this Agreement and for additional consideration for this tax phase-in, COMPANY agrees to purchase the following utilities: water, electric, natural gas, and sewer, exclusively from the City of Brenham in its service area.

26. If any action is brought to enforce, construe or determine the validity of any term or provision of this Agreement (whether at the trial court level or any appeal therefrom), the prevailing party shall be entitled to reasonable attorney's fees and costs of the action.

The parties hereto have executed or caused to be executed by their duly authorized officials this Agreement in multiple counterparts, each of equal dignity, on this the ______ day of ____________________, 2026.

BRENHAM MAIN STREET HOLDINGS 1, LLC

____
Michael J. Wortley
Managing Member
6 Fleury Way
The Woodlands, TX 77382

CITY OF BRENHAM, TEXAS

____
Atwood C. Kenjura
Mayor
P.O. Box 1059
Brenham, TX 77834-1059

ATTEST:

BY: ________________________
Jeana Bellinger, TRMC, CMC
City Secretary
P.O. Box 1059
Brenham, TX 77834-1059

THE STATE OF TEXAS

COUNTY OF WASHINGTON

Before me, the undersigned authority, on this day personally appeared **ATWOOD C. KENJURA**, Mayor of the CITY OF BRENHAM, TEXAS, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the ____ day of ______________, 2026.

____
Notary Public in and for
the State of Texas

THE STATE OF TEXAS

COUNTY OF WASHINGTON

Before me, the undersigned authority, on this day personally appeared **MICHAEL J. WORTLEY**, Managing Member of BRENHAM MAIN STREET HOLDINGS 1, LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the ______ day of ____________, 2026.

____
Notary Public in and for
the State of Texas

EXHIBIT A

CITY OF BRENHAM

POLICY STATEMENT ON PROPERTY TAX PHASE-IN INCENTIVE FOR SELECTED COMMERCIAL ENTERPRISES

Policy Adoption Date: December 19, 2024

I. PURPOSE

The City of Brenham, hereinafter referred to as "the City," is committed to the promotion of high quality development in all parts of the community and to improving the quality of life for its citizens. In order to help meet these goals and to stimulate economic development, the City will consider providing incentives that include, but are not limited to, the property Tax Phase-In incentive, in accordance with the procedures, criteria and guidelines set forth in this Policy and as provided by Chapter 312 of the Texas Tax Code. Nothing in this Policy shall imply or suggest that the City is under any obligation to provide any incentives to any applicant. Each application for the Tax Phase-In incentive under this Policy shall be considered on an individual basis.

II. DEFINITION OFT AX PHASE-IN INCENTIVE

Tax Phase-In incentive or Tax Abatement, as referred to in this Policy, means the partial, temporary exemption from ad valorem taxes on certain qualifying property in a Reinvestment Zone designated by the City or County for economic development purposes. Only ad valorem (property) taxes are eligible for the incentive. Brenham ISD and Blinn College taxes are required to be paid in full at all times.

The attached Glossary is a list of words with their definitions that are found in this document, and the Glossary is incorporated herein by reference.

III. GUIDELINES AND CRITERIA

In order to be eligible for property Tax Phase-In incentive, the planned improvement at a minimum must:

(a) Be a facility used or to be used by a Primary Jobs Employer according to Exhibit A (except for a location in the Downtown Zone).

(b) The project must add new value to the tax roll of eligible property: a minimum of $2,500,000 for an existing local or new business. For development in the Downtown Zone, a National Register Historic District, the added value must be a minimum of $75,000. This is to help maintain the economic viability of the central business district.

(c) The applicant must maintain or create within the first year and throughout the Tax Phase- In incentive period a minimum of ten (10) jobs at an average salary of $44,000/year or higher, including any benefits (except for a location in the Downtown Zone).

In consideration of the request for the Tax Phase-In incentive, the following factors will also be considered:

(1) Jobs The projected new jobs created including the number of jobs, the type of jobs and the average salary per job class.

(2) Fiscal Impact The amount of real and personal property value that will be added to the tax roll for both eligible and ineligible property, the amount of direct sales tax that may be generated, any infrastructure improvements by the City that will be required by the facility, the infrastructure improvements made by the facility, and the compatibility of the project with the City's master plan for development.

(3) Valuation at Termination of Tax Phase-In Incentive Period The estimated fair market value, valued at the end of incentive period, of any equipment included in the Tax Phase-In incentive. The economic life of the added-value property must exceed the duration of the granted Tax Phase-In incentive period.

(4) Community Impact

The pollution, if any, as well as other negative environmental impacts affecting the health and safety of the community that will be created by the project;

The revitalization of a depressed area;

The business opp01tunities of existing local businesses;

The alternative development possibilities for proposed site;

The impact on other taxing entities;

Whether the improvement is expected to solely or primarily have the effect of transferring employment from one part of Washington County to another; and/or,

Whether the product manufactured or service provided by the business competes to a substantial degree with an existing business.

IV. TAX PHASE-IN INCENTIVE AUTHORIZED

(a) Authorized Date A facility shall be eligible for the Tax Phase-In incentive if it has applied for the incentive prior to the commencement of construction and meets the guidelines and criteria under this Policy.

(b) Creation of New Value Tax Phase-In incentive may only be granted for the additional value of eligible property improvements made subsequent to the filing of an application for the Tax Phase-In incentive and specified in the Tax Phase-In incentive agreement between the City and the property owner and/or lessee, subject to such limitations as the guidelines and criteria may require.

(c) New and Existing Facilities Tax Phase-In incentive may be granted for new facilities and improvements and for the expansion or modernization of existing facilities and improvements. If the modernization project includes facility replacement, the Tax Phase-In incentive value shall be the tax- appraised value of the new unit(s) less the value of the old unit(s).

(d) Eligible Property Except as otherwise provided in this policy, the Tax Phase-In incentive may be extended to the value of buildings, structures, fixed machinery and equipment, site improvements plus that office space and related fixed improvements necessary or convenient to the operation and administration of the facility.

