



**NOTICE OF A REGULAR MEETING  
THE BRENHAM CITY COUNCIL  
THURSDAY, MARCH 5, 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 Paul LaRoche**
- 3. Proclamations**
  - **American Red Cross Month**
- 4. Service Recognitions:**
  - **Jason Derrick: Police Department, 30 years**
  - **Larry Moreno Jr.: Parks Department, 30 years**
- 5. Special Presentations:**
  - **Texas Police Chiefs Association's Accreditation of the Brenham Police Department**
  - **Chief's Commendation Award**
- 6. Special Recognitions:**
  - **Greenlee Abeja: Head Lifeguard II, Recipient of the Texas Public Pool Conference Vera Solis Student Scholarship for \$1,000.00**
  - **Tammy Jaster: Aquatic and Recreation, Recipient of Texas Public Pool Conference Cindy Hallaran Distinguished Service Award**
  - **Kelsey Toy: Asst. Aquatic Supervisor, Association of Aquatic Professionals Competitor Aquatic Professional of the Month**
  - **Aquatic Center: Facility, Aquatics International Best of Aquatic Lifeguard Training (Association of Aquatic Professionals)**
- 7. Citizen Comments**

## **WORK SESSION**

- 8. Discussion and Presentation on Amendments to the City of Brenham's Code of Ordinances, Chapter 6 – Buildings and Structures, and Appendix A - Zoning:**
  - **Amendments to the Plumbing Code Regarding Car Washes**
  - **Definition and Zoning Districts for Data Centers**
- 9. Presentation and Discussion on First Quarter FY2025-26 Financial Reports**

## **PUBLIC HEARING**

- 10. Public Hearing and Discussion on an Amendment to the City of Brenham's Official Zoning Map of the Code of Ordinances to Change the Zoning from a Local Business/Residential Mixed-Use District (B-1) to a Single-Family Residential Use District (R-1) on Properties Identified as Lots 1A-8, Block 1 and Lots 1-16, Block 2 of the Timber Oaks Subdivision, Section III, and Lots 1-5 of the Timber Oaks Subdivision, Section IV, in Brenham, Washington County, Texas (Case No. REZONE-26-001)**

## **REGULAR SESSION**

- 11. Discuss and Possibly Act Upon a Request for a Noise Variance from Washington County for Construction Activities Related to the Washington County Courthouse Renovation Project and Authorize the Mayor to Execute Any Necessary Documentation**
- 12. Discuss and Possibly Act Upon an Ordinance on Its First Reading Amending the City of Brenham's Official Zoning Map of the Code of Ordinances to Change the Zoning from a Local Business/Residential Mixed-Use District (B-1) to a Single-Family Residential Use District (R-1) on Properties Identified as Lots 1A-8, Block 1 and Lots 1-16, Block 2 of the Timber Oaks Subdivision, Section III, and Lots 1-5 of the Timber Oaks Subdivision, Section IV, in Brenham, Washington County, Texas (Case No. REZONE-26-001)**
- 13. Discuss and Possibly Act Upon a Professional Services Agreement Between the City of Brenham and Strand Associates, Inc. for Engineering Services Related to Project No.63C-24C (Highway 36 South Elevated Storage Tank) and Authorize the Mayor to Execute Any Necessary Documentation**
- 14. Discuss and Possibly Act Upon a Memorandum of Understanding Between the City of Brenham and [Gen 4 Family Fund] for Park Improvements in Honor of William Harvey "Bill" Betts, Jr. and Authorize the Mayor to Execute Any Necessary Documentation**
- 15. Discuss and Possibly Act Upon an Ordinance on Its First Reading Providing for a No Parking Zone on the Eastward Side of Oak Tree Crossing Beginning at Its Intersection With Old Mill Creek Road and Extending to the Traffic Circle Ending at 1401 Timber Oaks Drive**
- 16. Discuss and Possibly Act Upon an Ordinance on Its First Reading Providing for a No Parking Zone on the North Side of W. Alamo St. (Business 290) Beginning at Seward St. and Extending East for Approximately 715 Feet, Ending at the Railroad Tracks**

- 17. **Discuss and Possibly Act Upon Award of Bid No. 26-006 for Type 'D' Hot Mix Asphalt and Authorize the Mayor to Execute Any Necessary Documentation**
- 18. **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.

**EXECUTIVE SESSION**

- 19. **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**
- 20. **Section 551.074, Texas Government Code, Personnel Matters - Discussion Concerning the Retirement of the City Manager, Potential Roles/Duties of the Retiring City Manager in Facilitating the Transition to a New City Manager, and the Appointment, Employment, Evaluation and Duties of a New City Manager, and Associated Issues**

**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, March 5, 2026 was posted to the City Hall bulletin board at 200 W. Vulcan St., Brenham, TX on Thursday, February 26, 2026 at 3:40 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

# PROCLAMATION

**WHEREAS,** Today, those who serve with the American Red Cross, Heart of Texas Chapter light the way during emergencies — whether it’s delivering shelter, food and comfort after disasters; providing a safe, lifesaving blood supply for patients facing conditions like cancer treatments, childbirth complications and traumatic injuries; assisting military members, veterans and their families with 24/7 global support; or empowering individuals with skills like first aid and CPR that save lives; and

**WHEREAS,** Every day, their acts of kindness change lives, bringing relief, comfort and hope when help can’t wait. This compassionate spirit runs deep in our community, just as it has for 145 years through the American Red Cross; and

**WHEREAS,** In March, we celebrate American Red Cross Month by honoring our neighbors who make the Red Cross humanitarian mission possible in the City of Brenham; and

**WHEREAS,** These efforts are a powerful reminder that the strength of our community lies in our shared commitment to one another. As we celebrate Red Cross Month, let’s celebrate our local heroes and resolve to continue lifting each other up, so no one faces an emergency alone.

**NOW, THEREFORE,** I Atwood C. Kenjura, Mayor of the City of Brenham, Texas do hereby proclaim March, 2026 as

## AMERICAN RED CROSS MONTH



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Atwood C. Kenjura  
Mayor



City Council Regular Meeting  
**AGENDA ITEM 8**

**Agenda Item:** Discussion and Presentation on Amendments to the City of Brenham's Code of Ordinances, Chapter 6 – Buildings and Structures, and Appendix A - Zoning:

- Amendments to the Plumbing Code Regarding Car Washes
- Definition and Zoning Districts for Data Centers

**Meeting Date:** March 5, 2026

**Department:** Development Services

**Staff Contact:** Stephanie Doland, Director of Development Services

**SUMMARY STATEMENT:**

The Development Services Department is seeking discussion and direction on possible amendments to the Code of Ordinances to be considered by the City Council. Items to be proposed consider new regulations and definitions to address new uses or concerns. During the Work Session, staff will outline each of the subject areas for direction from City Council for future ordinance amendments. The proposed text amendments to be discussed include:

- Car Washes: Propose a local amendment to the Plumbing Code in the Code of Ordinances to enact water saving regulations for car washes.
- Data Centers: Define “Data Center” in the Definitions section of the Zoning Ordinance and list as a Specific Use in the Industrial Zoning District.

On Monday, February 23, 2026, the Planning and Zoning Commission held a Workshop to discuss the proposed text amendments and were received favorably.

**ATTACHMENTS:**

1. Staff Memo - Car Wash and Data Centers Text Amendments
2. Presentation

**RECOMMENDATION:**

Work Session Item - no action will be taken.



## Development Services Department

### Memorandum

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Date February 24, 2026

To Honorable Mayor Atwood Kenjura and City Council

Cc Carolyn Miller, City Manager  
Megan Mainer, Assistant City Manager

From Stephanie Doland, Development Services Director

Subject Discussion and Possible Direction to Staff on Miscellaneous Text Amendments Including Proposed Amendments to the Code of Ordinances, Chapter 6 – Buildings and Structures, and Appendix A – Zoning of the Code of Ordinances

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The Development Services Department is seeking discussion and direction on possible amendments to the Code of Ordinances to be considered by City Council. The proposed amendments incorporate new regulations and updated definitions that respond to emerging uses and concerns. During the Work Session, staff will present each topic area and seek City Council's direction on how to proceed with future ordinance amendments. The proposed text amendments to be discussed include:

- Car Washes: Propose a local amendment to the Plumbing Code in the Code of Ordinances to enact water saving regulations for car washes.
- Data Centers: Define "Data Center" in the Definitions section of the Zoning Ordinance and list as a Specific Use in the Industrial Zoning District.

#### **Car Washes**

The City of Brenham Public Utility Department monitors the number of water taps the City is using, as well as the amount of potable water that is consumed. In the past 4 years, 3 new car washes have been constructed in the City of Brenham, which has increased the amount of potable water being consumed. To preserve water supply and encourage environmental sustainability and efficiencies, reclamation system requirements for future car washes are recommended. City Staff proposes to add a local amendment to the Plumbing Code in the Code of Ordinances to adopt water saving regulations for car washes.

In an article on CarXplorer Blog written and published by Jordan Matthews on October 31, 2025, titled "Do Car Washes Recycle Water? The Truth 2025," Matthews stated, "...the vast majority of modern commercial car washes recycle a significant portion of their water as a cost-saving and environmentally responsible measure, using sophisticated filtration and treatment systems." The article also noted the following benefits, challenges and considerations:

#### Major Benefits of Recycling Car Wash Water

- Dramatic water conservation
  - Some eco-friendly car washes use as little as 24 gallons of freshwater per vehicle, reclaiming up to 70% of the water.

- Cost savings
  - Car wash operators can significantly reduce their water and wastewater bills by having a recycling system.
  - These savings help with cost recovery of the recycling system.
- Environmental stewardship
  - The enclosed recycling system loop prevents untreated wastewater full of detergents, oils, and grime from entering a city's drainage and wastewater system.
- Regulatory compliance and improved image
  - Many cities require water recycling systems for a car wash to even get a building permit.
  - An "eco-friendly" or "green" business has a lot of advertising appeal.

#### Challenges and Considerations

- High initial investment – The systems are expensive but can be offset by long-term savings on water and sewer bills.
- Regular maintenance – The systems require upkeep.
- Water quality management – Chemical balance/purity is a challenge which if not properly controlled can lead to poor wash quality or even damage to a vehicle.
- Odor control – If the water isn't treated properly, it can develop a foul odor.

City Staff is only aware of IQ Car Wash, located at 1404 N. Park Street, as having a water reclamation system, though the use of reclamation systems and water wells have been encouraged when reviewing plans of recently built car washes. It will likely be unfeasible to require car washes already operational to put in such systems, unless upgrades or improvements to current systems are being done. The proposed amendments to the Plumbing Standards within Chapter 6-61.1 Plumbing Code Local Amendments is drafted as follows:

#### Section 6-61.1: Plumbing Code Local Amendments

##### (12) Car Washes

- a) New conveyer and in-bay automatic car washes must be equipped with a water recycling system as approved by the General Manager of Public Utilities.
- b) New in-bay automatic car washes must use water recycling systems, ultra-low-flow spray nozzles or alternative means to achieve fresh water usage of no more than fifty-five (55) gallons per vehicle.
- c) New and existing self-service and mobile car washes must utilize positive shutoff device spray wands with a flow rate of no more than three (3) gallons per minute.
- d) Required water recycling systems shall be used at all times.
- e) Existing car washes which request a permit for renovation greater than 50 percent of the existing value of the facility, request to enlarge the water connection size, or replace more than 50 percent of the gross floor area of the car wash, shall install a water recycling system as required by this Ordinance.

#### Data Centers

Data Centers are a rapidly growing industry throughout the state and country and are a use that are relatively new in terms of zoning standards. The City of Brenham Zoning Ordinance was first adopted in 1968 and then rewritten in 1995. To ensure said businesses are operated with reasonable safeguards in place for the community, development standards defining data centers and setting parameters for future locations is recommended.

A Specific Use Permit is an approval granted by the City Council following a recommendation of the Planning and Zoning Commission and authorizes the operation of a use at a specific location within a zoning

district on a case specific basis. Currently the use of a Data Center is allowed by right in Industrial Districts, setting a Specific Use Permit requirement for Data Centers in an Industrial District would allow a property specific analysis of a proposed Data Center and two public hearings, before the use would be granted. Additionally, property owners within 200-feet of a property being considered for a Specific Use Permit would receive a notice in the mail of the public hearing on the matter.

In addition to defining the use and allowing data centers only by Specific Use Permit, revisions which outline the type and utility usage of data centers are also recommended. Draft language is included below which outlines data centers permitted which do not use a water cooled, evaporation system as their primary cooling agent.

- Defining data centers
  - **Data Center: Shall mean an establishment engaged in the storage, management, processing, and/or transmission of digital data, which houses computer and/or network equipment, systems, servers, appliances and other associated components related to digital data operations.**
  
- District restrictions:
  - **To be placed in Section 7.2 Specific Use Permits**
    - (2) **Data centers:**
      - a) **Shall be allowed as a specific use in I Industrial Districts, in accordance with the specific use permit approval process and chapter 16, Brenham Code of Ordinances regulating occupational licenses and business regulations.**
      - b) **The use of any water-based evaporative process/technology to cool a Data Center and associated equipment is prohibited. Unless the water source is approved by the General Manager of Public Utilities and is not City of Brenham potable water, all water-based evaporative cooling tower or other evaporative chiller system which primarily relies on the evaporation of water to achieve its cooling function, either directly, or indirectly such as by cooling the contents of a closed loop chilled water system which serves such Data Center are prohibited.**

The Planning and Zoning Commission held a Workshop on the proposed car wash and data center text amendments on Monday, February 23, 2026. They were favorable to the amendments and asked questions regarding allowing car washes to utilize water wells and the possible effects to the aquifer, as well as the possibility of limiting the development of new car washes. For the data center discussion, they encouraged additional insight on definitions, noise and water restrictions.

Staff is seeking feedback from the City Council regarding the proposed text amendments. The above outlined ordinance amendments will require additional research and discussion and can be evaluated as a single group of amendments or can be considered for adoption in a phased approach depending on direction received.



# City Council

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DEVELOPMENT SERVICES

TEXT AMENDMENTS WORK SESSION



## Workshop – Text Amendments

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Discussion and Possible Direction to Staff on Miscellaneous Text Amendments Including Proposed Amendments to the Code of Ordinances, Chapter 6 – Buildings and Structures, and Appendix A – Zoning of the Code of Ordinances including:

- Amendments to the Plumbing Code regarding new Car Washes
- Definition and zoning districts for Data Centers



# Car Wash Plumbing Code Amendment

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- Water conservation efforts being considered locally and across Texas.
- In the past 4 years 3 new car washes have been constructed.
- Two car washes in Brenham with a water well.
- Five car washes in Brenham with no well and using the City water system.

## FY 2025 Usage Data:

- Annual gallon usage of two well customers:
  - 2,872,600
  - 4,238,200
- Monthly non-well car wash usage range (in gallons):
  - 9,000 – 492,100



# Car Wash Plumbing Code Amendment

## Benefits of Recycling Car Wash Water

- **Dramatic water conservation**
  - Some eco-friendly car washes use as little as 24 gallons of freshwater per vehicle, reclaiming up to 70% of the water.
- **Cost savings**
  - Car wash operators can significantly reduce their water and wastewater bills by having a recycling system.
  - These savings help with cost recovery of the recycling system.
- **Environmental stewardship**
  - The enclosed recycling system loop prevents untreated wastewater full of detergents, oils, and grime from entering a city's drainage and wastewater system.
- **Regulatory compliance and improved image**
  - Many cities require water recycling systems for a car wash to even get a building permit.
  - An "eco-friendly" or "green" business has a lot of advertising appeal.



# Car Wash Plumbing Code Amendment

## Challenges and Considerations

- High initial investment: The systems are expensive but can be offset by long-term savings on water and sewer bills.
- Regular maintenance: The systems require upkeep.
- Water quality management: Chemical balance/purity is a challenge which if not properly controlled can lead to poor wash quality or even damage to a vehicle.
- Odor control: If the water isn't treated properly, it can develop a foul odor.



