



**NOTICE OF A SPECIAL MEETING
THE BRENHAM CITY COUNCIL
THURSDAY, FEBRUARY 5, 2026 AT 3:00 PM
MORRIS HALL AT THE BARNHILL CENTER
106 S. DOUGLAS STREET
BRENHAM, TEXAS**

1. Call Meeting to Order

WORK SESSION

2. Discussion and Presentation on Special Utility Districts, Including Public Improvement Districts and Municipal Utility Districts

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, February 5, 2026 was posted to the City Hall bulletin board at 200 W. Vulcan St., Brenham, TX on Friday, January 30, 2026 at 2:45 p.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



City Council Special Meeting
AGENDA ITEM 2

Agenda Item: Discussion and Presentation on Special Utility Districts, Including Public Improvement Districts and Municipal Utility Districts

Meeting Date: February 5, 2026

Department: Development Services

Staff Contact: Stephanie Doland, Director of Development Services

SUMMARY STATEMENT:

During the Development Review process City Staff have received inquiries about the availability of special utility districts (SUDs) within the City of Brenham. At this time, no SUDs exist within either the City of Brenham or Washington County. Special utility districts such as public improvement districts (PIDs) and municipal utility districts (MUDs) are increasingly common as financing mechanisms for development. These districts are regulated by the Texas Commission on Environmental Quality (TCEQ) and the Texas Water Code, and they may be used to finance public improvements such as water, sewer, drainage, streets, and parks.

To prepare for future inquiries from the development community, the City requested Hawes Hill & Associates, LLP, a consulting firm with experience in creating development financing tools, including SUDs, to provide training on this topic. Representatives Naina Magon and David Hawes will present information on the following subjects:

- Types of special districts
- Why developers use special districts
- Benefits and disadvantages
- Considerations before creating a district
- Governance of special districts
- Role of the developer
- Role of the City

ATTACHMENTS:

None

RECOMMENDATION:

Discussion only - no action will be taken.