(e) Ineligible Property The following types of property shall be fully taxable and ineligible for property Tax Phase-In incentives:

land,
animals,
inventories,
supplies,
tools,
furnishings and other forms of movable personal property,
vehicles,
vessels,
aircraft,
housing or residential property (except for property owners in the Downtown Zone),
hotels/motels,
fauna,
flora,
retail facilities (except for property owners in the Downtown Zone),
deferred maintenance investments,
property to be rented or leased except as provided in Part IV (f),
improvements for the generation or transmission of electrical energy not wholly consumed by a new facility or expansion,
any improvements including those to produce, store or distribute natural gas or fluids that are not integral to the operation of the facility, or
property owned or used by the State of Texas or its political subdivisions or by any organization owned, operated or directed by a political subdivision of the State of Texas.

(f) Owned/Leased Facilities If a leased facility is granted the Tax Phase-In incentive, the agreement shall be executed with the lessor and the lessee and the new value investment shall be combined to calculate the total new value investment. If the lessee removes or reduces its new value investment to the detriment of the lessor, the lessor may annually elect to extend its Tax Phase-In incentive to obtain a replacement lessee. The lessor may obtain the full benefit of the remaining Tax Phase-In incentive period by resuming the Tax Phase-In incentive with the combined value of the replacement lessee by disregarding the Tax Phase-In incentive extension te1m. The lessor shall not receive any Tax Phase-In incentive during any year where a Tax Phase- In incentive extension has been elected. The Tax Phase-In incentive period, including any extensions, shall never exceed a total often years as provided by state law. The replacement lessee may apply for its own Tax Phase-In incentive based solely on its new value investment.

(g) Value and Term of Tax Phase-In incentive Tax Phase-In incentives shall commence with the January 1 valuation date immediately following the occupancy of the property qualifying for the Tax Phase-In incentive unless otherwise specified by the City. The value of new eligible properties shall be abated according to the approved agreement between applicant and the City. The City, in its sole discretion, shall determine the amount of any Tax Phase-In incentive. The Table land Table 2 Tax Phase-In incentive Schedules - Exhibit "B", Table 3 in a Downtown Zone (map Exhibit "C"), incorporated herein by reference, shall be the maximum Tax Phase-In incentive available based on total new value investment or added employment for each year during the Tax Phase-In incentive term, whichever is greater.

The total amount of eligible property improvements and jobs created and retained are based on projected property improvements and personnel employed. However, the actual amount of tax phase-in incentives shall be determined annually by Table 1 and Table 2 in Exhibit B based on the actual eligible improvements and the actual number of employees, unless located in a Downtown Zone, in which the total amount of abatement will be derived from Table 3.

If an Existing Local Business has ten to forty-nine (1 0-49) employees for their base year employment, then the total abatement levels shall be determined from Levels 1-4 in Table 2 of Exhibit B. If an Existing Local Business has fifty (50) or more employees for their base year employment, then the following abatement levels shall be determined from Table 2 in Exhibit B:

- Level 5 - if base year employment is at least 90% for that calendar year
- Level 4- if base year employment is at least 80% for that calendar year
- Level 3 - if base year employment is at least 70% for that calendar year
- Level 2 - if base year employment is at least 60% for that calendar year
- Level I - if base year employment is at least 50% for that calendar year

(h) Downtown Zone A Tax Phase-In incentive zone within the designated downtown area in the attached Exhibit C, incorporated herein by reference, and any tracts or parcels contiguous to a tract in Exhibit C under common ownership. Tax Phase-In incentive in a Downtown Zone shall receive approval for building plans and specifications by the Main Street Board as a condition of receiving the Tax Phase-In incentive.

(i) Taxability From the execution of the Tax Phase-In incentive contract to the end of the agreement period, taxes shall be payable as follows:

(1) The value of ineligible property as provided in Part IV (e) shall be fully taxable.

(2) The base year value of existing eligible property as determined each year shall be fully taxable.

(3) The additional value of new eligible property shall be taxable in the manner described in Part IV (g).

V. APPLICATION PROCESS

(a) Any present or potential owner of taxable property in the City of Brenham may request the creation of a Reinvestment Zone and Tax Phase-In incentive by filing written request with the City Manager.

(b) The application shall consist of a completed application form accompanied by:

(I) A general description of the proposed use and the general nature and extent of the modernization, expansion or new improvements to be undertaken;

(2) A descriptive list of the improvements which will be a part of the facility;

(3) A map and property description or a site plan, including a legal description of the area proposed for designation as a Reinvestment Zone, as applicable.

(4) A time schedule for undertaking and completing the planned improvements;

(5) In the case of modernizing or replacing existing facilities, a statement of the assessed value of the facility, separately stated for real and personal property, shall be given for the tax year immediately preceding the application;

(6) The application fonn may require such financial and other infonnation as deemed appropriate for evaluating the financial capacity and other factors of the applicant;

(7) A schedule reflecting the proposed amount of abated taxes for which the applicant seeks, as well as the anticipated taxes to be paid by the applicant which will not be subject to the Tax Phase-In incentive; and

(8) A schedule of the proposed job creation or retention, including details of job type(s), wages and benefits, and the timing of creation of any job within the phase-in period.

(9) An application fee of $300, refundable if the applicant does not quality for the abatement. There will be zero application fee for properties in the Downtown Zone.

(c) Upon receipt of a completed application, the City Manager shall notify the Mayor and City Council. Before acting upon the application, the City may conduct an Economic Impact Study. Following this step, the City shall afford the applicant and any other interested persons the opportunity to speak and present evidence for or against the designation of the area as a Reinvestment Zone for the purpose of the Tax Phase-In incentive during a public hearing. Notice of the public hearing shall be clearly identified on an agenda of the City to be posted as required by law. At least seven (7) days before the date of the hearing, notice of the hearing must be I) published in a newspaper having general circulation in the City; and 2) delivered in writing to the presiding officer of the governing body of each taxing entity having in its boundaries real property that is to be included in the proposed Reinvestment Zone.