# Car Wash Plumbing Code Amendment

## Section 6-61.1: Plumbing Code Local Amendments

### (12) Car Washes

- a) New conveyer and in-bay automatic car washes must be equipped with a water recycling system as approved by the General Manager of Public Utilities.
- b) New in-bay automatic car washes must use water recycling systems, ultra-low-flow spray nozzles or alternative means to achieve fresh water usage of no more than fifty-five (55) gallons per vehicle.
- c) New and existing self-service and mobile car washes must utilize positive shutoff device spray wands with a flow rate of no more than three (3) gallons per minute.
- d) Required water recycling systems shall be used at all times.
- e) Existing car washes which request a permit for renovation greater than 50 percent of the existing value of the facility, request to enlarge the water connection size, or replace more than 50 percent of the gross floor area of the car wash, shall install a water recycling system as required by this Ordinance.

\*Private well system, as additional alternative.



# Data Center Text Amendment

- Rapidly growing industry throughout the state and country.
- Favorable to define and clarify appropriate locations and development standards for said use.
- Zoning ordinance written in 1968 and rewritten in 1995.
- New uses require additional consideration and standards to ensure reasonable safeguards are in place for health, safety and welfare of citizens.
- 2022 Text Amendment specifically prohibiting Cryptocurrency mining as a home occupation.
- State Statute: Senate Bill 6 – Energy Usage of Data Centers, especially during emergencies.



# Data Center Text Amendment

## **B-2 Commercial Research and Technology District:**

- Purpose. The B-2 District is established as a mixed use district to preserve and to protect appropriate locations for existing light industry. It is also designed to include new high-tech commercial uses such as technical laboratories, computer centers, engineering/operations and research facilities that will benefit from direct access and/or close proximity to highway routes, while providing safe and convenient locations for multifamily uses through the strict enforcement of performance standards.
- Permitted uses:
  - Electronic products manufacturing.
  - Research, development labs and offices.
  - Uses similar to the abovementioned permitted uses, provided activities conducted observe applicable performance standards as provided in Part II, Division 2 of this ordinance.



# Data Center Text Amendment

## I Industrial District

- Purpose. The district is established to provide for any industrial use that can meet applicable performance standards in areas that are mostly removed from existing residential and other commercial uses, but that provide good access to major transportation routes. The regulations of this district are intended to provide for the placement of any lawful industrial use that is in strict compliance with performance standards as provided in this ordinance.
- Permitted uses:
  - Any use permitted in any of the forementioned districts, excluding structures to be used as dwelling units.
  - Testing and research laboratories.
  - Industrial and manufacturing plants including the processing or assembling of parts for production of finished equipment where the process of manufacturing or treatment of materials is such that only a nominal amount of dust, odor, gas, smoke, or noise is emitted and not more than ten (10%) percent of the lot or tract is used for the open storage of products, materials, or equipment.



# Data Center Text Amendment

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## Defining data centers

- Data Center: Shall mean an establishment engaged in the storage, management, processing, and/or transmission of digital data, which houses computer and/or network equipment, systems, servers, appliances and other associated components related to digital data operations.



# Data Center Text Amendment

## District restrictions:

- To be placed in Section 7.2 **Specific Use Permits**.
- Follow standard SUP review and approval process.

## Additional Standards:

- The use of any water-based evaporative process/technology to cool a Data Center and associated equipment is prohibited. Unless the water source is approved by the General Manager of Public Utilities and is not City of Brenham potable water, all water-based evaporative cooling tower or other evaporative chiller system which primarily relies on the evaporation of water to achieve its cooling function, either directly, or indirectly such as by cooling the contents of a closed loop chilled water system which serves such Data Center are prohibited.



# Data Center Text Amendment

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Applicable development standards apply, including bufferyard standards, noise, drainage, etc.

## Additional Standards for consideration:

- Ground equipment screening (wooden or masonry wall)
- Reduced parking standards

## Feedback/Recommendations?





City Council Regular Meeting  
**AGENDA ITEM 9**

**Agenda Item:** Presentation and Discussion on First Quarter FY2025-26 Financial Reports

**Meeting Date:** March 5, 2026

**Department:** Finance

**Staff Contact:**

**SUMMARY STATEMENT:**

The Finance Division is pleased to provide financial performance reports for the first quarter ending December 31, 2025. The General Fund (excluding sub-funds) and the six major utility funds are presented on a budget basis. All financials include comparisons of FY 2025-26 actual results for the first quarter versus prior year and the first quarter adopted 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:**

1. First Quarter FY 2025-26 Financial Report

**RECOMMENDATION:**

Work Session Item- no action will be taken.



**MEMORANDUM**

To: Mayor, Council and City Manager

From: Julie Flagg  
Chief Financial Officer

Subject: Q1 FY 2025-26 Financial Report

Date: February 26, 2026

The Finance Division is pleased to provide financial performance reports for the first quarter ending December 31, 2025. The General Fund (excluding sub-funds) and the six major utility funds are presented on a budget basis. All financials include comparisons of first quarter FY 2025-26 actual results versus prior year and the first quarter adopted budget. Electric and Gas Funds are presented without the impact of wholesale power and gas commodity costs which are recovered through pass-thru revenue.

**First Quarter FY 2025-26 Actual Versus Adopted Budget Comparison**

The General Fund, the Electric Fund, the Water Fund, the Sanitation Fund, and the Drainage Fund experienced favorable actual to budget net revenues for the first quarter of FY 2025-26. The Gas Fund and Wastewater Fund had smaller than budgeted net revenues for the first quarter of FY 2025-26 due to one-time capital purchases.

**FINANCIAL PERFORMANCE SUMMARY**

Fund	For Quarter Ending December 31, 2025				
	Revenues & Other Sources	Expenditures & Other Uses	Actual Net Revenues (Loss)	1 <sup>st</sup> Quarter Budgeted Net Revenues (Loss)	Actual to Budget \$
General	\$9,483,366	\$5,402,004	\$4,081,362	\$3,442,816	\$638,546
Electric Distribution	\$2,255,643	\$2,233,300	\$22,343	\$5,052	\$17,291
Gas Distribution	\$410,688	\$458,497	(\$47,809)	(\$5,037)	(\$42,772)
Water	\$2,309,148	\$1,135,180	\$1,173,968	\$1,006,423	\$167,545
Wastewater	\$1,193,974	\$829,628	\$364,346	\$449,885	(\$85,539)
Sanitation	\$735,872	\$493,130	\$242,742	\$227,094	\$15,648
Drainage	\$179,772	\$143,543	\$36,229	\$34,234	\$1,995

**GENERAL FUND**

The General Fund posted net revenue of \$4,081,362 compared to the budgeted net revenue of \$3,442,816. Much of the general fund revenue is collected in the first quarter due to the timing of property tax payments. Expenditures are weighted more heavily to the third and fourth quarter for parks & rec, aquatics, and street repair.

Revenues were \$77,223, or 0.9%, above budget for the first quarter, primarily due to better than budgeted sales tax collection and utility franchise taxes, as well as higher interest income. These categories were offset in part by lower than budgeted property tax collections and fines & forfeitures. Property tax collections were affected by bills being mailed later than usual due to the school district's Voter Approved Tax Rate Election (VATRE) and bond measure that were passed in the November election.

First quarter FY 2025-26 operating expenditures were favorable at 90.0% of the budget amount.

- Personnel costs were favorable to budget by \$116,291 due to attrition and health insurance savings.
- Miscellaneous costs were approximately \$175,000 under budget, which included a contingency of \$68,750.
- Supplies, Maintenance, Services and Capital were all under budget, but much of that is likely due to timing differences that will resolve by the end of the year.

**ELECTRIC FUND**

The Electric Distribution Fund posted net revenues of \$22,343 which was \$17,291 greater than the budgeted net revenues of \$5,052. Highlights for the first quarter include:

- Revenues from charges for services were greater than budget by \$170,483, or 9.7%, primarily due to higher than budget developer fees charged for work done by the City for developer specific projects. Most of the developer fees were related to Stanpac and had been deferred from FY 2024-25.
- Department operating expenditures were \$184,676, or 11.1%, higher than budget mainly due to larger capital outlay, higher gross revenue tax, and timing of contractual services. Capital outlay was mostly related to developer specific projects for which the City receives reimbursement.
- Non-operating revenue was below budget by \$20,591 due to lower investment income.
- Transfers-in from the other utility funds were \$11,537, or 6.3%, higher than budget primarily due to the timing of service contracts in the Utility Billing department. Transfers-out to the General Fund were \$40,538, or 9.7%, lower than budget due to lower allocated costs from General Fund support departments, such as Finance, IT, HR, etc.

**GAS FUND**

For the first quarter of FY 2025-26, the Gas Distribution Fund posted actual net loss of (\$47,809), which was greater than the budget net loss of (\$5,037) due to the timing of the delivery of a vehicle that was originally budgeted in FY 2024-25. Highlights for the first quarter include:

- Revenues from charges for services were \$9,253, or 2.4%, above budget. With mild weather depressing gas usage for heating, revenue billed to customers was under budget by \$17,873, or 4.9%. However, this was offset by developer reimbursement charges and line taps, which were above budget by \$26,297. Developer reimbursement revenue included a total of \$27,883 deferred from FY 2024-25.
- Department operating expenditures were \$55,878, or 21.4%, above budget, due to timing differences in capital outlay. A vehicle with a cost of \$75,247 was ordered in FY 2024-25 and included in that year's budget but was not delivered until Q1 of FY 2025-26.
- Transfers-out to the Electric Fund and to the General Fund were lower than budget due to lower allocated costs from support departments. The net impact was a budget savings of \$5,910.

**WATER FUND**

The Water Fund posted net revenues of \$1,173,968 which was \$167,545, or 16.6%, better than budgeted net revenues of \$1,006,423. Debt service payments are paid in February (interest only) and August (interest and principal) and are budgeted at a total of \$3,474,845 for FY 2025-26. The Q1 net revenue will contribute towards the debt service payments later in the year. Highlights for the first quarter include:

- Revenues from charges for services were higher than budget by \$103,809, or 4.7%, with billed consumption higher by 9.3%, or 20.8 million gallons. The higher consumption was driven primarily by residential usage.
- Department operating expenditures were \$68,275, or 6.5%, below budget primarily due to personnel vacancies and timing of expenditures for supplies and maintenance.
- Capital outlay was over budget due to the receipt of a water construction truck that was originally budgeted and was ordered in FY 2024-25.

**WASTEWATER FUND**

First quarter net revenues for the Wastewater Fund were \$364,346, which was \$85,539, or 19.0%, lower than the budgeted net revenues of \$449,885. Highlights for the first quarter include:

- Revenues from charges for services were \$19,702, or 1.7%, lower than budget primarily due to lower revenues billed to customers, offset in part by higher than budgeted revenue from waste haulers.
- Operating expenditures were at \$62,839, or 9.5%, above budget primarily due to an overage in capital outlay, offset in part by savings in personnel (due to vacancies). Capital outlay was over budget due to the purchase of a grinding pump for the manhole by the county jail, which was not included in the adopted budget.

**SANITATION FUND**

The Sanitation Fund posted first quarter net revenues of \$242,742, which was favorable compared to the budgeted net revenues of \$227,094. The billing for operating expenditures is on a one (1) month lag, which results in net revenue for the first quarter. This is a timing difference that will be offset in the fourth quarter. Highlights include:

- Revenues from charges for services were \$692,917, which was \$31,518, or 4.8%, better than the budget of \$661,399.
- Operating expenditures were \$458,630, which was \$19,200, or 4.4%, above budget.
- Transfers-out to the General Fund for shared service cost reimbursements were on budget at \$34,500.

**DRAINAGE FUND**

The Drainage Fund posted actual net revenues of \$36,229, which was slightly better than budgeted net revenues of \$34,234. This fund is on target with budget with no areas of concern. The grant and bond funded capital projects that are nearing completion are accounted for in Fund 137 and are not included in this financial report.

**CONCLUSION**

For the first quarter of FY 2025-26, the City experienced favorable performance in five of seven funds, with the Gas Fund and Wastewater Fund missing their budgeted net revenues due to one-time capital purchases. We will continue to monitor performance in each of the seven major funds presented as the year progresses to ensure financial performance tracks to the budget. After you have reviewed this quarterly financial report, should you have any questions or comments prior to the council meeting, please do not hesitate to contact me directly.

**CITY OF BRENHAM  
GENERAL FUND 101 - BY DEPARTMENT  
FINANCIALS - Q1 FY26 ACTUALS**

	Q1 FY 25	Q1 FY 26	Q1 FY26 BUDGET (O)	Q1 FY26 AS % BUDGET (O)
Beginning Fund Balance	7,918,722	8,383,684	8,383,684	
<b>CURRENT REVENUES</b>				
Ad Valorem Taxes	5,627,541	5,358,444	5,460,096	98.1%
Sales Tax	2,212,468	2,078,364	2,019,248	102.9%
Utility Franchise Taxes	683,877	842,185	712,777	118.2%
Other Taxes	22,587	20,717	33,228	62.3%
Licenses & Permits	70,812	62,483	103,254	60.5%
Intergovernmental	29,500	7,500	7,500	100.0%
Charges for Service	103,147	74,745	96,963	77.1%
Fines & Forfeitures	102,816	64,944	121,210	53.6%
Investment Income	135,051	158,216	83,834	188.7%
Miscellaneous	30,224	65,338	17,603	371.2%
<b>TOTAL REVENUES</b>	<b>9,018,023</b>	<b>8,732,936</b>	<b>8,655,713</b>	<b>100.9%</b>
<b>OTHER FINANCING SOURCES</b>				
Transfers In (Utilities)	595,554	627,256	656,748	95.5%
Transfers In (Court)	-	-	-	-
Transfers In (GF Hot Tax)	15,000	15,000	15,000	100.0%
Transfers In (BCDC Parks & Rec)	103,000	103,000	103,000	100.0%
Transfers In (Donations)	-	-	-	-
Insurance Proceeds	2,346	5,174	5,000	103.5%
Transfer In (Workers Comp)	-	-	-	-
<b>TOTAL OTHER FINANCING SOURCES</b>	<b>715,900</b>	<b>750,430</b>	<b>779,748</b>	<b>96.2%</b>
<b>TOTAL REVENUES/OTHER SOURCES</b>	<b>9,733,922</b>	<b>9,483,366</b>	<b>9,435,461</b>	<b>100.5%</b>
<b>EXPENDITURES BY DEPARTMENT</b>				
Dept 049 Marketing & PR	49,901	61,613	63,437	97.1%
Dept 100 Non-Dept Direct	163,739	315,995	332,253	95.1%
Dept 110 Non-Dept Misc	8,520	9,343	19,125	48.9%
Dept 121 Administration	314,114	321,444	355,746	90.4%
Dept 122 Development Services	197,166	273,860	298,468	91.8%
Dept 123 Human Resources	65,425	76,196	88,830	85.8%
Dept 125 Main Street	35,050	37,371	36,999	101.0%
Dept 131 Maintenance	162,405	199,174	207,703	95.9%
Dept 133 Finance	273,263	309,444	308,637	100.3%
Dept 135 Purchasing	78,120	46,790	50,968	91.8%
Dept 141 Streets	307,440	302,800	290,522	104.2%
Dept 144 Parks & Recreation	336,284	339,280	360,436	94.1%
Dept 146 Library	156,168	162,111	165,803	97.8%
Dept 149 Aquatics	185,303	188,891	238,917	79.1%
Dept 151 Police	1,287,419	1,319,821	1,557,911	84.7%
Dept 152 Fire	746,113	803,148	961,459	83.5%
Dept 154 Animal Services	164,067	154,126	159,703	96.5%
Dept 155 Municipal Court	105,872	100,972	115,698	87.3%
Dept 167 General Govt Services	104,356	139,510	146,766	95.1%
Dept 172 Information Technology	209,500	231,635	233,264	99.3%
<b>TOTAL EXPENDITURES BY DEPT</b>	<b>4,950,225</b>	<b>5,393,524</b>	<b>5,992,645</b>	<b>90.0%</b>
<b>OTHER FINANCING USES</b>				
Transfers Out (Equipment Fund)	-	-	-	-
Transfers Out (PD Fund)	-	8,480	-	-
Transfers Out (Airport Grant Fund)	-	-	-	-
Transfers Out (Airport Operations)	-	-	-	-
<b>TOTAL OTHER FINANCING USES</b>	<b>-</b>	<b>8,480</b>	<b>-</b>	<b>-</b>
<b>TOTAL EXPENDITURES/OTHER USES</b>	<b>4,950,225</b>	<b>5,402,004</b>	<b>5,992,645</b>	<b>90.1%</b>
<b>NET REVENUES &amp; EXPENDITURES</b>	<b>4,783,697</b>	<b>4,081,362</b>	<b>3,442,816</b>	
<b>FUND BALANCES - ENDING</b>	<b>12,702,419</b>	<b>12,465,046</b>	<b>11,826,500</b>	<b>-</b>

**CITY OF BRENHAM  
GENERAL FUND 101 - BY CATEGORY  
FINANCIALS - Q1 FY26 ACTUALS**

	Q1 FY 25	Q1 FY 26	Q1 FY26 BUDGET (O)	Q1 FY26 AS % BUDGET (O)
Beginning Fund Balance	7,918,722	8,383,684	8,383,684	
<b>CURRENT REVENUES</b>				
Ad Valorem Taxes	5,627,541	5,358,444	5,460,096	98.1%
Sales Tax	2,212,468	2,078,364	2,019,248	102.9%
Utility Franchise Taxes	683,877	842,185	712,777	118.2%
Other Taxes	22,587	20,717	33,228	62.3%
Licenses & Permits	70,812	62,483	103,254	60.5%
Intergovernmental	29,500	7,500	7,500	100.0%
Charges for Service	103,147	74,745	96,963	77.1%
Fines & Forfeitures	102,816	64,944	121,210	53.6%
Investment Income	135,051	158,216	83,834	188.7%
Miscellaneous	30,224	65,338	17,603	371.2%
<b>TOTAL REVENUES</b>	<b>9,018,023</b>	<b>8,732,936</b>	<b>8,655,713</b>	<b>100.9%</b>
<b>OTHER FINANCING SOURCES</b>				
Transfers In (Utilities)	595,554	627,256	656,748	95.5%
Transfers In (Court)	-	-	-	-
Transfers In (GF Hot Tax)	15,000	15,000	15,000	100.0%
Transfers In (BCDC Parks & Rec)	103,000	103,000	103,000	100.0%
Transfers In (Donations)	-	-	-	-
Insurance Proceeds	2,346	5,174	5,000	103.5%
Transfer In (Workers Comp)	-	-	-	-
<b>TOTAL OTHER FINANCING SOURCES</b>	<b>715,900</b>	<b>750,430</b>	<b>779,748</b>	<b>96.2%</b>
<b>TOTAL REVENUES/OTHER SOURCES</b>	<b>9,733,922</b>	<b>9,483,366</b>	<b>9,435,461</b>	<b>100.5%</b>
<b>EXPENDITURES BY CATEGORY</b>				
Personnel	3,229,102	3,298,904	3,415,195	96.6%
Supplies	269,861	420,983	473,867	88.8%
Maintenance	140,368	202,222	245,207	82.5%
Services	764,590	778,988	966,641	80.6%
Capital	42,522	2,309	26,377	8.8%
Miscellaneous	503,782	690,118	865,358	79.7%
<b>TOTAL EXPENDITURES BY CATEGORY</b>	<b>4,950,225</b>	<b>5,393,524</b>	<b>5,992,645</b>	<b>90.0%</b>
<b>OTHER FINANCING USES</b>				
Transfers Out (Equipment Fund)	-	-	-	-
Transfers Out (PD Equip Fund)	-	8,480	-	-
Transfers Out (Airport Grant Fund)	-	-	-	-
Transfers Out (Airport Operations)	-	-	-	-
<b>TOTAL OTHER FINANCING USES</b>	<b>-</b>	<b>8,480</b>	<b>-</b>	<b>-</b>
<b>TOTAL EXPENDITURES/OTHER USES</b>	<b>4,950,225</b>	<b>5,402,004</b>	<b>5,992,645</b>	<b>90.1%</b>
<b>NET REVENUES &amp; EXPENDITURES</b>	<b>4,783,697</b>	<b>4,081,362</b>	<b>3,442,816</b>	
<b>FUND BALANCES - ENDING</b>	<b>12,702,419</b>	<b>12,465,046</b>	<b>11,826,500</b>	<b>-</b>

**CITY OF BRENHAM  
GENERAL FUND 101 - BY TYPE  
FINANCIALS - Q1 FY26 ACTUALS**

	Q1 FY 25	Q1 FY 26	Q1 FY26 BUDGET (O)	Q1 FY26 AS % BUDGET (O)
Beginning Fund Balance	7,918,722	8,383,684	8,383,684	
<b>CURRENT REVENUES</b>				
Ad Valorem Taxes	5,627,541	5,358,444	5,460,096	98.1%
Sales Tax	2,212,468	2,078,364	2,019,248	102.9%
Utility Franchise Taxes	683,877	842,185	712,777	118.2%
Other Taxes	22,587	20,717	33,228	62.3%
Licenses & Permits	70,812	62,483	103,254	60.5%
Intergovernmental	29,500	7,500	7,500	100.0%
Charges for Service	103,147	74,745	96,963	77.1%
Fines & Forfeitures	102,816	64,944	121,210	53.6%
Investment Income	135,051	158,216	83,834	188.7%
Miscellaneous	30,224	65,338	17,603	371.2%
<b>TOTAL REVENUES</b>	<b>9,018,023</b>	<b>8,732,936</b>	<b>8,655,713</b>	<b>100.9%</b>
<b>OTHER FINANCING SOURCES</b>				
Transfers In (Utilities)	595,554	627,256	656,748	95.5%
Transfers In (Court)	-	-	-	-
Transfers In (GF Hot Tax)	15,000	15,000	15,000	100.0%
Transfers In (BCDC Parks & Rec)	103,000	103,000	103,000	100.0%
Transfers In (Donations)	-	-	-	-
Insurance Proceeds	2,346	5,174	5,000	103.5%
Transfer In (Workers Comp)	-	-	-	-
<b>TOTAL OTHER FINANCING SOURCES</b>	<b>715,900</b>	<b>750,430</b>	<b>779,748</b>	<b>96.2%</b>
<b>TOTAL REVENUES/OTHER SOURCES</b>	<b>9,733,922</b>	<b>9,483,366</b>	<b>9,435,461</b>	<b>100.5%</b>
<hr/>				
	Q1 FY 25	Q1 FY 26	Q1 FY26 BUDGET (O)	Q1 FY26 AS % BUDGET (O)
<b>EXPENDITURES BY TYPE</b>				
Culture/Recreation	727,656	751,895	828,789	90.7%
General Government	1,717,531	2,061,734	2,194,457	94.0%
Health and Welfare	164,067	154,126	159,703	96.5%
Highways/Streets	275,040	302,800	290,522	104.2%
Public Safety	2,023,409	2,120,661	2,492,797	85.1%
Capital Outlay	42,522	2,309	26,377	8.8%
<b>TOTAL EXPENDITURES BY TYPE</b>	<b>4,950,225</b>	<b>5,393,524</b>	<b>5,992,645</b>	<b>90.0%</b>
<b>OTHER FINANCING USES</b>				
Transfers Out (Equipment Fund)	-	-	-	-
Transfers Out (PD Equip Fund)	-	8,480	-	-
Transfers Out (Airport Grant Fund)	-	-	-	-
Transfers Out (Airport Operations)	-	-	-	-
<b>TOTAL OTHER FINANCING USES</b>	<b>-</b>	<b>8,480</b>	<b>-</b>	<b>-</b>
<b>TOTAL EXPENDITURES/OTHER USES</b>	<b>4,950,225</b>	<b>5,402,004</b>	<b>5,992,645</b>	<b>90.1%</b>
<b>NET REVENUES &amp; EXPENDITURES</b>	<b>4,783,697</b>	<b>4,081,362</b>	<b>3,442,816</b>	
<b>FUND BALANCES - ENDING</b>	<b>12,702,419</b>	<b>12,465,046</b>	<b>11,826,500</b>	<b>-</b>

**CITY OF BRENHAM  
ELECTRIC FUND 102 - DISTRIBUTION OPERATIONS  
FINANCIALS - Q1 FY26 ACTUALS**

<i>IN \$</i>	Q1 FY 25	Q1 FY 26	Q1 FY26 BUDGET (O)	Q1 FY26 AS % BUDGET (O)
<b>OPERATING REVENUES</b>				
CHARGES FOR SERVICES	2,070,227	1,927,826	1,757,343	109.7%
<b>TOTAL REVENUES</b>	<b>2,070,227</b>	<b>1,927,826</b>	<b>1,757,343</b>	<b>109.7%</b>
<b>OPERATING EXPENDITURES</b>				
SALARIES	623,135	596,281	694,536	85.9%
SUPPLIES	50,126	49,502	88,635	55.8%
MAINTENANCE	48,397	20,872	22,875	91.2%
CONTRACTUAL SERVICES	103,060	185,241	130,106	142.4%
CAPITAL OUTLAY (NET BOND PROJECTS) a.	219,948	432,760	243,316	177.9%
GROSS REVENUE TAX	406,534	521,700	401,195	130.0%
MISCELLANEOUS	65,621	49,385	90,403	54.6%
<b>TOTAL OPERATING EXPENDITURES</b>	<b>1,516,821</b>	<b>1,855,742</b>	<b>1,671,066</b>	<b>111.1%</b>
<b>OPERATING INCOME (LOSS)</b>	<b>553,406</b>	<b>72,084</b>	<b>86,277</b>	<b>83.5%</b>
<b>NONOPERATING REVENUES (EXPENDITURES)</b>				
INVESTMENT INCOME	151,235	101,165	137,500	73.6%
GAIN ON SALE OF CAPITAL ASSETS	-	-	-	-
MISCELLANEOUS, NET	31,603	31,633	15,889	199.1%
<b>TOTAL NONOPERATING REVENUES (EXP)</b>	<b>182,839</b>	<b>132,798</b>	<b>153,389</b>	<b>86.6%</b>
<b>INCOME (LOSS) BEFORE CONTRIBUTIONS AND TRANSFERS</b>				
	736,245	204,882	239,666	85.5%
TRANSFERS IN	164,869	195,019	183,482	106.3%
TRANSFERS OUT	(358,132)	(377,558)	(418,096)	90.3%
<b>TOTAL TRANSFERS IN/(OUT)</b>	<b>(193,263)</b>	<b>(182,539)</b>	<b>(234,614)</b>	<b>77.8%</b>
<b>CHANGE IN NET POSITION DISTRIBUTION</b>	<b>542,982</b>	<b>22,343</b>	<b>5,052</b>	<b>442.3%</b>
<b>WHOLESALE POWER COST (PASS-THROUGH)</b>				
TOTAL CHARGES FOR SERVICES	4,220,121	4,083,917	4,191,969	97.4%
TOTAL PURCHASE POWER COSTS	3,490,740	4,093,473	4,365,696	93.8%
<b>CHANGE IN NET POSITION ENERGY</b>	<b>729,381</b>	<b>(9,556)</b>	<b>(173,727)</b>	<b>5.5%</b>

**CITY OF BRENHAM  
GAS FUND 103 - DISTRIBUTION OPERATIONS  
FINANCIALS - Q1 FY26 ACTUALS**

<i>IN \$</i>	Q1 FY 25	Q1 FY 26	Q1 FY26 BUDGET (O)	Q1 FY26 AS % BUDGET (O)
<b>OPERATING REVENUES</b>				
CHARGES FOR SERVICES	381,615	401,495	392,242	102.4%
<b>TOTAL REVENUES</b>	<b>381,615</b>	<b>401,495</b>	<b>392,242</b>	<b>102.4%</b>
<b>OPERATING EXPENDITURES</b>				
SALARIES	116,775	127,365	127,819	99.6%
SUPPLIES	9,233	22,231	15,367	144.7%
MAINTENANCE	2,578	4,355	9,640	45.2%
CONTRACTUAL SERVICES	4,276	4,577	13,598	33.7%
CAPITAL OUTLAY	16,965	95,277	33,551	284.0%
GROSS REVENUE TAX	44,768	56,182	54,627	102.8%
MISCELLANEOUS	6,607	6,450	5,956	108.3%
<b>TOTAL OPERATING EXPENDITURES</b>	<b>201,201</b>	<b>316,436</b>	<b>260,558</b>	<b>121.4%</b>
<b>OPERATING INCOME (LOSS)</b>	<b>180,414</b>	<b>85,059</b>	<b>131,684</b>	<b>64.6%</b>
<b>NONOPERATING REVENUES (EXPENDITURES)</b>				
INVESTMENT INCOME	11,332	4,993	11,250	44.4%
GAIN ON SALE OF CAPITAL ASSETS	-	-	-	-
MISCELLANEOUS, NET	-	4,200	-	-
<b>TOTAL NONOPERATING REVENUES (EXP)</b>	<b>11,332</b>	<b>9,193</b>	<b>11,250</b>	<b>81.7%</b>
<b>INCOME (LOSS) BEFORE CONTRIBUTIONS AND TRANSFERS</b>				
	191,746	94,252	142,934	65.9%
TRANSFERS IN	-	-	-	-
TRANSFERS OUT	(128,869)	(142,061)	(147,971)	96.0%
<b>TOTAL TRANSFERS IN/(OUT)</b>	<b>(128,869)</b>	<b>(142,061)</b>	<b>(147,971)</b>	<b>96.0%</b>
<b>CHANGE IN NET POSITION DISTRIBUTION</b>	<b>62,877</b>	<b>(47,809)</b>	<b>(5,037)</b>	<b>949.2%</b>
<b>COMMODITY COST (PASS-THROUGH)</b>				
TOTAL CHARGES FOR SERVICES	293,411	347,042	448,543	77.4%
TOTAL COMMODITY COSTS	286,744	408,974	449,436	91.0%
<b>CHANGE IN NET POSITION ENERGY</b>	<b>6,668</b>	<b>(61,932)</b>	<b>(894)</b>	<b>6931.2%</b>

**CITY OF BRENHAM**  
**WATER FUND 104 - TREATMENT & DISTRIBUTION OPERATIONS**  
**FINANCIALS - Q1 FY26 ACTUALS**

<i>IN \$</i>	Q1 FY 25	Q1 FY 26	Q1 FY26 BUDGET (O)	Q1 FY26 AS % BUDGET (O)
<b>OPERATING REVENUES</b>				
CHARGES FOR SERVICES	1,981,950	2,293,899	2,190,090	104.7%
<b>TOTAL REVENUES</b>	<b>1,981,950</b>	<b>2,293,899</b>	<b>2,190,090</b>	<b>104.7%</b>
<b>OPERATING EXPENDITURES</b>				
COST OF SALES AND SERVICES	123,728	131,811	131,841	100.0%
SALARIES	240,878	208,155	246,971	84.3%
SUPPLIES	258,137	191,924	296,685	64.7%
MAINTENANCE	43,040	36,068	69,250	52.1%
CONTRACTUAL SERVICES	76,959	85,033	91,178	93.3%
CAPITAL OUTLAY	10,989	129,977	24,625	527.8%
GROSS REVENUE TAX	135,894	157,400	149,632	105.2%
MISCELLANEOUS	27,652	35,003	33,465	104.6%
<b>TOTAL OPERATING EXPENDITURES</b>	<b>917,277</b>	<b>975,372</b>	<b>1,043,647</b>	<b>93.5%</b>
<b>OPERATING INCOME (LOSS)</b>	<b>1,064,673</b>	<b>1,318,527</b>	<b>1,146,443</b>	<b>115.0%</b>
<b>NONOPERATING REVENUES (EXPENDITURES)</b>				
INVESTMENT INCOME	16,276	9,897	17,100	57.9%
GAIN/(LOSS) ON SALE OF CAPITAL ASSETS	-	-	-	-
MISCELLANEOUS, NET	6,838	5,351	1,200	445.9%
<b>TOTAL NONOPERATING REVENUES (EXP)</b>	<b>23,113</b>	<b>15,248</b>	<b>18,300</b>	<b>83.3%</b>
<b>INCOME (LOSS) BEFORE CONTRIBUTIONS AND TRANSFERS</b>	<b>1,087,786</b>	<b>1,333,776</b>	<b>1,164,743</b>	<b>114.5%</b>
TRANSFERS IN	-	-	-	-
TRANSFERS OUT	(141,875)	(159,808)	(158,320)	100.9%
<b>TOTAL TRANSFERS IN/(OUT)</b>	<b>(141,875)</b>	<b>(159,808)</b>	<b>(158,320)</b>	<b>100.9%</b>
<b>CHANGE IN NET POSITION DISTRIBUTION</b>	<b>945,911</b>	<b>1,173,968</b>	<b>1,006,423</b>	<b>116.6%</b>