(d) The City shall approve or disapprove the application for designation of an area as a Reinvestment Zone for Tax Phase-In incentive within ninety (90) days after receipt of the application. The presiding officer of the legislative body of the City shall notify the applicant of the approval or disapproval promptly thereafter.

(e) A request for designation of an area as a Reinvestment Zone for the purpose of receiving the Tax Phase-In incentive shall not be granted if the jurisdiction receiving the application finds that the request for the Tax Phase-In incentive was filed after the commencement of construction or installation of improvements related to a proposed modernization expansion or new facility began.

VI. PUBLIC HEARING

(a) Should the City be able to show cause in the public hearing why the granting of a designation of an area as a Reinvestment Zone for the Tax Phase-In incentive will have a substantial adverse effect on its bonds, service capacity or the provision of service, that showing shal I be reason for the City to deny the granting of the application.

(b) Neither a Reinvestment Zone nor a property Tax Phase-In incentive agreement shall be authorized if it is determined that:

(1) There would be a substantial adverse effect on the provision of a government service or tax base of the City.

(2) The applicant has insufficient financial capacity

(3) Planned or potential use of the property would constitute a hazard to public safety, health or morals.

(4) Planned or potential use of the property violates governmental codes or laws.

VII. AGREEMENT

(a) After approval of the application for the designation of an area as a Reinvestment Zone for the property Tax Phase-In incentive, the City shall formally pass a resolution and execute an agreement with the owner of the facility and the lessee involved, if any, which shall include:

(1) Estimated value to be abated and the base year value.

(2) Percent of value to be abated each year as provided in Part IV (g).

(3) The commencement date and the termination date of Tax Phase-In incentive.

(4) The proposed use of the facility, nature of construction, time schedule for undertaking and completing the planned improvements, map, property description and improvements list as provided in Application, Part V.

(5) Contractual obligations in the event of default, violation of terms or conditions, delinquent taxes, recapture, administration and assignment as provided herein and other provisions that may be required for uniforn1ity or by state law.

(6) Amount of investment and average number of jobs involved for the period of the Tax Phase-In incentive.

(7) Said contract shall meet all of the requirements of Texas Tax Code Chapter 312.

(b) Such agreement shall be executed within ninety (90) days after the later of I) the date applicant has forwarded all necessary information to the City or 2) the date of the approval of the application.

(c) The City shall make its own determination of the property Tax Phase-In incentive which shall not bind any other jurisdiction.

VIII. ADMINISTRATION

Each Tax Phase-In incentive project will be monitored annually for compliance. The agreement will require the applicant to provide a sworn statement and documents verifying compliance each year. Failure to provide the required documents in the manner outlined herein shall result in termination of the Tax Phase-In incentive agreement.

The terms of the agreement shall include the right of the City to review and verify the applicant's employment records and payroll records in each year during the term of the agreement, and to conduct an on-site inspection of the project in each year during the duration of the Tax Phase-In incentive, and to review such other items as may be reasonable to verify compliance with the terms of the agreement.

The agreement shall stipulate that employees and/or designated representatives of the City will have access to the Reinvestment Zone during the tenn of the Tax Phase-In incentive to inspect the facility to determine compliance with the terms and conditions of the agreement. All inspections will be made only after the giving of twenty-four (24) hours prior notice and will be conducted in such manner as to not unreasonably interfere with the construction and/or operation the facility. All City inspections will be made with one or more representatives of the company or individual and in accordance with its safety standards.

All proprietary infonnation acquired by any affected jurisdiction for purposes of monitoring compliance with the terms and conditions of a property Tax Phase-In incentive agreement shall be considered confidential to the extent allowed by law.

Compliance will be monitored in the following manner:

(a) A Compliance Review Committee shall collect from the applicant a sworn statement of compliance and verifying documents and conduct any inspections on or before June 30 of each calendar year. The Committee shall be comprised of 5 representatives, with 2 appointed by the Mayor, 2 appointed by the County Judge and 1 by the Chief Appraiser. They will be appointed by January 30 of even numbered years for a two year tenn. Any vacancy on the committee will be filled by the designated official who appointed the vacating committee person. The designated official may remove an appointee at any time. The company/individual receiving the property Tax Phase-In incentive shall furnish the Committee with such information as may be necessary to verify compliance, including the number of new or retained employees associated with the facility and their salaries.

(b) The Chief Appraiser of the County shall be given a copy of the tax abatement application along with all other documentation necessary to determine an annual assessment of the real and personal property in the Reinvestment Zone. This shall be done on or before October 1 of each calendar year.

(c) The Committee shall provide a report on the status of all Tax Phase-In incentive agreements to the City Council on or before December 15 of each calendar year.

IX. DEFAULT

Should the City determine that a company or individual is in default according to the terms and conditions of its agreement, the City shall notify the company or individual in writing at the address stated in the agreement, and if such default is not cured within thirty (30) days or begun to be cured (in the case of a default that cannot reasonably be cured within 30 days) from the date of such notice ("Cure Period"), then the agreement shall be terminated.

In the event that the company or individual:

(1) allows its ad valorem taxes owed the City to become delinquent and fails to timely and properly follow the legal procedures for their protest and/or contest; or

(2) does not create jobs as outlined in the agreement; or

(3) if an Existing Local Business falls below fifty percent (50%) of their base year employment number; or

(3) violates any of the terms and conditions of the Tax Phase-In incentive agreement and fails to cure same during the Cure Period; or

(4) if the facility is completed and begins producing product or service, but subsequently discontinues producing product or service for any reason excepting fire, explosion or other casualty or accident or natural disaster, for a period of more than one (1) year during the Tax Phase-In incentive period;

then the agreement shall terminate and so shall the Tax Phase-In incentive of taxes for the calendar year during which the agreement is terminated. The taxes otherwise abated for that calendar year shall be paid to the City within sixty (60) days from the date of termination.

X. ASSIGNMENT

(a) The Tax Phase-In incentive may be transferred and assigned by the holder to a new owner or lessee of the same facility upon the approval by resolution of the City, subject to the financial capacity of the assignee and provided that all conditions and obligations in the Tax Phase-In incentive agreement are guaranteed by the execution of a new contractual agreement with the City.

(b) The contractual agreement with the new owner or lessee shall not exceed the termination date of the Tax Phase-In incentive agreement with the original owner and/or lessee.

(c) No assignment or transfer shall be approved if the parties to the existing agreement, the new owner or new lessee are liable to the City for outstanding taxes or other obligations.

(d) Approval shall not be unreasonably withheld.

XI. SUNSET PROVISION

(a) This policy is effective upon the date of the adoption and will remain in force for two (2) years, at which time all Reinvestment Zones and Tax Phase-In incentive contracts created pursuant to its provisions may be reviewed by the City to determine whether the goals have been achieved. Based on that review, this policy may be modified, renewed or eliminated, providing that such actions shall not affect existing contracts.

(b) This policy does not amend any existing Industrial District Contracts or agreements with the owners of real property in areas deserving of specific attention as agreed by the City.

(c) Prior to the date for review, as defined above, this Policy Statement may be modified by a three fourths (3/4) vote of members each governing body, as provided for under the laws of the State of Texas.

XII. SEVERABILITY AND LIMITATIONS

(a) In the event that any section, clause, sentence, paragraph or any part of this Policy Statement shall, for any reason, be adjudged by any court of competent jurisdiction to be invalid, such invalidity shall not affect, impair, or invalidate the remainder of this Policy Statement.

(b) Property that is owned or leased by the following is excluded from the property Tax Phase-In incentive:

(1) a member of the governing body of the City of Brenham or a member of a planning board or commission of the City; or

(2) a member of the Commissioners Court or a member of a planning board or commission of Washington County.

(c) If this Policy Statement has omitted any mandatory requirements of the applicable Tax Phase-In incentive laws of the State of Texas, then such requirements are hereby incorporated as a part of this Policy Statement.

XIII. VARIANCE

Requests for any variances from this Policy may be made in written form to the City Manager. Such request shall include a complete description of the circumstances explaining why the applicant, company or individual should be granted a variance. Approval of a request for variance requires a three- fourths (3/4) majority vote of the governing body of the City.

GLOSSARY

(a) "City" means the City of Brenham, Texas that levies ad valorem taxes upon and/or provides services to property located within the City limits.

(b) "Abatement" means reducing or nullifying a portion of ad valorem taxes.

(c) "Agreement" means a contractual agreement between a property owner and/or lessee and the City for the purpose of the Tax Phase-In incentive.

(d) "Base year employment" means the average number of employees for each quarter at an existing local business of the year prior to the execution of the agreement.

(e) "Base year value" means the assessed value of eligible property on January 1 preceding the execution of the agreement plus the agreed upon value of eligible property improvements made after January 1 but before the filing of an application for the Tax Phase-In incentive.

(f) "Committee" means the Compliance Review Committee, consisting of representatives appointed by the City, County and Chief Appraiser's office to annually review documents verifying compliance of all projects receiving the Tax Phase-In incentive.

(g) "Deferred maintenance" means improvements necessary for continued operations which do not improve productivity or alter the process technology.

(h) "Existing Local Business" means a business that has been located in the City of Brenham and has paid property taxes for at least one full year prior to submitting any application for the property Tax Phase-In incentive.

(i) "Expansion" means the addition of buildings, employees, structures, machinery or equipment for purposes of increasing production capacity.

(j) "Facility" means property improvements completed or in the process of construction which together comprise an integral whole.

(k) "Job(s)" shall represent a newly created or a retained employment position on a full-time permanent basis at an average base salary of $44,000 or higher, including any benefits, whether hired directly or leased through an employee leasing service.

(l) "Modernization" means the upgrading and or replacement of existing facilities which increases the productive input or output, updates the technology or substantially lowers the unit cost of the operation. Modernization may result from the construction, alteration or installation of buildings, structures, fixed machinery or equipment. It shall not be for the purpose of reconditioning, refurbishing or repairing.

(m) "New Facility" means improvements to real estate previously undeveloped which is placed into service by means other than or in conjunction with expansion or modernization.

(n) "Productive Life" means the number of years a property improvement is expected to be in service in a facility.

EXHIBIT A
PRIMARY JOBS EMPLOYER DEFINITION

Sec. ill (a)
Be a facility used or to be used by a Primary Jobs Employer.

"Primary job" means a job that is:

(i) available at a company for which a majority of the products or services of that company are ultimately exported to regional, statewide, national, or international markets infusing new dollars into the local economy; and

(ii) included in one of the following sectors of the North American Industry Classification System (NAICS):

NAICS Sector#	**Description**
111	Crop Production
112	Animal Production
113	Forestry and Logging
11411	Commercial Fishing
115	Support Activities for Agriculture and Forestry
211-213	Mining
221	Utilities
311-339	Manufacturing
42	Wholesale Trade
48-49	Transportation and Warehousing
5I (excluding 512131 and 512132)	Information (excluding motion picture theaters and drive-in motion picture theaters)
523-525	Securities, Commodity Contracts, and Other Financial Investments and Related Activities; Insurance Carriers and Related Activities; Funds, Trusts, and Other Financial Vehicles
5413, 5415, 5416, 5417, and 5419	Architectural, Engineering, and Related Services; Computer System Design and Related Services; Management, Scientific, and Technical Consulting Services; Scientific Research and Development Services; Other Professional, Scientific, and Technical Services
551	Management of Companies and Enterprises
56142	Telephone Call Centers
922140	Correctional Institutions

EXHIBITB
TAX PHASE-IN INCENTIVE SCHEDULES

Applicants may receive property Tax Phase-In incentive according to the schedules in Tables 1 and 2, depending on their combination of property value creation and job creation/retention.