**CITY OF BRENHAM  
WASTEWATER FUND 105 - COLLECTION & TREATMENT OPERATIONS  
FINANCIALS - Q1 FY26 ACTUALS**

<i>IN \$</i>	Q1 FY 25	Q1 FY 26	Q1 FY26 BUDGET (O)	Q1 FY26 AS % BUDGET (O)
<b>OPERATING REVENUES</b>				
CHARGES FOR SERVICES	1,019,676	1,144,745	1,164,447	98.3%
<b>TOTAL REVENUES</b>	<b>1,019,676</b>	<b>1,144,745</b>	<b>1,164,447</b>	<b>98.3%</b>
<b>OPERATING EXPENDITURES</b>				
SALARIES	199,147	193,687	222,042	87.2%
SUPPLIES	97,644	84,487	80,900	104.4%
MAINTENANCE	60,747	45,265	22,900	197.7%
CONTRACTUAL SERVICES	164,123	151,212	176,656	85.6%
CAPITAL OUTLAY	23,020	95,953	2,900	3308.7%
GROSS REVENUE TAX	67,473	74,838	77,571	96.5%
MISCELLANEOUS	66,603	75,837	75,473	100.5%
<b>TOTAL OPERATING EXPENDITURES</b>	<b>678,757</b>	<b>721,280</b>	<b>658,441</b>	<b>109.5%</b>
<b>OPERATING INCOME (LOSS)</b>	<b>340,919</b>	<b>423,465</b>	<b>506,006</b>	<b>83.7%</b>
<b>NONOPERATING REVENUES (EXPENDITURES)</b>				
INVESTMENT INCOME	55,042	44,646	55,042	81.1%
GAIN ON SALE OF CAPITAL ASSETS	-	-	-	-
MISCELLANEOUS, NET	6,138	4,582	500	916.4%
<b>TOTAL NONOPERATING REVENUES (EXP)</b>	<b>61,180</b>	<b>49,228</b>	<b>55,542</b>	<b>88.6%</b>
<b>INCOME (LOSS) BEFORE CONTRIBUTIONS AND TRANSFERS</b>				
	402,099	472,694	561,548	84.2%
TRANSFERS IN	-	-	-	-
TRANSFERS OUT	(97,047)	(108,348)	(111,664)	97.0%
<b>TOTAL TRANSFERS IN/(OUT)</b>	<b>(97,047)</b>	<b>(108,348)</b>	<b>(111,664)</b>	<b>97.0%</b>
<b>CHANGE IN NET POSITION DISTRIBUTION</b>	<b>305,052</b>	<b>364,346</b>	<b>449,885</b>	<b>81.0%</b>

**CITY OF BRENHAM  
SANITATION FUND 106  
FINANCIALS - Q1 FY26 ACTUALS**

<i>IN \$</i>	Q1 FY 25	Q1 FY 26	Q1 FY26 BUDGET (O)	Q1 FY26 AS % BUDGET (O)
<b>OPERATING REVENUES</b>				
CHARGES FOR SERVICES	633,079	692,917	661,399	104.8%
<b>TOTAL REVENUES</b>	<b>633,079</b>	<b>692,917</b>	<b>661,399</b>	<b>104.8%</b>
<b>OPERATING EXPENDITURES</b>				
SALARIES	-	-	-	-
SUPPLIES	-	-	-	-
MAINTENANCE	-	-	-	-
CONTRACTUAL SERVICES	417,257	458,078	438,840	104.4%
CAPITAL OUTLAY	-	-	-	-
GROSS REVENUE TAX	-	-	-	-
MISCELLANEOUS	508	552	590	93.6%
<b>TOTAL OPERATING EXPENDITURES</b>	<b>417,764</b>	<b>458,630</b>	<b>439,430</b>	<b>104.4%</b>
<b>OPERATING INCOME (LOSS)</b>	<b>215,315</b>	<b>234,287</b>	<b>221,969</b>	<b>105.5%</b>
<b>NONOPERATING REVENUES (EXPENDITURES)</b>				
INTERGOVERNMENTAL	-	-	-	-
INVESTMENT INCOME	5,621	3,430	3,750	91.5%
GAIN ON SALE OF CAPITAL ASSETS	-	-	-	-
MISCELLANEOUS, NET	44,550	39,525	35,875	110.2%
<b>TOTAL NONOPERATING REVENUES (EXP)</b>	<b>50,171</b>	<b>42,955</b>	<b>39,625</b>	<b>108.4%</b>
<b>INCOME (LOSS) BEFORE CONTRIBUTIONS AND TRANSFERS</b>	<b>265,486</b>	<b>277,242</b>	<b>261,594</b>	<b>106.0%</b>
TRANSFERS IN	-	-	-	-
TRANSFERS OUT	(34,500)	(34,500)	(34,500)	100.0%
<b>TOTAL TRANSFERS IN/(OUT)</b>	<b>(34,500)</b>	<b>(34,500)</b>	<b>(34,500)</b>	<b>100.0%</b>
<b>CHANGE IN NET POSITION</b>	<b>230,986</b>	<b>242,742</b>	<b>227,094</b>	<b>106.9%</b>

**CITY OF BRENHAM  
DRAINAGE FUND 107  
FINANCIALS - Q1 FY26 ACTUALS**

<i>IN \$</i>	Q1 FY 25	Q1 FY 26	Q1 FY26 BUDGET (O)	Q1 FY26 AS % BUDGET (O)
<b>OPERATING REVENUES</b>				
CHARGES FOR SERVICES	177,795	179,772	180,240	99.7%
<b>TOTAL REVENUES</b>	<b>177,795</b>	<b>179,772</b>	<b>180,240</b>	<b>99.7%</b>
<b>OPERATING EXPENDITURES</b>				
SALARIES	29,377	28,077	27,984	100.3%
SUPPLIES	2,942	2,477	5,165	48.0%
MAINTENANCE	75,939	100,772	100,000	100.8%
CONTRACTUAL SERVICES	250	8,608	9,000	95.6%
CAPITAL OUTLAY	-	-	-	-
MISCELLANEOUS	3,354	3,608	3,857	93.5%
<b>TOTAL OPERATING EXPENDITURES</b>	<b>111,862</b>	<b>143,543</b>	<b>146,006</b>	<b>98.3%</b>
<b>OPERATING INCOME (LOSS)</b>	<b>65,933</b>	<b>36,229</b>	<b>34,234</b>	<b>105.8%</b>
<b>NONOPERATING REVENUES (EXPENDITURES)</b>				
INVESTMENT INCOME	-	-	-	-
GAIN ON SALE OF CAPITAL ASSETS	-	-	-	-
MISCELLANEOUS, NET	-	-	-	-
<b>TOTAL NONOPERATING REVENUES (EXP)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>INCOME (LOSS) BEFORE CONTRIBUTIONS AND TRANSFERS</b>	<b>65,933</b>	<b>36,229</b>	<b>34,234</b>	<b>105.8%</b>
TRANSFERS IN	-	-	-	-
TRANSFERS OUT	-	-	-	-
<b>TOTAL TRANSFERS IN/(OUT)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>CHANGE IN NET POSITION</b>	<b>65,933</b>	<b>36,229</b>	<b>34,234</b>	<b>105.8%</b>



City Council Regular Meeting  
**AGENDA ITEM 10**

**Agenda Item:** Public Hearing and Discussion on an Amendment to the City of Brenham’s Official Zoning Map of the Code of Ordinances to Change the Zoning from a Local Business/Residential Mixed-Use District (B-1) to a Single-Family Residential Use District (R-1) on Properties Identified as Lots 1A-8, Block 1 and Lots 1-16, Block 2 of the Timber Oaks Subdivision, Section III, and Lots 1-5 of the Timber Oaks Subdivision, Section IV, in Brenham, Washington County, Texas (Case No. REZONE-26-001)

**Meeting Date:** March 5, 2026

**Department:** Development Services

**Staff Contact:** Stephanie Doland, Director of Development Services

**SUMMARY STATEMENT:**

A rezoning request application and landowner petition was submitted by Cathy Hamm, President of the Timber Oaks Homeowners Association to rezone the existing residential subdivision from B-1, Local Business Mixed Use District to R-1, Single-Family Residential District. The B-1, Local Business Mixed District allows a variety of uses by-right, including single-family residential, neighborhood retail uses, offices, restaurants etc. While the neighborhood does have adopted deed restrictions allowing single-family uses only, the City of Brenham cannot enforce said deed restrictions. As such, the property owners have requested rezoning of the approximately 11-acre subdivision to R-1 instead of the current B-1 zoning in order to further protect the residential use of the neighborhood. A letter in support of the neighborhood rezoning, and a petition with 17 property owner signatures accompanies the rezoning request application in support of the request. Staff attended a Timber Oaks HOA meeting on January 22nd, sent notifications to all property owners, as well as contacted the remaining residents via phone and have received positive feedback from residents for the proposed rezoning.

Attached, please find the complete staff report detailing the rezoning request, how the request aligns with the adopted Comprehensive Plan, and Future Land Use Map, the staff analysis and recommendation.

The Planning and Zoning Commission met on February 23, 2026 to hold a public hearing on the matter and to consider the proposed rezoning request. The Commission unanimously recommended approval of the rezoning request for the Timber Oaks Subdivision.

**ATTACHMENTS:**

1. Staff Report & Citizen Comments for Timber Oaks Rezoning Request

**RECOMMENDATION:**

Public Hearing — No action will be taken.



**CASE NUMBER REZONE-26-0001**  
**ZONE CHANGE REQUEST – B-1 to R-1**

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**STAFF CONTACT:** Stephanie Doland, AICP, Director of Development Services

**APPLICANT:** City of Brenham / Property Owners of Timber Oaks Subdivision, Sections III and IV

**LEGAL DESCRIPTION:** Lots 1A-8, Block 1 and Lots 1-16, Block 2 of the Timber Oaks Subdivision, Section III, and Lots 1-5 of the Timber Oaks Subdivision, Section IV

**LOT AREA:** Approximately 11.4 acres

**ZONING DISTRICT/USE:** B-1 Local Business Mixed, Single Family Residential uses (Exhibit A-B)

**FUTURE LAND USE:** Single-Family Residential (Exhibit C)

**REQUEST:** A city-initiated request for an Amendment to the City of Brenham’s Official Zoning Map of the Code of Ordinances to change the zoning from a Local Business/Residential Mixed-Use District (B-1) to a Single-Family Residential Use District (R-1) for the properties identified as Lots 1A-8, Block 1 and Lots 1-16, Block 2 of the Timber Oaks Subdivision, Section III, and Lots 1-5 of the Timber Oaks Subdivision, Section IV, in Brenham, Washington County, Texas (Exhibit C)

**BACKGROUND:**

This rezoning is requested by the City of Brenham and the Property Owners of Timber Oaks Subdivision, Sections III and IV and consists of Lots 1A-8, Block 1 and Lots 1-16, Block 2 of the Timber Oaks Subdivision, Section III, and Lots 1-5 of the Timber Oaks Subdivision, Section IV that total approximately 11.4 acres and are generally located west of Oak Tree Crossing Drive along Timber Oaks Drive, Oak Crest Lane and Twin Oaks. The subject properties are currently zoned B-1, Local Business Mixed Used and the adjacent properties to the immediate north, east, and south are also zoned B-1. The properties to the west are zoned B-2, Commercial Research and Technology and the properties to the north across Old Mill Creek Road are zoned as R-1, Single Family Residential and R-2, Mixed Residential. There are a variety of uses in the area including Abiding Word Church to the east, retail and car dealerships to the west and, and Blinn College to east and south of the residential neighborhood.

The Timber Oaks Subdivision began in 2011 with the platting and construction of Oak Tree Crossing Drive. Then in 2015, Timber Oaks Section III was subdivided to include 24 additional single-family home lots for construction. Since 2015 a majority of the lots have been developed with single-family homes and four lots remain vacant out of the originally platted 24-lots. At the time of the initial platting of the residential streets for the neighborhood, a future development plan included the extension of additional residential lots to the south. However, the remaining acreage owned by the Developer was purchased by Blinn College and in 2025 an additional cul-de-sac was platted creating an additional 5-lots within the neighborhood. Of the additional 5-lots recently subdivided, one home is currently under construction.

The neighborhood includes an active Homeowners Association and recently the HOA president and members of the HOA met with City staff to discuss the proposed sports complex planned by Blinn College on the vacant property to the south of the neighborhood. It was during discussions about the sports complex that discussions about the neighborhood zoning arose. The B-1, Local Business Mixed District allows a variety of uses by-right, including single-family residential, neighborhood retail uses, offices, restaurants etc. Being that the zoning allowed for the residential neighborhood, it is likely that a rezoning to residential either was not discussed with the developer or not desired by the developer because the planned neighborhood was allowed as currently zoned. However, the intended current and future plans for the neighborhood remain a single-family residential neighborhood and as such the HOA understood the advantages of rezoning the propperty from B-1 to R-1, Single-Family Residential.

While the neighborhood does have adopted deed restruictions allowing single-family uses only, the City of Brenham cannot enforce said deed restrictions. As such, the property owners have requested rezoning of the approximately 11-acre neighborhood to R-1 instead of the current B-1 zoning in order to further protect the residential use of the neighborhood. A letter in support of the neighborhood rezoning, and a petition with 17 property owner signatures accompanies the rezoning request application in support of the request. Staff attended a Timber Oaks HOA meeting on January 22<sup>nd</sup>, sent notifications to all property owners, as well as contacted the remaining residents via phone and has received positive feedback from residents for the proposed rezoning.

#### **ANALYSIS OF CITY OF BRENHAM ZONING POLICIES:**

The purpose of zoning policies is to provide guidelines for considering future amendments to the zoning ordinance (Part 1, Section 4 of Appendix A – “Zoning” of the Brenham Code of Ordinances). They are as follows:

- (1) The city's zoning should recognize and seek to preserve the small-town attributes that make Brenham a special place for its citizens to live, work and play.

**The request involves rezoning the approximately 11-acre Timber Oaks neighborhood from a district that currently allows both residential and non-residential uses to one that permits only single-family residential uses by right. The proposed rezoning aligns with the neighborhood’s existing residential character and is consistent with the adopted Future Land Use Plan, which recommends residential zoning for this area. If approved, the rezoning will better reflect the current use of the property, support the goals of the City of Brenham Comprehensive Plan, and more effectively preserve the integrity and residential nature of the neighborhood than retaining the existing B-1 Local Business/Mixed District designation.**

- (2) The city's zoning should be guided by the future land use plan and other applicable guidelines found in the Comprehensive Plan.

**As shown in Exhibit C, the Future Land Use Map in the *Historic Past, Bold Future: Plan 2040 Comprehensive Plan* recommends that the Timber Oaks Neighborhood be zoned R-1, Single-Family Residential. The current B-1 zoning allows uses such as office space, retail, and restaurants by right. While unlikely, it is possible for a building permit to be submitted for a non-residential use on a vacant lot in the neighborhood, and if all development standards were met, that permit could be approved.**

**Therefore, both the Future Land Use Map and Staff recommend rezoning the neighborhood from a Business district to a Residential district. If approved, the rezoning will align with the Future Land Use Map, the Comprehensive Plan, and the existing land use.**

- (3) The city's zoning should be designed to facilitate the more efficient use of existing and future city services and utility systems in accordance with the Comprehensive Plan.

**The proposed rezoning will not negatively impact the utility systems within the Timber Oaks neighborhood. In accordance with the City of Brenham subdivision standards, all required utilities were constructed in compliance with the Public Infrastructure Design Manual and were accepted by the Brenham City Council by resolution prior to the recording of the subdivision plat. All utilities needed to serve the neighborhood and its vacant lots—including water, sewer, gas, electric, and fiber—are located adjacent to or within the street rights-of-way.**

- (4) The city's zoning should be organized and as straight forward as possible to minimize use problems and enforcement problems.