TABLE 1 (earns 50% of incentive)

Property Improvements by an Existing Local or New Business

Level	Amount of Valuation of Eligible Improvements as determined by the Tax Appraisal District: From	To	Percent of property tax to be abated each year: 1	2	3	4	5	6	7	8
1	$2,500,000	$4,000,000	45	45	45	40	30	20	0	0
2	$4,000,001	$5,500,000	45	45	45	45	40	30	20	0
3	More than	$5,500,000	45	45	45	45	45	40	30	20

TABLE 2 (earns 50% of incentive)

2 - Jobs Created & Retained - by Existing Businesses or New/Relocating Businesses

Level	The number of new and/or retained full-time employees with an average salary level of $44,000+/year including benefits averaged during the twelve calendar months prior to the tax assessment date of January 1: From	To	Percent of property tax to be abated each year: 1	2	3	4	5	6	7	8
1	10	19	45	40	30	20	0	0	0	0
2	20	29	45	45	40	30	20	0	0	0
3	30	39	45	45	45	40	30	20	0	0
4	40	49	45	45	45	45	40	30	20	0
5	50 and more		45	45	45	45	45	40	30	20

TABLE 3 Downtown Zone

Amount of valuation of downtown reinvestment determined by tax appraisal:	Percent of property tax to be abated each year							
Valuation		2	3	4	5	6	7	8
$75,000 to $150,000	90	90	90	60	40	20	0	0
$150,001 to $250,000	90	90	90	90	60	40	20	0
$250,001 and beyond	90	90	90	90	90	60	40	20

EXHIBIT C
MAP OF DOWNTOWN ZONE

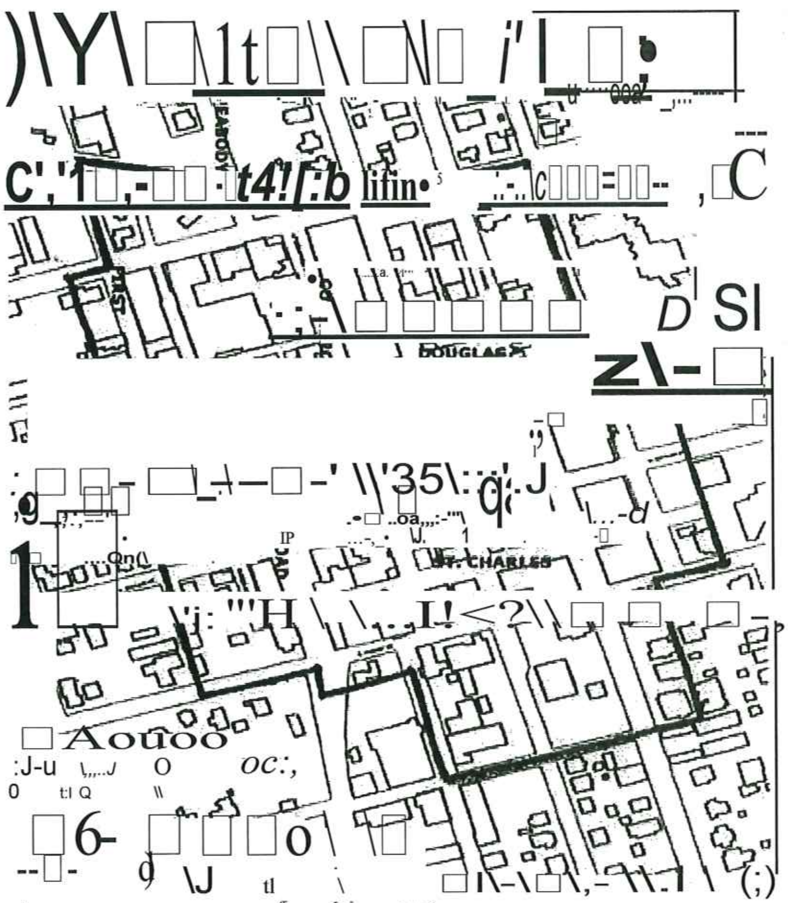

EXHIBIT B
ORDINANCE NO. O-26-001

AN ORDINANCE DESIGNATING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE CITY OF BRENHAM, WASHINGTON COUNTY, TEXAS, BEING IN THE A. HARRINGTON SURVEY, ABSTRACT NO. 55, CONTAINING 5,960 SQUARE FEET, BEING A PORTION OF ORIGINAL TOWN LOTS 57 AND 58, AND THAT PORTION OF ABANDONED ALLEYS ADJOINING THEM, BEING THE SAME TRACT OF LAND DESCRIBED IN THAT DEED DATED FEBRUARY 27, 2025 FROM MICHAEL WORTLEY AND ALLISON WORTLEY TO BRENHAM MAIN STREET HOLDINGS 1, LLC, RECORDED IN INSTRUMENT NUMBER 2025-1087 OF THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS, SAID PROPERTY BEING LOCATED AT 207 AND 209 E. MAIN STREET, BRENHAM, TEXAS, AND SAID PROPERTY BOUNDARIES BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES, AS REINVESTMENT ZONE NUMBER FIFTY-FOUR FOR COMMERCIAL TAX PHASE-IN, CITY OF BRENHAM, TEXAS AS PROVIDED IN CHAPTER 312, TEXAS TAX CODE; ESTABLISHING THE NUMBER OF YEARS FOR THE ZONE, AUTHORIZING AN AGREEMENT FOR EXEMPTION FROM TAXATION THE INCREASE IN VALUE OF CERTAIN PROPERTY IN ORDER TO ENCOURAGE DEVELOPMENT AND REDEVELOPMENT AND OTHER MATTERS RELATING THERETO; AND FINDING AND DETERMINING THAT THE MEETINGS AT WHICH THIS ORDINANCE WAS PASSED WERE OPEN TO THE PUBLIC AS REQUIRED BY LAW

WHEREAS, the City Council of the City of Brenham, Texas, ("City") desires to encourage supervised improvements by property owners and lessees through tax phase-in procedures within its jurisdiction by the creation of a reinvestment zone as authorized by Chapter 312, Texas Tax Code (the "Act"); and

WHEREAS, on the 18th day of December, 2025, the City Council held a public hearing to receive comments concerning the designation of proposed Reinvestment Zone Number Fifty-Four. The notice of such hearing was published on November 20, 2025, such date being not later than the seventh day before the date of the public hearing; and