**The proposed zone change, if approved, will be reflected on the City of Brenham zoning map available for citizen viewing on the City of Brenham homepage. The proposed rezoning was requested by the Timber Oaks Neighborhood Association as a tool to protect the long-term use of the property as a single-family residential neighborhood. Were the rezoning request denied, uses that are not compatible within the single-family neighborhood would remain allowed and could create incompatibilities in the future. Rezoning the neighborhood to R-1 will be a straight forward and organized application of the Zoning Ordinance.**

- (5) The city's zoning process should be fair and equitable, giving all citizens adequate information and opportunity to be heard prior to adoption of zoning amendments.

**Property owners within 200 feet of the project site were mailed notifications of this request on February 11, 2026. The Notice of Public Hearing was published in the *Brenham Banner Press* on February 12, 2026. Any public comments submitted to staff will be provided in the Planning & Zoning Commission and City Council packets or during the public hearing.**

- (6) The city's zoning should ensure that adequate open space is preserved as residential and commercial development and redevelopment occur.

**If approved, the properties will be required to adhere to minimum building setbacks and maximum impervious coverage requirements for property zoned R-1. The R-1 zoning district establishes a maximum impervious coverage limit of 55% and minimum building setbacks. The current zoning, B-1 allows for impervious coverage limit of 80% and therefore the rezoning request furthers the preservation of open space for the residential neighborhood. Staff finds that the adopted zoning ordinance and building codes will ensure that adequate open spaces are preserved.**

- (7) The city's zoning should ensure Brenham's attractiveness for the future location of business and housing by preserving an attractive and safe community environment in order to enhance the quality of life for all of its residents.

**The requested zoning and existing residential land uses are appropriate for this location given adjacent zoning designations, existing development within and in the vicinity, as well as conformance with the City's adopted future land use map.**

- (8) The city's zoning ordinance should preserve neighborhood culture by retaining and promoting land uses consistent with the community's plan for the development and/or redevelopment of its neighborhoods.

**The current zoning of the Timber Oaks neighborhood is B-1 which allows for non-residential uses by right such as office, retail and restaurant uses. Applicable ordinances and development standards include setbacks and bufferyard requirements which are established to mitigate dissimilar uses. The lots within the Timber Oaks Subdivision are approximately 10,000 square feet. Bufferyards between a single-family use and a retail or non-residential uses is 20-feet. While it is unlikely that a retail or business use would propose to locate on one of the vacant lots in the neighborhood, it is possible for the required bufferyard to be achieved and if the B-1 zoning were to continue on the subject properties then an incompatible use could be developed in this neighborhood.**

**Therefore, rezoning the subject Timber Oaks neighborhood from B-1 to R-1 will further preserve the neighborhood by allowing only single-family uses to be developed on the property as originally intended and as called out in the deed restrictions of the subdivision. Staff finds that the proposed zoning would preserve the existing neighborhood culture and is consistent with the community's plan for the development of this neighborhood.**

- (9) The city's zoning should protect existing and future residential neighborhoods from encroachment by incompatible uses.

**The purpose of the proposed rezoning is to protect the existing single-family neighborhood from encroachment of non-residential uses or incompatible uses. With the proposed rezoning, the allowed by-right uses within the single-family neighborhood will be more restricted to residential uses versus the current zoning district which allows for dissimilar uses like office, retail and restaurant uses. Staff finds that the proposed rezoning will be an added protection to preserve the integrity and character of the neighborhood.**

- (10)The city's zoning should assist in stabilizing property values by limiting or prohibiting the development of incompatible land uses or uses of land or structures that negatively impact adjoining properties.

**Staff is unable to determine any destabilizing effects on the neighboring properties should this rezoning request be approved. The Timber Oaks subdivision is in the general vicinity of estate residential uses, a Church, car dealerships and Blinn College. Development Standards like bufferyards are based on land use and are not limited to the zoning of the property. Therefore, staff is unable to identify any negative impacts on adjoining property should the proposed zoning be approved.**

- (11)The city's zoning should make adequate provisions for a range of commercial uses in existing and future locations that are best suited to serve neighborhood, community, and regional markets.

**The Timber Oaks neighborhood is located in an area with a variety of land uses as well as vacant land. Should the proposed rezoning be approved, vacant land currently zoned commercial is available for development to the north, south and west of the neighborhood. Additional vacant land zoned for residential is located across Old Mill Creek and also available for additional development. Staff finds that the proposed zoning change, if approved, will allow for orderly development.**

- (12)The city's zoning should give reasonable accommodation to legally existing incompatible uses, but it should be fashioned in such a way that over time, problem areas will experience orderly change through redevelopment that gradually replaces the nonconforming uses.

**The approximately 11-acre area proposed to be rezoned includes either vacant lots, or lots developed with single-family residential homes. Staff is unable to identify any legally existing incompatible uses within the neighborhood.**

(13)The city's zoning should provide for orderly growth and development throughout the city.

**Staff finds that the proposed rezoning change will allow for the preservation of the existing single-family Timber Oaks neighborhood. Additionally, staff is unable to identify any negative impacts created by the proposed rezoning on the subject property or for the orderly growth and development in the general vicinity. The proposed rezoning is in accordance with the City's adopted Future Land Use Map and Comprehensive Plan.**

**STAFF RECOMMENDATION:**

Based on the evidence and findings above, Staff recommends **approval** of the proposed rezoning from B-1, Local Business Mixed Used zoning to R-1, Single Family Residential zoning to for the properties identified as:

- Lots 1A-8, Block 1 and Lots 1-16, Block 2 of the Timber Oaks Subdivision, Section III; and
- Lots 1-5 of the Timber Oaks Subdivision, Section IV, and
- The right-of-way adjacent to the aforementioned properties.

As of the date of this report, Staff has not received any comments, phone calls, or letters of concern from property owners within the neighborhood or surrounding property owners or the general public.

**EXHIBITS:**

- A. Aerial Map
- B. Zoning Map
- C. Future Land Use Map
- D. Letter from Cathy Hamm, HOA Board President
- E. Property Owner Petition for Rezoning
- F. Photos

EXHIBIT "A"  
AERIAL MAP



Location Map  
City Initiated Rezoning B-1 to R-1  
Timber Oaks Section IV

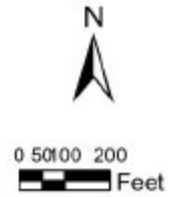
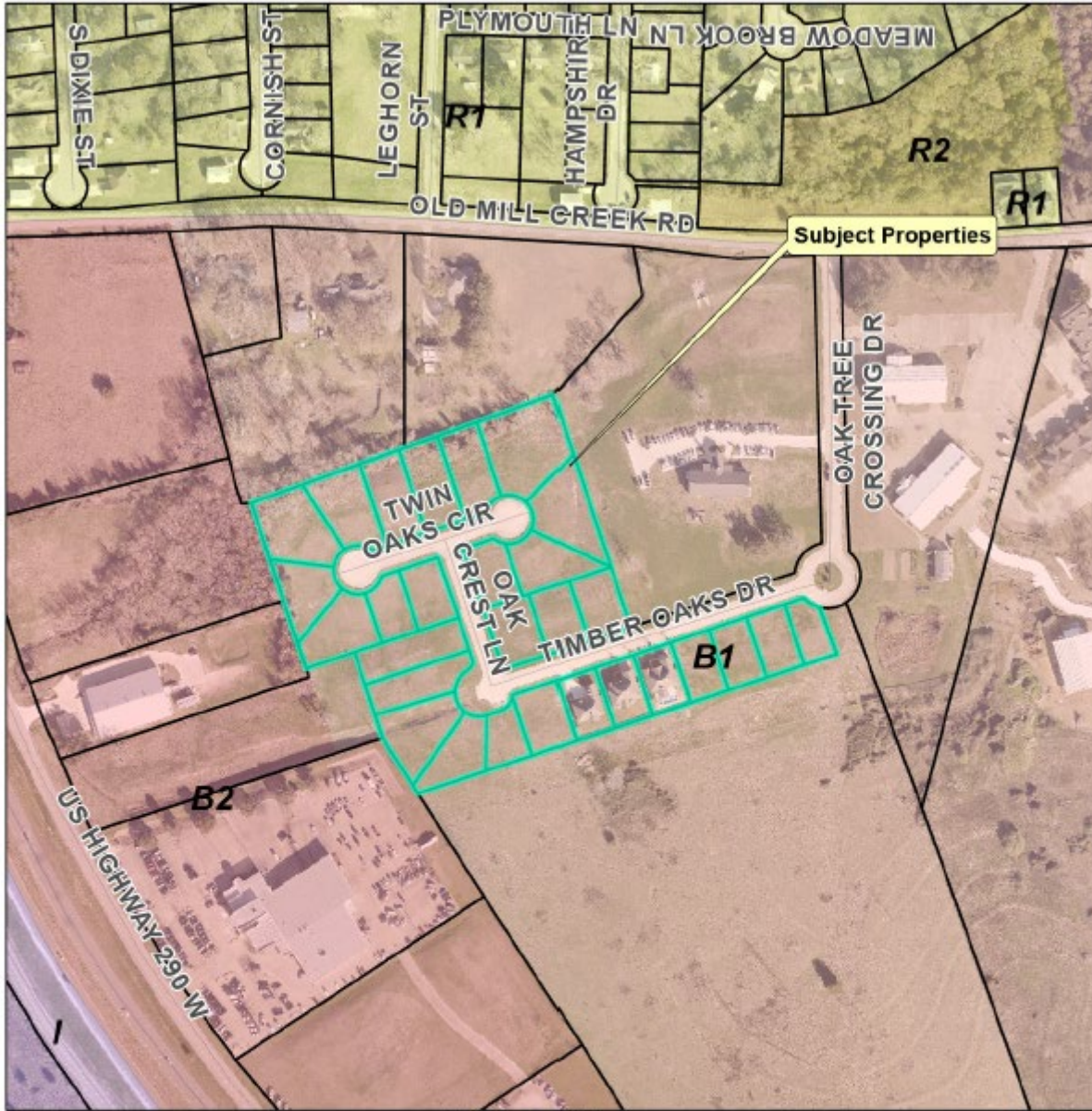


EXHIBIT "B"  
ZONING MAP

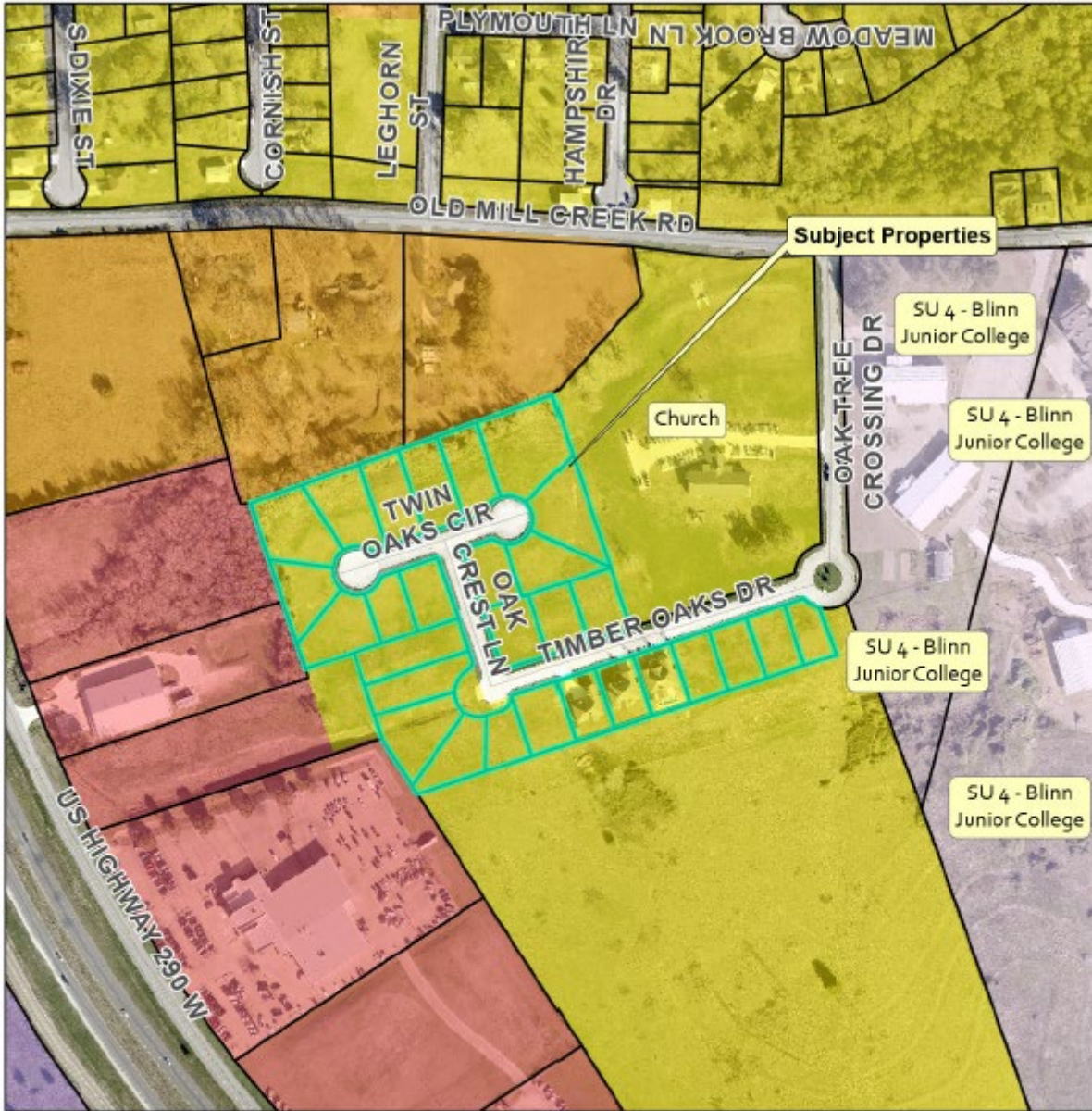


Zoning Map  
City Initiated Rezoning B-1 to R-1  
Timber Oaks Section IV

- Zoning
- B1 Local Business Mixed
  - B2 Commercial Research and Technology
  - I Industrial
  - R1 Residential Single Family
  - R2 Mixed Residential

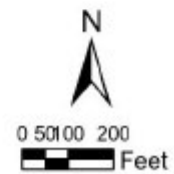


**EXHIBIT "C"**  
**FUTURE LAND USE MAP**



**Future Land Use Map**  
**City Initiated Rezoning B-1 to R-1**  
**Timber Oaks Section IV**

- Future Land Use Plan  
FLU\_FINAL
- Single Family Residential
  - Multi-Family Residential
  - Local Public Facilities
  - Commercial
  - Industrial



**EXHIBIT "D"**  
**REQUEST LETTER**

Cathy Hamm  
Brenham Timber Oaks HOA President  
1403 Timber Oaks Drive  
Brenham, Texas 77833  
January 29, 2026

Subject: Request for rezoning the Brenham Timber Oaks Neighborhood

To the Planning and Rezoning Commission,

Our request for rezoning will support the integrity and values of our quaint subdivision. Warren Schaff, HOA Board Treasurer, and myself went door to door in January 2026 to share with our neighbors how rezoning will enhance and protect the values of our neighborhood which is consistent with our neighbors previously expressed desires for our neighborhood. Many of our neighbors have expressed repeatedly at our board meetings that they moved to the Brenham Timber Oaks neighborhood because of the quaintness, no outlet street and the quiet atmosphere.

The rezoning request also was researched by a few neighbors when in February 2025, we learned of Blinn College's plan to build a Sports Complex directly behind our Brenham Timber Oaks neighborhood. This proposal by Blinn created many concerns for our neighbors such as noise, traffic and safety. The topic of rezoning was presented at our HOA Board meetings. We are hopeful by rezoning our neighborhood, this will give us added protection from these concerns.

To also support the rezoning, the City of Brenham in 2019 adopted a Comprehensive Plan. This Plan includes a parcel specific map called the [Future Land Use Map](#) and suggests what property zoning would be appropriate. The purpose of the Map is to identify property that may be zoned differently than it is currently, due to the primary, existing land use. This is applicable to the Timber Oaks Subdivision. The Map calls out the Timber Oaks Subdivision as a recommended R-1, Single Family Zoning District.

I also spoke with Abiding Word Church member, Mr. McKesta, about our rezoning request and that to my knowledge our request would not impact the church, which is currently zoned B1. I explained if the church had questions, they should reach out to Stephanie Doland in the Development Services Department.

To reiterate our rezoning request, the majority of the neighbors of Brenham Timber Oaks Neighborhood support rezoning from B1 to R1. We appreciate the Planning and Zoning Commission's time and look forward to hearing from you. If the Commission has any questions, please feel free to reach out to me.

Sincerely,

Cathy Hamm  
BTOHOA Board President

**EXHIBIT "E"**  
**PROPERTY OWNER PETITION**

**PETITION TO REZONE BRENHAM TIMBER OAKS NEIGHBORHOOD**

We, the homeowners of Brenham Timber Oaks neighborhood approve rezoning our subdivision from B-1 to R-1.

We, the undersigned, have been informed of the City of Brenham recommendation and the added preservation protection the Zoned category of R-1 has to offer to our neighborhood.

DATE: \_\_\_\_\_  
COLLECTOR: Cathy Hamm

PRINTED NAME	STREET ADDRESS	ZIP CODE	EMAIL	SIGNATURE
Crystal Baca	1401 Timber Oaks Dr.	77833	cj04f5735@gmail.com	Crystal Baca
Danielle Smith	1501 Timber Oaks Dr.	77833	danielle.ambriz@yahoo.com	Danielle Smith
Shannon Juro	1805 Timber Oaks Dr	77833	shannonjuro@hotmail.com	Shannon Juro
Ken Williams	1802 Timber Oaks Dr	77833	Kwilliams59@gmail.com	Ken Williams
Richard Catlin	1500 Twin Oak Cir	77833	Richard.CATLIN	Richard Catlin
Littlefield, David	1706 Twin Oaks	77833	coleebiller@aol.com	David Littlefield
Savage, Blaine	1704 Twin Oaks Cir	77833	savage0404@stgo.net	Blaine Savage
Tiffany Thibodeaux	1705 Twin Oaks Cir	77833	tiffanycthibo@gmail.com	Tiffany Thibodeaux
John W Powell	1700 Timber Oaks Dr	77833	john.w.Powell@gmail.com	John W Powell
SAHIL N BHIMANI	1702 TIMBER OAKS DR	77833	sahil-bhimani@yahoo.com	Sahil N Bhimani
Paula Hawk	1703 Timber Oak	77833	phawk@evetx.com	Paula Hawk
John Vogel	1601 Timber Oaks Dr	77833	jo vogel483@gmail	John Vogel
Cathy Hamm	1403 Timber Oaks Dr	77833	chammac04@yahoo.com	Cathy Hamm
Jonathan Grimm	1701 Timber Oaks Dr	77833	christics78@yahoo.com	Jonathan Grimm
John Joswiak	1603 Timber Oaks Dr	77833	joswiak6@gmail.com	John Joswiak

**PETITION TO REZONE BRENHAM TIMBER OAKS NEIGHBORHOOD**

We, the homeowners of Brenham Timber Oaks neighborhood approve rezoning our subdivision from B-1 to R-1.

We, the undersigned, have been informed of the City of Brenham recommendation and the added preservation protection the Zoned category of R-1 has to offer to our neighborhood.

DATE: \_\_\_\_\_  
COLLECTOR: \_\_\_\_\_

PRINTED NAME	STREET ADDRESS	ZIP CODE	EMAIL	SIGNATURE
Jerry Hayslip	1803 Twin Oaks		staci.hayslip@gmail.com	Jerry Hayslip
Warren Schaff	1703 Twin Oaks		TWIN-OAK-MUSKAT@HOTMAIL.COM	Warren Schaff

**EXHIBIT "F"**  
**SITE PHOTOS**



Round-about at the intersection of Oak Tree Crossing and Timber Oaks Drive



Looking south on Oak Crest Lane



Intersection of Twin Oaks Circle and Oak Crest Lane



Looking west on Twin Oaks Circle



Looking east on Timber Oaks Drive at intersection of Oak Crest Lane

City of Brenham  
Development Services Department



**PUBLIC COMMENT FORM**

All submitted forms will become a part of the public record.

Please return to:  
City of Brenham  
Attn: Development Services Dept., Case REZONE-26-0001  
P.O. Box 1059  
Brenham, Texas 77834-1059

Name: Naomi Rawle

(please print)  
Address: 1801 Twin Oaks Circle

Brenham, Tx 77833

Signature: Billie Schmidt, POA for my mom, Naomi Rawle

Date: Feb

I am FOR the requested REZONING REQUEST as explained on the attached public notice for P&Z Case REZONE-26-0001. (Please state reasons below)

I am AGAINST the requested REZONING REQUEST as explained on the attached public notice for P&Z Case REZONE-26-0001. (Please state reasons below)

Date, Location, & Time of Planning and Zoning Commission meeting:

Monday, February 23, 2026, 5:15 PM  
City Council Chambers, 2<sup>nd</sup> Floor, City of Brenham City Hall  
200 West Vulcan Street, Brenham, Texas 77833

Date, Location, & Time of City Council meeting:

Thursday, March 5, 2026, 1:00 PM  
City Council Chambers, 2<sup>nd</sup> Floor, City of Brenham City Hall  
200 West Vulcan Street, Brenham, Texas 77833

COMMENTS/REASONS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

You may also submit comments via email to [khodde@cityofbrenham.org](mailto:khodde@cityofbrenham.org). Please reference the case number in the subject line. For questions regarding this proposal, please call the Development Services Department at (979) 337-7220.

Feb. 14, 2024

Dear City of Brenham,

I urge the City to try to get Blinn College to build their athletic complex as it was originally planned. At the time that I purchased 1801 Twin Oaks Circle, the stadium was to be built on the southern end of their <sup>(Blinn)</sup> property. The noise and lights will be less noticeable from that location. Also the (said) noise and lights will not disturb the residents of our local cemeteries.

We are counting on the City to help us. Thank you.

Naomi Rawle

Billie Schmidt, POA

## Kim Hodde

---

**From:** saima shaikh <saima.shaikh4284@gmail.com>  
**Sent:** Saturday, February 21, 2026 9:28 AM  
**To:** Kim Hodde  
**Subject:** Case # REZONE-26-0001

Dear Madam/Sir,

I am writing to express my support for the requested rezoning to R1 - Single-Family Residential Use.

I am the owner of the lot located at 493 Oakcrest Lane, Brenham, Texas 77833, within the Timber Oaks Subdivision.

Best regards,

Saima Shaikh

**City of Brenham  
Development Services Department**



**PUBLIC COMMENT FORM**

All submitted forms will become a part of the public record.

*Please return to:*

City of Brenham  
Attn: Development Services Dept., Case REZONE-26-0001  
P.O. Box 1059  
Brenham, Texas 77834-1059

Name:  
*(please print)*  
Address:

Warren & Sandy Schaff  
1703 Twin Oaks Cir  
Brenham, TX 77833

Signature:

Warren & Sandy Schaff

Date:

2/23/26

I am FOR the requested REZONING REQUEST as explained on the attached public notice for P&Z Case REZONE-26-0001. (Please state reasons below)

I am AGAINST the requested REZONING REQUEST as explained on the attached public notice for P&Z Case REZONE-26-0001. (Please state reasons below)

Date, Location, & Time of **Planning and Zoning Commission** meeting:

**Monday, February 23, 2026, 5:15 PM**  
City Council Chambers, 2<sup>nd</sup> Floor, City of Brenham City Hall  
200 West Vulcan Street, Brenham, Texas 77833

Date, Location, & Time of **City Council** meeting:

**Thursday, March 5, 2026, 1:00 PM**  
City Council Chambers, 2<sup>nd</sup> Floor, City of Brenham City Hall  
200 West Vulcan Street, Brenham, Texas 77833

COMMENTS/REASONS:

We would like to help insure the integrity of our neighborhood by restricting commercial development in our immediate community.

You may also submit comments via email to [khodde@cityofbrenham.org](mailto:khodde@cityofbrenham.org). Please reference the case number in the subject line. For questions regarding this proposal, please call the Development Services Department at (979) 337-7220.

**City of Brenham  
Development Services Department**



**PUBLIC COMMENT FORM**

All submitted forms will become a part of the public record.

Please return to:

City of Brenham  
Attn: Development Services Dept., Case REZONE-26-0001  
P.O. Box 1059  
Brenham, Texas 77834-1059

Name: Billy & Paula Howk

(please print)  
Address: 1703 Timber Oaks Dr.

Brenham, Tx 77833

Signature: Billy & Paula Howk

Date: 2/23/26

I am FOR the requested REZONING REQUEST as explained on the attached public notice for P&Z Case REZONE-26-0001. (Please state reasons below)

I am AGAINST the requested REZONING REQUEST as explained on the attached public notice for P&Z Case REZONE-26-0001. (Please state reasons below)

Date, Location, & Time of Planning and Zoning Commission meeting:  
**Monday, February 23, 2026, 5:15 PM**  
City Council Chambers, 2<sup>nd</sup> Floor, City of Brenham City Hall  
200 West Vulcan Street, Brenham, Texas 77833

Date, Location, & Time of City Council meeting:  
**Thursday, March 5, 2026, 1:00 PM**  
City Council Chambers, 2<sup>nd</sup> Floor, City of Brenham City Hall  
200 West Vulcan Street, Brenham, Texas 77833

COMMENTS/REASONS:  
We want the re-zoning changed to R-1 to protect our neighborhood and keep the structures to single family homes. We do not want businesses moving into our neighborhood.

You may also submit comments via email to [khodde@cityofbrenham.org](mailto:khodde@cityofbrenham.org). Please reference the case number in the subject line. For questions regarding this proposal, please call the Development Services Department at (979) 337-7220.

**City of Brenham  
Development Services Department**



**PUBLIC COMMENT FORM**

All submitted forms will become a part of the public record.

Please return to:

City of Brenham  
Attn: Development Services Dept., Case REZONE-26-0001  
P.O. Box 1059  
Brenham, Texas 77834-1059

Name:  
(please print)  
Address:

Rick and Cathy Hamm  
1403 Timber Oaks Drive  
Brenham, TX 77833

Signature:

Cathy Hamm Rick Hamm

Date:

2/22/2026

I am FOR the requested REZONING REQUEST as explained on the attached public notice for P&Z Case REZONE-26-0001. (Please state reasons below)

I am AGAINST the requested REZONING REQUEST as explained on the attached public notice for P&Z Case REZONE-26-0001. (Please state reasons below)

Date, Location, & Time of **Planning and Zoning Commission** meeting:

**Monday, February 23, 2026, 5:15 PM**  
City Council Chambers, 2<sup>nd</sup> Floor, City of Brenham City Hall  
200 West Vulcan Street, Brenham, Texas 77833

Date, Location, & Time of **City Council** meeting:

**Thursday, March 5, 2026, 1:00 PM**  
City Council Chambers, 2<sup>nd</sup> Floor, City of Brenham City Hall  
200 West Vulcan Street, Brenham, Texas 77833

COMMENTS/REASONS:

We would like the zoning of our Brenham Timber Oaks subdivision  
changed to R1 to protect our quiet residential environment and  
ensure neighborhood stability by restricting development to detached,  
single family homes.

You may also submit comments via email to [khodde@cityofbrenham.org](mailto:khodde@cityofbrenham.org). Please reference the case number in the subject line.  
For questions regarding this proposal, please call the Development Services Department at (979) 337-7220.



City Council Regular Meeting  
**AGENDA ITEM 11**

**Agenda Item:** Discuss and Possibly Act Upon a Request for a Noise Variance from Washington County for Construction Activities Related to the Washington County Courthouse Renovation Project and Authorize the Mayor to Execute Any Necessary Documentation

**Meeting Date:** March 5, 2026

**Department:** Administration

**Staff Contact:** Carolyn Miller, City Manager

**SUMMARY STATEMENT:**

Last year, Washington County began a courthouse renovation project. The noise level from construction-related activities has resulted in court proceedings sometimes being canceled due to inability to hear inside the courtrooms, thus creating a backlog of court cases. In an attempt to accommodate the courts, the contractor has agreed to amend the construction schedule for nighttime work.

Since the courthouse is zoned B3. Per Section 17-73 of the City of Brenham Code of Ordinances, the noise limit in that zone is 62dB. Normal construction activities will exceed this level. Per Section 17-75(7), construction is an exception to the 62 dB limit, but only until 10:00 PM. Accordingly, in order for the contractor to work beyond 10:00 PM, a variance to the noise nuisance ordinance is required.

The contractor would work from 4PM to 2AM; their scheduled work days would be 9 days on and 5 days off. If this variance is approved, the nighttime work schedule would begin on Monday, March 9th. A representative from the County will attend the City Council meeting to answer any questions about this construction project.

**ATTACHMENTS:**

None

**RECOMMENDATION:**



City Council Regular Meeting  
**AGENDA ITEM 12**

**Agenda Item:** Discuss and Possibly Act Upon an Ordinance on Its First Reading Amending the City of Brenham’s Official Zoning Map of the Code of Ordinances to Change the Zoning from a Local Business/Residential Mixed-Use District (B-1) to a Single-Family Residential Use District (R-1) on Properties Identified as Lots 1A-8, Block 1 and Lots 1-16, Block 2 of the Timber Oaks Subdivision, Section III, and Lots 1-5 of the Timber Oaks Subdivision, Section IV, in Brenham, Washington County, Texas (Case No. REZONE-26-001)

**Meeting Date:** March 5, 2026

**Department:** Development Services

**Staff Contact:** Stephanie Doland, Director of Development Services

**SUMMARY STATEMENT:**

A rezoning request application and landowner petition was submitted by Cathy Hamm, President of the Timber Oaks Homeowners Association to rezone the existing residential subdivision from B-1, Local Business Mixed Use District to R-1, Single-Family Residential District. The B-1, Local Business Mixed District allows a variety of uses by-right, including single-family residential, neighborhood retail uses, offices, restaurants etc. While the neighborhood does have adopted deed restrictions allowing single-family uses only, the City of Brenham cannot enforce said deed restrictions. As such, the property owners have requested rezoning of the approximately 11-acre neighborhood to R-1 instead of the current B-1 zoning in order to further protect the residential use of the neighborhood. A letter in support of the rezoning, and a petition with 17 property owner signatures accompanies the rezoning request application in support of the request. Staff attended a Timber Oaks HOA meeting on January 22nd, sent notifications to all property owners, as well as contacted the remaining residents via phone and have received positive feedback from residents for the proposed rezoning.

Attached for consideration and approval, please find a draft ordinance rezoning the Timber Oaks Subdivision from B-1 to R-1 in accordance with the Comprehensive Plan and as recommended by the Planning and Zoning Commission during their meeting on February 23, 2026.

**ATTACHMENTS:**

1. Ordinance for First Reading

**RECOMMENDATION:**

Approve an Ordinance on its first reading amending the City of Brenham’s Official Zoning Map of the Code of Ordinances to change the zoning from a Local Business/Residential Mixed-Use District (B-1) to a Single-Family Residential Use District (R-1) on properties identified as Lots 1A-8, Block 1 and Lots 1-16, Block 2 of the Timber Oaks Subdivision, Section III, and Lots 1-5 of the Timber Oaks Subdivision, Section IV, in Brenham, Washington County, Texas (Case No. REZONE-26-001).