WHEREAS, the City called a public hearing and published notice of such public hearing as required by Section 312.201 of the Act; and has delivered written notice to the presiding officer of the governing body of each taxing unit within the jurisdiction of the proposed Reinvestment Zone Number Fifty-Four for Commercial Tax Phase-In; and

WHEREAS, at said public hearing the City presented evidence that such proposed designation would be reasonably likely to contribute to the retention or expansion of primary employment or to attract major investment in the zone that would be a benefit to the property, that the proposed improvements are feasible and practical, that said improvements would be a benefit to the land included in the zone and that would contribute to the economic development of the City; and

WHEREAS, the designation of the proposed reinvestment zone is consistent with the City's policies adopted by Council Resolution No. R-24-026 on the 19th day of December, 2024, and will benefit the land included within the Reinvestment Zone after the expiration of the Agreement; and

WHEREAS, the City at such public hearing invited any interested person or his attorney to appear and contend for or against the creation of the reinvestment zone, the boundaries of the proposed reinvestment zone, whether all or part of the territory which is referred to as City of Brenham Reinvestment Zone Number Fifty-Four for Commercial Tax Phase-In, should be included in such proposed reinvestment zone, and obtain tax phase-in; and

WHEREAS, at such hearing recommendations were given as to the number of years the reinvestment zone would be designated, the number of years in which an agreement would be available, as well as the percentage of potential tax exemption under the aforesaid tax phase-in guidelines and criteria to be applied to taxable real property which is developed;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BRENHAM, TEXAS:

Section 1. That the facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct and are incorporated herein for all purposes.

Section 2. That the City, after conducting such hearing and having further studied recommendations, as well as the evidence presented at the public hearing, has made the following findings based on the evidence and testimony presented to it:

a) That the public hearing on the adoption of the reinvestment zone under the provisions of the Act has been properly called, held and conducted and that notice of such hearing has been published as required by law and has been sent to the respective taxing units within the proposed reinvestment zone; and

b) That the City has jurisdiction to hold and conduct said public hearing on the creation of the proposed reinvestment zone pursuant to the Act; and

c) That creation of the proposed reinvestment zone with boundaries described herein will result in improvements made after the passage of this Ordinance and the execution of tax phase-in agreements, that are feasible and practical and will benefit the City, its residents and property owners in the reinvestment zone; and

d) That the proposed designation will be reasonably likely to contribute to the retention or expansion of primary employment or to attract major investments to the zone that would be a benefit to the property and contribute to economic development of the City.

Section 3. That the City hereby creates Reinvestment Zone Number Fifty-Four, designated as all that certain tract or parcel of land containing lying and being situated in the City of Brenham, Washington County, Texas, being in the A. Harrington Survey, Abstract No. 55, containing 5,960 square feet, being a portion of Original Town Lots 57 and 58, and that portion of abandoned alleys adjoining them, being the same tract of land described in that deed dated February 27, 2025 from Michael Wortley and Allison Wortley to Brenham Main Street Holdings 1, LLC, recorded in Instrument Number 2025-1087 of the Official Records of Washington County, Texas, said property boundaries being more fully described in Exhibit "A" attached hereto and incorporated herein for all purposes, and such reinvestment zone shall hereafter be identified as Reinvestment Zone Number Fifty-Four for Commercial Tax Phase-In, City of Brenham, Texas.

Section 4. That the designation of Reinvestment Zone Number Fifty-Four for Commercial Tax Phase-In shall expire five (5) years from the date of this Ordinance unless renewed as provided by the Act, or at an earlier time designated by subsequent ordinance.

Section 5. That written agreements as provided in the Act with owners of eligible property located within the reinvestment zone shall be for a period of up to ten (10) years, and that the eligible property that is subject to the above mentioned exemption from taxation shall be the improvements to the property in conformity with the City's criteria and guidelines, and written agreements shall provide for an exemption from taxation of the total increase in value of the eligible property over its value in the year the agreement is executed. The written agreement will require that all taxes be current at the time of execution of agreement and be kept current to all taxing entities during the term of said agreement.

Section 6. That said designation of Reinvestment Zone Number Fifty-Four for Commercial Tax Phase-In and the written agreement thereof are in accordance with the City of Brenham's "Policy Statement on Property Tax Phase-In Incentive for Selected Commercial Enterprises" and will be a benefit to the land which will be included within the Reinvestment Zone and to the City of Brenham after the expiration of the agreement.

Section 7. That if any provision of this Ordinance shall be held to be invalid or unconstitutional, the remainder of such ordinance shall continue in full force and effect the same as if such invalid or unconstitutional provision had never been a part of it.

Section 8. That it is hereby officially found and determined that the meeting at which this Ordinance is passed is open to the public as required by law and that public notice of the time, place and purpose of said meeting was given as required.

PASSED AND APPROVED, on its first reading this the 18th day of December, 2025.

PASSED AND APPROVED, on its second reading this the 8th day of January, 2026.

____
Atwood C. Kenjura
Mayor

ATTEST:

____
Jeana Bellinger, TRMC, CMC
City Secretary

EXHIBIT C

IAMPE SURVEYING, INC
PROFESSIONAL LAND SURVEYORS
Texas Licensed Surveying Finn No. 10040700
P. O. Box 2037 - 1408 West Main Street
Brenham, Texas 77833
(979) 836-6677

MICHAEL WORTI..EY
AND
ALLISON WORTLEY

TIIE STAIB OF TEXAS

COUNTY OF WASHI,NGTON

SURVEYOR'S DESCRIPTION

5,960 SQUARE FEET

All that certain tract or parcel of Jan_d, lying and being situated in the City of Brenham, Washington County, Texas in the A. Harrington Survey, *A-55,* being a portion of Original Town Lots 57 and 58 and that portion of abandoned alleys adjoining them, said lots being a re-survey of the same land described in a deed from George R. Moorman, Trustee to Milton Y. Tate, Jr. and R. Hal Moorman, IV, dated March 6, 1978, recorded in Volume 362, Page 945, Deed Records of Washington County, Texas and the same land described in a deed from A. W, Hodde, Jr. and wife, VirginiaK. Hodde to R. Hal Moorman and Milton Y. Tate, Jr. D/8/A Historic Brenham, dated December 11, 1981, recorded in Volume 427, Page 803, Deed Records of Washington County, Texas, (427/803, D.R.W.C.,Tx.), and being more fully described by metes and bounds as follows, to-wit:

COMMENCING at a chiseled hole found in concrete at the intersection of the east margin of North Baylor Street with the south margin of Vulcan Street, being the northwest corner ofthe Charles L Barnes tract (1137/571, O.R.W.C.,1x.);

TIIENCE along the south margin of Vulcan Street, North 77 degrees 00 minutes 00 Seconds East, 67.00 feet to a hole chiseled in concrete for the northwest and BEGINNING comer hereof, being the northwest comer of said original Milton Y. Tate, Jr. and R. Hal Moonnan, IV tract (362/945, D.R.W.C.,Tx.), being the northeast comer of a Peter Emerson, Ltd tract called 2,948.29 square feet (990/961, O.R.W.C.,Tx.), a chiseled hole found in concrete for the northwest comer of a Peter Emerson, Ud. tract bears South 77 degrees 00 minutes 00 seconds West, 24.50 feet;

TIIENCE along the south margin of Vulcan Street, North 77 degrees 00 minutes 00 seconds East, 44.83 feet to a building comer for the northeast corner hereof and of said R. Hal Moorman and Milton Y. Tate, Jr. D/8/A Historic Brenham tract (427/803, D.R.W.C.,Tx.), common with the northwest corner of a Texan Title Realty Holdings, LLC tract (1811/599, O.R.W.C.,Tx.);

TIIENCE departing from said street margin and along the east line hereof, common with the west line of said Texan Title Realty Holdings, LLC tract, South 13 degrees 00 minutes 00 seconds East, at 8.3 feet pass a building comer and continuing for a total distance of 13250 feet to a building corner on the north margin of Main Street for the southeast comer hereof and of said R. Hal Moorman and Milton Y. Tate, Jr. D/B/A Historic Brenham tract (427/803, D.R.W.C.,Tx.), common with the southwest corner of said Texan Title Realty Holdings, LLC tract;

THENCE along the north margin of Main Street, South 77 degrees 00 minutes OD seconds West, 45.16 feet to a building corner on said street margin for the southwest comer hereof and of said original Milton Y. Tate, Jr. and R. Hal Moorman, IV tract (362/945, D.R.W.C.,Tx.), common with the southeast comer of said Peter Emerson, Ltd. tract;

THENCE departing from said street margin and along the westerly lines hereof, common with easterly Jines of said Peter Emerson, Ltd. tract, as follows:
North 13 degrees 00 minutes 00 seconds West, 60.75 feet to an exterior corner hereof;
North 77 degrees 00 minutes 00 seconds East, 0.33 feet to an interior comer hereof; and
North 13 degrees 00 minutes 00 seconds West, at 63.2 feet pass a building corner and continuing for a total distance of 71.75 feet to the PLACE OF BEGINNING and containing 5,960 Square Feet of land, more or less.

Reference is hereby made to a separate survey plat bearing even date herewith.
Bearings are based on records calls of the R. Hal Moorman and Milton Y. Tate, Jr. D/B/N Historic Brenham tract recorded in Volume 427, Page 803, Deed Records of Washington County, Texas.

I, Matt D. Lampe, Registered Professional Land Smveyor No. 5429 of the State of Texas, do hereby certify that this description accurately represents the results of an on the ground survey made under my direction.

Matt D. Lampe

STATE OF TEXAS
REGISTERED
MATT DEREK LAMPE
5429
PROFESSIONAL LAND SURVEYOR

Dated this the 2nd day of June, 2023.

R.P.LS. No. 5429
Lampe Surveying, Inc

3983-23
Fieldnotcs 5,960 Square Feet

Exhibit "A"

03/04/2025 3:33 P.M. *Page 3 of 3*
STATE OF TEXAS COUNTY OF WASHINGTON
I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the OFFICIAL RECORDS of Washington County, Texas as stamped hereon by me.

BETH A. ROTHERMEL, COUNTY CLERK

2025-1087

City of BRENHAM

City Council Regular Meeting

AGENDA ITEM 10

Agenda Item: **Discuss and Possibly Act Upon a Proposal from EMPACT Engineering, LLC for Long-Term Fiber Study and Authorize the Mayor to Execute Any Necessary Documentation**

Meeting Date: January 8, 2026

Department: Public Utilities

Staff Contact: Shawn Bolenbarr, Director of Municipal Gas & Utility Services

SUMMARY STATEMENT:

The City of Brenham wishes to enter into a Proposal with EMPACT Engineering, LLC for engineering services related to Long-Term Fiber Study. For and in consideration of the services rendered by Engineer pursuant to this Agreement, the City shall pay EMPACT Engineering, LLC a fixed cost of $72,000.00 for engineering services.

This agreement will consist of conducting a comprehensive walkout and documentation of the entire City of Brenham fiber network routes, and verify and field a true fiber ring to ensure one fiber cut does not result in loss of service to City of Brenham owned critical facilities. These services are further explained in detail in Attachment “A”, Part A (Scope of Services) of the Agreement.

Staff respectfully ask Council to approve the Proposal between the City of Brenham and EMPACT Engineering, LLC for the engineering services related to Long-Term Fiber Study.

ATTACHMENTS:

1. EMPACT Fiber Study Proposal FY26

RECOMMENDATION:

Approve a proposal from EMPACT Engineering, LLC for Long-Term Fiber Study, in an amount not to exceed $72,000.00, and authorize the Mayor to execute any necessary documentation.