**ORDINANCE NO. O-26-\_\_\_\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRENHAM, TEXAS, AMENDING APPENDIX A - "ZONING" OF THE CODE OF ORDINANCES, AND THE OFFICIAL ZONING MAP OF THE CITY OF BRENHAM FROM A LOCAL BUSINESS/RESIDENTIAL MIXED USE DISTRICT (B-1) TO A SINGLE-FAMILY RESIDENTIAL USE DISTRICT ON APPROXIMATELY 11.4 ACRES OF LAND GENERALLY KNOWN AS THE TIMBER OAKS SUBDIVISION AND AS FURTHER DESCRIBED IN THIS ORDINANCE.**

**WHEREAS**, the Timber Oaks Homeowners Association submitted a rezoning request application and landowner petition to rezone the Timber Oaks Subdivision, an approximately 11.4 acre tract of land generally located west of Oak Tree Crossing Drive and further described as Lots 1A-8, Block 1 and Lots 1-16, Block 2 of the Timber Oaks Subdivision, Section III, and Lots 1-5 of the Timber Oaks Subdivision, Section IV and the right-of-way adjacent to the aforementioned properties in Brenham, Washington County, Texas, (the "Property"); and

**WHEREAS**, the City of Brenham has adopted Appendix A – "Zoning" of the City of Brenham Code of Ordinances, as amended, which divides the City of Brenham into various zoning districts; and

**WHEREAS**, Appendix A – "Zoning" of the City of Brenham Code of Ordinance authorizes the City Council to grant zoning changes by adopting ordinances amending Appendix A for each individual permanent zoning change; and

**WHEREAS**, at least ten (10) days after publication in the official newspaper of the City of the time and place of a public hearing and at least ten (10) days after written notice of that hearing was mailed to the owners of land within two hundred feet of the Property in the manner required by law, the Planning and Zoning Commission held a public hearing on the requested rezoning; and

**WHEREAS**, this amendment was unanimously recommended for approval by the City of Brenham Planning and Zoning Commission in its final report during the regular meeting on February 23, 2026 finding that the proposed rezoning request is in accordance with the City of Brenham Comprehensive Plan and Future Land Use Map; and

**WHEREAS**, at least fifteen (15) days after publication in the official newspaper of the City of the time and place of a public hearing for the requested rezoning, the City Council held the public hearing for the requested rezoning and the City Council considered the final report of the Planning & Zoning Commission; and

**WHEREAS**, the City Council deems it appropriate to grant such proposed change in the zoning district classification of the Property;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BRENHAM, TEXAS, THAT APPENDIX A - "ZONING" OF THE CODE OF ORDINANCES OF THE CITY OF BRENHAM, TEXAS, AND THE OFFICIAL ZONING MAP BE AMENDED IN THE FOLLOWING MANNER:**

*SECTION 1.* That Appendix A - "Zoning" of the Code of Ordinances of the City of Brenham, Texas, and the Official Zoning Map of the City of Brenham are hereby amended by changing the zoning district classification from a Local Business/Residential Mixed Use District (B-1) to Single-Family Residential Use District (R-1) on approximately 11.4 acres of land described as Lots 1A-8, Block 1 and Lots 1-16, Block 2 of the Timber Oaks Subdivision, Section III, and Lots 1-5 of the Timber Oaks Subdivision, Section IV and the right-of-way adjacent to the aforementioned properties in Brenham, Washington County, Texas said area of land being further described and depicted on Exhibit "A" attached hereto and incorporated herein for all pertinent purposes.

*SECTION 2.* This Ordinance shall take effect as provided by the Charter of the City of Brenham, Texas.

**PASSED and APPROVED** on its first reading this the \_\_\_\_ day of March 2026.

**PASSED and APPROVED** on its second reading this the \_\_\_\_ day of March 2026.

\_\_\_\_\_  
Atwood C. Kenjura  
Mayor

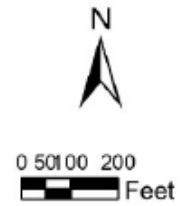
**ATTEST:**

\_\_\_\_\_  
Jeana Bellinger, TRMC, CMC  
City Secretary

Exhibit "A"



Location Map  
City Initiated Rezoning B-1 to R-1  
Timber Oaks Section IV





City Council Regular Meeting  
**AGENDA ITEM 13**

**Agenda Item:** Discuss and Possibly Act Upon a Professional Services Agreement Between the City of Brenham and Strand Associates, Inc. for Engineering Services Related to Project No.63C-24C (Highway 36 South Elevated Storage Tank) and Authorize the Mayor to Execute Any Necessary Documentation

**Meeting Date:** March 5, 2026

**Department:** Public Utilities

**Staff Contact:** Jared Beckendorf, Utility Project and Warehouse Manager

**SUMMARY STATEMENT:**

The City of Brenham wishes to enter into a Professional Service Agreement with Strand Associates, Inc., for engineering services related to Project No. 63C-24C (Highway 36 South Elevated Storage Tank). For and in consideration of the services rendered by Engineer pursuant to this Agreement, the City shall pay Strand Associates, Inc. for engineering services for the actual services performed under the Scope of Services, on the basis set forth in Attachment “A”, Part B (Basis of Compensation and Reimbursable Expenses) of the Agreement, up to an amount not to exceed \$375,000.00.

This agreement will consist of design related services, bidding related services, and construction related services for the construction of a new 300,000-gallon elevated storage tank. This storage tank is to be located on the westside pressure plain. These services are further explained in detail in Attachment “A”, Part A (Scope of Services) of the Agreement. One thing to note is that this project was identified as a need in the ten-year Capital Improvement Plan that was conducted by Strand Associates, Inc during the Impact Fee Study.

Staff respectfully asks Council to approve the Professional Services Agreement between the City of Brenham and Strand Associates, Inc. for the engineering services related to Project 63C-24C (Highway 36 South Elevated Storage Tank) as set forth in Attachment “A” Part B (Basis of Compensation and Reimbursable Expenses) of the Agreement, up to an amount not to exceed \$375,000.00.

**ATTACHMENTS:**

1. PSA Highway 36 South Elevated Storage Tank (EST)

**RECOMMENDATION:**

Approve a Professional Services Agreement between the City of Brenham and Strand Associates, Inc. for Engineering Services related to Project No.63C-24C (Highway 36 South Elevated Storage Tank), in an amount not to exceed \$375,000.00 and authorize the Mayor to execute any necessary documentation.

**PROFESSIONAL SERVICES AGREEMENT  
FOR  
ENGINEERING SERVICES  
RELATED TO  
CITY OF BRENHAM  
PROJECT NO. 63C-24C  
HIGHWAY 36 SOUTH ELEVATED STORAGE TANK (EST)**

**THE STATE OF TEXAS           §  
  §  
COUNTY OF WASHINGTON       §**

THIS AGREEMENT made on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, entered into, and executed by and between the City of Brenham, Texas (the "City"), a municipal corporation of the State of Texas, and Strand Associates, Inc.<sup>®</sup> ("Engineer").

**WITNESSETH:**

WHEREAS, the City desires to construct a new elevated storage tank along State Highway 36 South of Brenham, as further described in Part A of Attachment "A" (the "Project"); and

WHEREAS, the services of a professional engineering firm are necessary to provide design, bidding-related, and construction-related services, and

WHEREAS, the Engineer represents that it is fully capable and qualified to provide professional engineering services to the City;

NOW, THEREFORE, the City and Engineer, in consideration of the mutual covenants and agreements herein contained, do mutually agree as follows:

**SECTION I  
SCOPE OF AGREEMENT**

Engineer agrees to perform certain professional engineering services as defined in Attachment "A" attached hereto and made a part hereof for all purposes, hereinafter sometimes referred to as "Scope of Services," and for having rendered such services, the City agrees to pay Engineer compensation as stated in Section VII.

**SECTION II  
CHARACTER AND EXTENT OF SERVICES**

Engineer shall do all things necessary to render the engineering services and perform the Scope of Services with the professional skill and care ordinarily provided by

competent engineers practicing in the same or similar locality and under the same or similar circumstances and professional license. It is expressly understood and agreed that Engineer is an Independent Contractor in the performance of the services agreed to herein. It is further understood and agreed that Engineer shall not have the authority to obligate or bind the City, or make representations or commitments on behalf of the City or its officers or employees without the express prior written approval of the City. The City shall be under no obligation to pay for services rendered not identified in Attachment "A" without prior written authorization from the City.

### **SECTION III OWNERSHIP OF WORK PRODUCT**

Engineer agrees that the City shall have the right to use all exhibits, maps, reports, analyses and other documents prepared or compiled by Engineer pursuant to this Agreement. The City shall be the absolute and unqualified owner of all studies, exhibits, maps, reports, analyses, determinations, recommendations, computer files, and other documents prepared or acquired pursuant to this Agreement with the same force and effect as if the City had prepared or acquired the same. The City's use of any work product prepared by the Engineer for purposes other than for the intended project shall be at the City's sole risk and without liability to the Engineer.

### **SECTION IV TIME FOR PERFORMANCE**

The time for performance of the Scope of Services will begin upon execution of this Agreement, which is anticipated the week of January 19, 2026. Services are scheduled for completion on January 15, 2028. Upon written request of Engineer, the City Manager may grant time extensions to the extent of any delays caused by the City or other agencies with which the services must be coordinated and over which Engineer has no control.

### **SECTION V COMPLIANCE AND STANDARDS**

Engineer agrees to perform the services hereunder in accordance with generally accepted standards applicable thereto and shall use that degree of care and skill commensurate with the applicable profession to comply with all applicable state, federal, and local laws, ordinances, rules, and regulations relating to the services to be performed hereunder and Engineer's performance.

### **SECTION VI INDEMNIFICATION**

To the fullest extent permitted by Texas Local Government Code Section 271.904, Engineer shall and does hereby agree to indemnify, hold harmless and defend the City, its officers, agents, and employees against liability for damage caused by or resulting

from an act of negligence, intentional tort, intellectual property infringement, or failure to pay a subcontractor or supplier committed by the Engineer, the Engineer's agent, consultant under contract, or another entity over which the Engineer exercises control.

## **SECTION VII ENGINEER'S COMPENSATION**

For and in consideration of the services rendered by Engineer pursuant to this Agreement, the City shall pay Engineer only for the actual services performed under the Scope of Services, on the basis set forth in Attachment "A," up to an amount not to exceed \$375,000, as identified in Attachment "A."

## **SECTION VIII TERMINATION**

The City may terminate this Agreement at any time by giving written notice to Engineer. Upon receipt of such notice, Engineer shall discontinue all services in connection with the performance of this Agreement and shall proceed to promptly cancel all existing orders and contracts insofar as such orders or contracts are chargeable to the Agreement. As soon as practicable after receipt of notice of termination, Engineer shall submit a sworn statement, showing in detail the services performed under this Agreement to the date of termination. The City shall then pay Engineer for such services performed under this Agreement as those services bear to the total services called for under this Agreement, less such payments on account of the charges as have been previously made. Copies of all completed or partially completed designs, maps, studies, documents and other work product prepared under this Agreement shall be delivered to the City when and if this Agreement is terminated.

## **SECTION IX ADDRESSES, NOTICES AND COMMUNICATIONS**

All notices and communications under this Agreement shall be mailed by certified mail, return receipt requested, to Engineer at the following address:

Strand Associates, Inc.®  
1906 Niebuhr Street  
Brenham, TX 77833  
Attn: Kelly M. Hajek, P.E.

All notices and communications under this Agreement shall be mailed by certified mail, return receipt requested, to the City at the following address:

City of Brenham  
P.O. Box 1059  
Brenham, TX 77834  
Attn: City Manager

**SECTION X  
LIMIT OF APPROPRIATION**

Prior to the execution of this Agreement, Engineer has been advised by the City and Engineer clearly understands and agrees, such understanding and agreement being of the absolute essence to this Agreement, that the City shall have available only those sums as expressly provided for under this Agreement to discharge any and all liabilities which may be incurred by the City and that the total compensation that Engineer may become entitled to hereunder and the total sum that the City shall become liable to pay to Engineer hereunder shall not under any conditions, circumstances, or interpretations hereof exceed the amounts as provided for in this Agreement.

**SECTION XI  
SUCCESSORS AND ASSIGNS**

The City and Engineer bind themselves and their successors and assigns to the other party of this Agreement and to the successors and assigns of such other party, in respect to all covenants of this Agreement. Engineer shall not assign, sublet, or transfer its interest in this Agreement without the written consent of the City. Nothing herein shall be construed as creating any personal liability on the part of any officer or agent of the City or any public body which may be a party hereto.

**SECTION XII  
MODIFICATIONS**

This instrument, including Attachment "A," contains the entire Agreement between the parties relating to the rights herein granted and the obligations herein assumed. To the extent there is a conflict between the provisions of this Agreement and the provisions of Attachment "A," this Agreement shall control. Any oral or written representations or modifications concerning this instrument shall be of no force and effect excepting a subsequent modification in writing signed by both parties hereto.

**SECTION XIII  
ADDITIONAL SERVICES OF ENGINEER**

If authorized in writing by the City Manager, Engineer shall furnish, or obtain from others, Additional Services that may be required because of significant changes in the scope, extent or character of the portions of the Project designed or specified by the Engineer, as defined in Attachment "A." These Additional Services, plus reimbursable expenses, will be paid for by the City on the basis set forth in Attachment "A," up to the amount authorized in writing by the City.

**SECTION XIV  
CONFLICTS OF INTEREST**

Pursuant to the requirements of the Chapter 176 of the Texas Local Government Code, Engineer shall fully complete and file with the City Secretary a Conflict of Interest Questionnaire.

**SECTION XV  
PAYMENT TO ENGINEER FOR SERVICES AND REIMBURSABLE EXPENSES**

Invoices for Basic and Additional Services and reimbursable expenses will be prepared in accordance with Engineer's standard invoicing practices and will be submitted to the City by Engineer at least monthly. Invoices are due and payable thirty (30) days after receipt by the City. Non-payment within 45 days of receipt of invoice by the City, may at Engineers option, result in suspension of services upon 5 days written notice to the City. Upon receipt of payment in full Engineer will resume services without liability to City for such suspension.

**SECTION XVI  
INSURANCE**

Engineer shall procure and maintain insurance in accordance with the terms and conditions set forth in Attachment "B," for protection from workers' compensation claims, claims for damages because of bodily injury, including personal injury, sickness or disease or death, claims or damages because of injury to or destruction of property including loss of use resulting therefrom, and claims of errors and omissions.

**SECTION XVII  
MISCELLANEOUS PROVISIONS**

A. This Agreement is subject to the provisions of the Texas Prompt Payment Act, Chapter 2251 of the Texas Government Code. The approval or payment of any invoice shall not be considered to be evidence of performance by Engineer or of the receipt of or acceptance by the City of the services covered by such invoice.

B. Venue for any legal actions arising out of this Agreement shall lie exclusively in the federal and state courts of Washington County, Texas.

C. This Agreement is for sole benefit of the City and Engineer, and no provision of this Agreement shall be interpreted to grant or convey to any other person any benefits or rights.

D. Engineer further covenants and agrees that it does not and will not knowingly employ an undocumented worker. An "undocumented worker" shall mean an individual who, at the time of employment, is not (a) lawfully admitted for permanent



**ATTACHMENT “A”**

**PART A–SCOPE OF SERVICES**

**CITY OF BRENHAM  
PROJECT NO. 63C-24C  
HIGHWAY 36 SOUTH ELEVATED STORAGE TANK (EST)**

**Description of Project**

This project consists of design, bidding-related, and construction-related services for the City’s new EST, which will be located along State Highway 36 South and will be connected to the westside pressure plane.

**A. Design Services**

1. Attend design kickoff meeting with the City.
2. Review the size of the site needed for the EST and the size of a future well and treatment plant site, if desired by the City. Review up to three potential sites identified by the City for feasibility for use as an EST, well, and treatment plant site.
3. Review the needed size of the EST based on projected growth and water model, which the City anticipates to be 300,000 gallons.
4. Prepare an opinion of probable construction cost (OPCC) for up to three styles of the EST, along with pros and cons of each style. The City shall select the base bid style of the EST.
5. Review the City’s water model to evaluate the need for and location of altitude valves.
6. Hire a geotechnical subconsultant to perform up to five soil borings at depths ranging from five feet to 100 feet, and provide geotechnical engineering considerations.
7. Perform topographic field survey of the EST site (less than five acres), up to 250 linear feet of water line alignment, and prepare background drawings. Include the location of overhead and marked underground utilities within the survey limits as field-marked through Texas 811 locate requests. Submit one iteration of Texas 811 locate requests for the project site. Additional requests and subsequent surveys will be considered additional services.
8. Perform boundary survey for the EST site (less than five acres) and prepare metes and bounds description and plat for City to file.