Proposal for City of Brenham Long-Term Fiber Study

EMPACT Engineering shall perform the following tasks for the City of Brenham:

- Conduct a comprehensive walkout and documentation of the entire City of Brenham fiber network routes.
- Verify and field a true fiber ring to ensure one fiber cut does not result in loss of service to these critical facilities listed below.
- Confirm that there are no collapsed fiber sheaths entering or exiting the following critical-path facilities:
    - City Hall
    - Central Warehouse
    - Water Treatment Plant
    - South Substation
    - Aquatic Center
    - Police Station
    - Wastewater Treatment Plant
    - Longwood Radio Tower
    - Communications Facility
    - Fire Station 1
    - EMS Station 1
    - Parks Warehouse
    - Library
- Provide the City of Brenham with a detailed Scope of Work (SOW) for all proposed fiber construction (aerial or underground) to the above facilities, including photographs of IDF/telecom rooms showing available space and power.
- Identify all existing multimode fiber for replacement with single mode fiber.
- Verify and document the capacity of all underground facilities, including direct-buried fiber and conduit systems.

- Identify and document all slack points and fiber enclosures.
- Map all handholes.
- Perform Optical Time-Domain Reflectometer (OTDR) testing on all single-mode fiber to identify any damage or signal loss events.

This work will provide the City of Brenham with accurate data and recommendations to maintain fiber network integrity and develop proposed aerial or underground construction routes to city-owned facilities.

Deliverables

Upon completion of the project, EMPACT Engineering will provide:

1. A KMZ file or map (format of the City's choice) showing existing fiber routes, with comprehensive documentation and labeling at all patch panels (if required).
2. A detailed proposal outlining construction needed to:
    a. Remedy collapsed sections,
    b. Remove and replace multimode fiber, and
    c. Present options for aerial or underground construction to critical facilities.

Timeline

To be determined, based on:

- Access to city-owned buildings, and
- Coordination with any planned fiber service interruptions.

(A project schedule will be established in collaboration with the City following site access confirmation.)

Pricing

EMPACT Engineering proposes to complete this work at a **fixed cost of $72,000.**

City Council Regular Meeting

AGENDA ITEM 11

Agenda Item: **Discuss and Possibly Act Upon Change Order No. 2 to the Contract Between the City of Brenham and Hydro Resources-Mid Continent, Inc. Related to the Groundwater Supply - Phase 1, Project No. 63C-22C, and Authorize the Mayor to Execute Any Necessary Documentation**

Meeting Date: January 8, 2026

Department: Public Utilities

Staff Contact: Shawn Bolenbarr, Director of Municipal Gas & Utility Services

SUMMARY STATEMENT:

On October 17, 2024, the City Council awarded Project #63C-22C (Groundwater Supply-Phase 1) to Hydro Resources-Mid Continent, Inc. for a total cost of $1,864,560.00. On April 17, 2025, Council approved Change Order # 1, changing the project contract amount to $1,869,198.00.

On December 12, 2025, city staff received Change Order #2. Change Order #2 has a net project price increase of $62,410.00. Change Order #2 is needed to adjust the casing and screening quantities for the final well-casing design per the Hydrologist's (Rockfish Aquifer Imaging, LLC) recommendation. The description of the changes can be seen on Change Order #2 (2a - 2f). With the approval of Change Order #2, the new contract price will be $1,931,608.00. In addition to the project cost increase, Change Order #2 would also adjust the final completion date from July 9, 2025, to May 9, 2026.

ATTACHMENTS:

1. Change Order Number 2

RECOMMENDATION:

Approve Change Order No. 2, to the contract between the City of Brenham and Hydro Resources-Mid Continent, Inc. related to the Groundwater Supply - Phase 1, Project No. 63C-22C, in the amount of $62,410.00, and authorize the Mayor to execute any necessary documentation.

Strand Associates, Inc.®
1906 Niebuhr Street
Brenham, TX 77833
(P) 979.836.7937
www.strand.com

STRAND ASSOCIATES
Excellence in Engineering

December 12, 2025

CHANGE ORDER NO. 2

PROJECT:	Groundwater Supply–Phase 1
OWNER:	City of Brenham, Texas
CONTRACT:	63C-22C
CONTRACTOR:	Hydro Resources-Mid Continent, Inc.

Description of Change

2a	Change Bid Item No. 22 description from "30-inch" to "28-inch" and decrease the unit cost from $806 per VLF to $765 per VLF. Increase the quantity from 350 VLF to 455 VLF.	ADD	$65,975
2b	Decrease Bid Item No. 23 quantity from 770 VLF to 715 VLF at a unit cost of $381 per VLF.	(DEDUCT)	($20,955)
2c	Decrease Bid Item No. 24 quantity from 803 VLF to 748 VLF at a unit cost of $160 per VLF.	(DEDUCT)	($8,800)
2d	Decrease Bid Item No. 25 quantity from 800 VLF to 745 VLF at a unit cost of $108 per VLF.	(DEDUCT)	($5,940)
2e	Increase Bid Item No. 27 quantity from 190 VLF to 260 VLF at a unit cost of $225 per VLF.	ADD	$15,750
2f	Increase Bid Item No. 28 quantity from 160 VLF to 195 VLF at a unit cost of $468 per VLF.	ADD	$16,380
TOTAL VALUE OF THIS CHANGE ORDER:		ADD	$62,410

Contract Price Adjustment

Original Contract Price	$1,864,560
Previous Change Order Adjustments	$4,638
Adjustment in Contract Price this Change Order	$62,410
Current Contract Price including this Change Order	$1,931,608

Contract Substantial and Final Completion Date Adjustment

Original Contract Final Completion Date	July 9, 2025
Contract Final Completion Date Adjustments due to previous Change Orders	0 Days
Contract Final Completion Date Adjustments due to this Change Order	304 Days
Current Final Contract Completion Dates including all Change Orders	May 9, 2026

TBPE No. F-8405
TBPLS No. 10030000

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This document shall become a supplement to the Contract and all provisions will apply hereto.

RECOMMENDED

Kelly Haji | 12·12·25

ENGINEER–Strand Associates, Inc.® | Date

APPROVED

Billy Hamilton | 12/15/2025

CONTRACTOR–Hydro Resources-Mid Continent, Inc. | Date

APPROVED

OWNER–City of Brenham, Texas | Date

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