9. Communicate with local and private utilities regarding design and potential utility conflicts. Attend up to two virtual meetings with utility owners. Design changes, at the start of final design, due to conflict resolution shall be considered additional services.
10. Prepare technical specifications and drawings for the new EST. The EST is anticipated to be a welded steel multi-legged tank, with a bid alternate for a second style of tank as directed by the City.
11. Prepare Bidding Documents using Engineers Joint Contract Documents Committee C-700 Standard General Conditions of the Construction Contract, 2013 edition, technical specifications, and engineering drawings for one Construction Contract.
12. Facilitate and attend 30, 60, and 90 percent design meetings to review the updated OPCC and draft Bidding Documents with the City and incorporate review comments, as appropriate, into the final Bidding Documents.
13. Prepare and submit an OPCC and two copies of Bidding Documents to the City.
14. Prepare and submit a cover letter, Texas Commission on Environmental Quality (TCEQ) Submittal Form 10233, and Water Storage Tank Construction Checklist to the TCEQ.
15. Assist the City with applying for a Federal Aviation Administration (FAA) obstruction evaluation and determination by preparing a FAA Form 7460-1 and related attachments for City review and comment. Update application, as appropriate, and submit to the FAA.

**B. Bidding-Related Services**

1. Distribute Bidding Documents through CivCast and submit Advertisement to Bid to newspaper of the City's choice for publishing. The City shall pay the newspaper directly for advertising.
2. Attend one prebid meeting, answer questions, and prepare addenda during bidding, if necessary.
3. Attend bid opening, tabulate and analyze bid results, and assist the City in the award of a Construction Contract.
4. Prepare up to two sets of Contract Documents for signature for the Construction Contract.

**C. Construction-Related Services**

1. Provide contract administration services including attendance at a preconstruction conference, review of up to three iterations of contractor's shop drawing submittals, review of up to 12 contractor's periodic pay requests, attendance at up to 12 construction progress meetings, up to 15 periodic site visits, and participation in project closeout. Services are based on a 12-month construction schedule. Engineer's review of payment requests from the contractor will not impose responsibility to determine that title to any of the work has passed to the City free and clear of any liens, claims, or other encumbrances. Any such service by Engineer will be provided through an amendment to this Agreement.
2. Provide one iteration of construction staking for EST construction. Additional staking iterations shall be considered additional services.
3. Provide resident project representative (RPR) for part-time observation (anticipated to be approximately 190 hours total) of construction. Services are based on a 12-month construction schedule, which will need to be adjusted if the schedule is extended. In furnishing observation services, Engineer's efforts will be directed toward determining for the City that the completed project will, in general, conform to the Contract Documents; but Engineer will not supervise, direct, or have control over the contractor's work and will not be responsible for the contractor's means, methods, techniques, sequences, procedures, or health and safety precautions or programs, or for the contractor's failure to perform the construction work in accordance with the Contract Documents.
4. Provide part-time RPR services (up to 50 site visits) in accordance with the National Association of Corrosion Engineers and American Welding Society for elevated storage tank erection and coating.
5. Provide record drawings in electronic format (portable document file, AutoCAD, and geographic information system) from information compiled from contractor's records. Engineer is providing drafting services only for record drawings based on the records presented to Engineer by the contractor and the City. Engineer will not be liable for the accuracy of record drawing information provided by the contractor and the City.

**D. Services Not Provided**

1. Hazmat soil testing/evaluation.
2. Wetland delineation.
3. Flood studies.
4. Archeological.
5. Land/easement procurement.
6. Design revisions after approval.

7. Services related to buried waste and contamination.
8. Construction materials testing.
9. Public informational meetings.
10. Well and treatment plant design.

**PART B–BASIS OF COMPENSATION AND REIMBURSABLE EXPENSES**

**CITY OF BRENHAM  
PROJECT NO. 63C-24C  
HIGHWAY 36 SOUTH ELEVATED STORAGE TANK (EST)**

The following represents the estimated maximum compensation for the scope of services documented in Attachment A, Part A of this Agreement. If services beyond those specifically identified are determined necessary during the Project, Engineer shall not proceed with those services until such time written approval of the scope and any additional fees are approved by the City Manager.

City shall compensate Engineer for all scope items described in Part A on a lump sum basis, not to exceed the amounts shown below.

<u>Services</u>	<u>Fee</u>
Design Services	\$240,000
Bidding-Related Services	\$ 20,000
Construction-Related Services	\$115,000
Total	\$375,000



City Council Regular Meeting  
**AGENDA ITEM 14**

**Agenda Item:** Discuss and Possibly Act Upon a Memorandum of Understanding Between the City of Brenham and [Gen 4 Family Fund] for Park Improvements in Honor of William Harvey "Bill" Betts, Jr. and Authorize the Mayor to Execute Any Necessary Documentation

**Meeting Date:** March 5, 2026

**Department:** Public Works

**Staff Contact:** Dane Rau, Director of Public Works

**SUMMARY STATEMENT:**

In Honor of William Harvey "Bill" Betts Jr, the City of Brenham wishes to accept pledged funds from the Gen 4 Family Fund to cover the costs of a covered basketball pavilion at Henderson Park as well as a spacious playscape area located in Brenham Family Park.

This Memorandum of Understanding (MOU) states that the Gen 4 Family Fund will work with the City of Brenham on these projects and cover costs associated with both projects. Both projects were listed in the Parks and Recreation 5 yr Capital Plan, and it will be a great privilege to work with the Betts Family to make these improvements that will benefit our community and parks system for many generations to come.

Once the MOU is signed by both parties and funds are transferred, we can begin working with architects to begin the design phases on both projects. We hope to have both projects completed by the end of 2026.

These projects will be presented to the Parks Board and brought back to City Council for a construction award.

**ATTACHMENTS:**

1. Memorandum of Understanding

**RECOMMENDATION:**

Discuss and possibly act upon a Memorandum of Understanding between the City of Brenham and [Gen 4 Family Fund] for park improvements in honor of William Harvey "Bill" Betts, Jr. and authorize the Mayor to execute any necessary documentation.

**MEMORANDUM OF UNDERSTANDING (MOU)  
BETWEEN THE CITY OF BRENHAM AND  
[GEN 4 FAMILY FUND] FOR PARK IMPROVEMENTS  
IN HONOR OF WILLIAM HARVEY “BILL” BETTS, JR.**

Gen 4 Family Fund desires to enter into this Memorandum of Understanding (“MOU”) with the City of Brenham, Texas (herein after referred to as the “City”) regarding financial participation in the construction of the new Playground located at the Brenham Family Park and a Covered Basketball Pavilion (over existing courts) at Henderson Park (herein after collectively referred to as the “Projects”).

The intent of this MOU is to clarify Gen 4 Family Fund’s involvement in the Projects, both financially and in terms of having input in the planning and design of the Projects. This MOU also confirms the City’s commitment to the Projects and provides written assurance that the funds donated by Gen 4 will be exclusively dedicated to the Projects.

As to the Projects, the parties agree to the following:

- A. Gen 4 shall donate the pledged funds to the City of Brenham Community Projects Fund, Inc. for the Projects. Upon transfer of the donated funds from the City of Brenham Community Projects Fund, Inc. to the City of Brenham, one hundred percent (100%) of the funds donated for the Projects shall be placed in a separate capital improvement fund of the City dedicated to the Projects (the “Fund”). Further, the Projects will be completed using the donated funds honoring the life of William Harvey “Bill” Betts, Jr. City staff will maintain financial statements and records documenting all donations to and expenditures out of the Fund, and the City shall make such statements available to the Gen 4 stakeholders upon request.
- B. Expenditures from the Fund shall be used to pay for professional design services, construction, fencing, lighting, and additional items specific to the park grounds associated with the Projects.
- C. The City will confer and meet with the Gen 4 stakeholders to receive input in the planning of the Projects. The layouts, designs and construction plans concerning the Projects will be presented to the Parks and Recreation Advisory Board for its input, and final approval for the Projects will be the responsibility of the Mayor and City Council.
- D. The City will honor William Harvey “Bill” Betts, Jr. by naming the new playground located at the Brenham Family Park after him. ***The playground will be named “Buck’s Backyard” and will feature a small informational plaque outlining Bill’s legacy and love of the community.***
- E. Upon execution of this MOU the City will proceed with authorizing a professional design firm to begin work on the plans for the Projects.

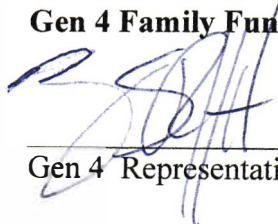
The City greatly appreciates the generosity of the Gen 4 Family Fund and is honored to celebrate the life of William Harvey "Bill" Betts, Jr and his many years of service to the community and Parks and Recreation Advisory Board. These amenities will greatly enrich the quality of life of the Brenham community, and the Projects honoring the life of William Harvey "Bill" Betts, Jr. will ensure children have opportunities to play and recreate, and for Brenham families to flourish.

Executed by the duly authorized undersigned persons representing the parties to this Memorandum of Understanding to be effective on the \_\_\_ day of \_\_\_\_\_, 20\_\_.

**City of Brenham**

**Gen 4 Family Fund**

\_\_\_\_\_  
Atwood C. Kenjura, Mayor

  
\_\_\_\_\_  
Gen 4 Representative(s)

**ATTEST:**

\_\_\_\_\_  
Jeana Bellinger, TRMC, CMC  
City Secretary



City Council Regular Meeting  
**AGENDA ITEM 15**

**Agenda Item:** Discuss and Possibly Act Upon an Ordinance on Its First Reading Providing for a No Parking Zone on the Eastward Side of Oak Tree Crossing Beginning at Its Intersection With Old Mill Creek Road and Extending to the Traffic Circle Ending at 1401 Timber Oaks Drive

**Meeting Date:** March 5, 2026

**Department:** Public Works

**Staff Contact:** Dane Rau, Director of Public Works

**SUMMARY STATEMENT:**

It has come to our attention that the city should consider a no-parking zone on the east side of Oak Tree Crossing from Old Mill Creek to the traffic circle on Timber Oaks Dr. We have had several instances in the last 6–8 months in which cars have parked on both sides, which prevents two-way traffic and also large public safety apparatuses from being able to get up and down the street. With the Blinn Ag building adjacent to Oak Tree Crossing, there is also parking by students that we need to deter and Blinn prefers them to park in the designated parking lots that they have created. This recommendation has been made by the subdivision HOA, and we have spoken with Abiding Word in which we have not had any feedback other than they realize the issue when both sides are parked full.

If this is approved, a second reading will occur and, if successful, we will then erect signs and establish the no-parking area as shown on the map.

**ATTACHMENTS:**

1. Ordinance for First Reading
2. Oak Tree Crossing Pictures
3. Proposed No Parking Area Map (Oak Tree Crossing Dr)

**RECOMMENDATION:**

Approve an Ordinance on its first reading providing for a No Parking Zone on the eastward side of Oak Tree Crossing beginning at it's intersection with Old Mill Creek Road and extending to the traffic circle ending at 1401 Timber Oaks Drive.

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE PROVIDING FOR THE PROHIBITION OF PARKING MOTOR VEHICLES, TRAILERS OR OTHER VEHICLES ON CERTAIN DESIGNATED STREETS IN THE CITY OF BRENHAM, AND ASSOCIATED MATTERS; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY FOR VIOLATION THEREOF; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, pursuant to Texas Local Government Code section 51.001, the City of Brenham, Texas (“City”) has the authority to adopt ordinances and regulations that are for the good government, peace and order of the City; and

**WHEREAS**, the City Council desires to provide for no parking zones on certain streets within the City of Brenham in order to: prevent accidents, collisions and damages; promote the flow of traffic along and into such streets; and regulate the same; and

**WHEREAS**, the general welfare, health and safety of the citizens of the City will be promoted by the enactment of this Ordinance; and

**NOW, THEREFORE BE IT ORDAINED** by the City Council of the City of Brenham, Texas:

**SECTION I.**

That every person, firm, corporation, or other entity shall be prohibited from parking any motor vehicle, trailer, or other vehicle, upon any of the following designated streets or portions thereof, when signs are erected giving notice thereof:

- a. On the eastward side of Oak Tree Crossing beginning at its Intersection with Old Mill Creek Rd and extending to the traffic circle ending at 1401 Timber Oaks Dr.

**SECTION II.**

The terms “park” and “parking” shall mean the standing or stopping of a vehicle, whether occupied or not, otherwise than temporarily for the purpose of and while actually engaged in loading or unloading passengers or property.

**SECTION III.**

In any case when a person, firm, corporation or other entity shall have been charged with a violation of this Ordinance, proof that said motor vehicle, trailer, or other vehicle was, at the date of the offense alleged, owned by the person, firm, corporation or entity charged with the offense, shall constitute prima facie evidence that said motor vehicle, trailer, or other vehicle was stopped, left standing or parked at the place charged by said owner.

**SECTION IV.**

The provisions of this Ordinance shall not apply to any authorized emergency vehicle or City of Brenham motor vehicle, trailer, or other vehicle.

**SECTION V.**

All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

**SECTION VI.**

Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City Council hereby declares that it would have passed this Ordinance, and each section, subsection, sentences, clauses and phrases remaining should any provision be declared unconstitutional or invalid.

**SECTION VII.**

That any person, firm, corporation or other entity violating this Ordinance shall be fined a sum of not less than \$1.00 and not more than \$500.00, plus applicable court costs.

**SECTION VIII.**

This Ordinance shall take full force and effect from and after its passage and approval.

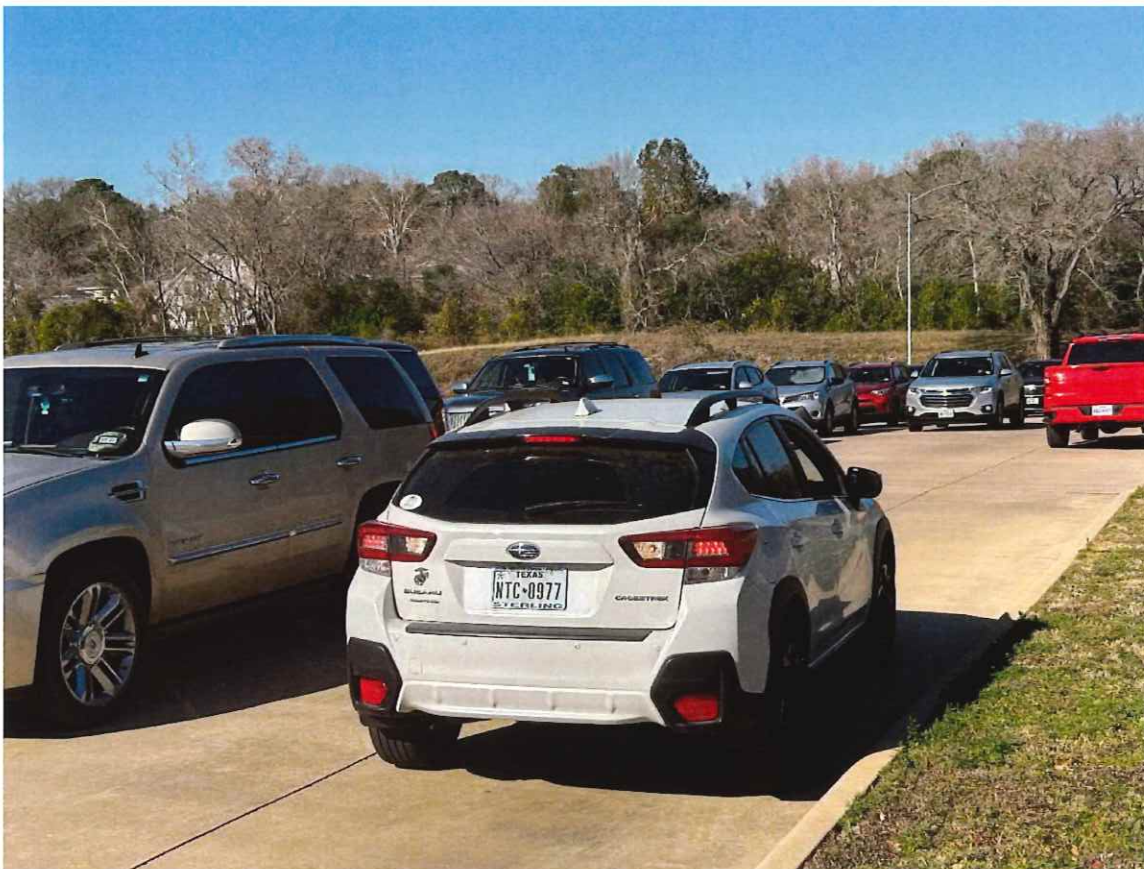
**PASSED and APPROVED** on its first reading this the \_\_\_ day of \_\_\_\_\_ 2026.

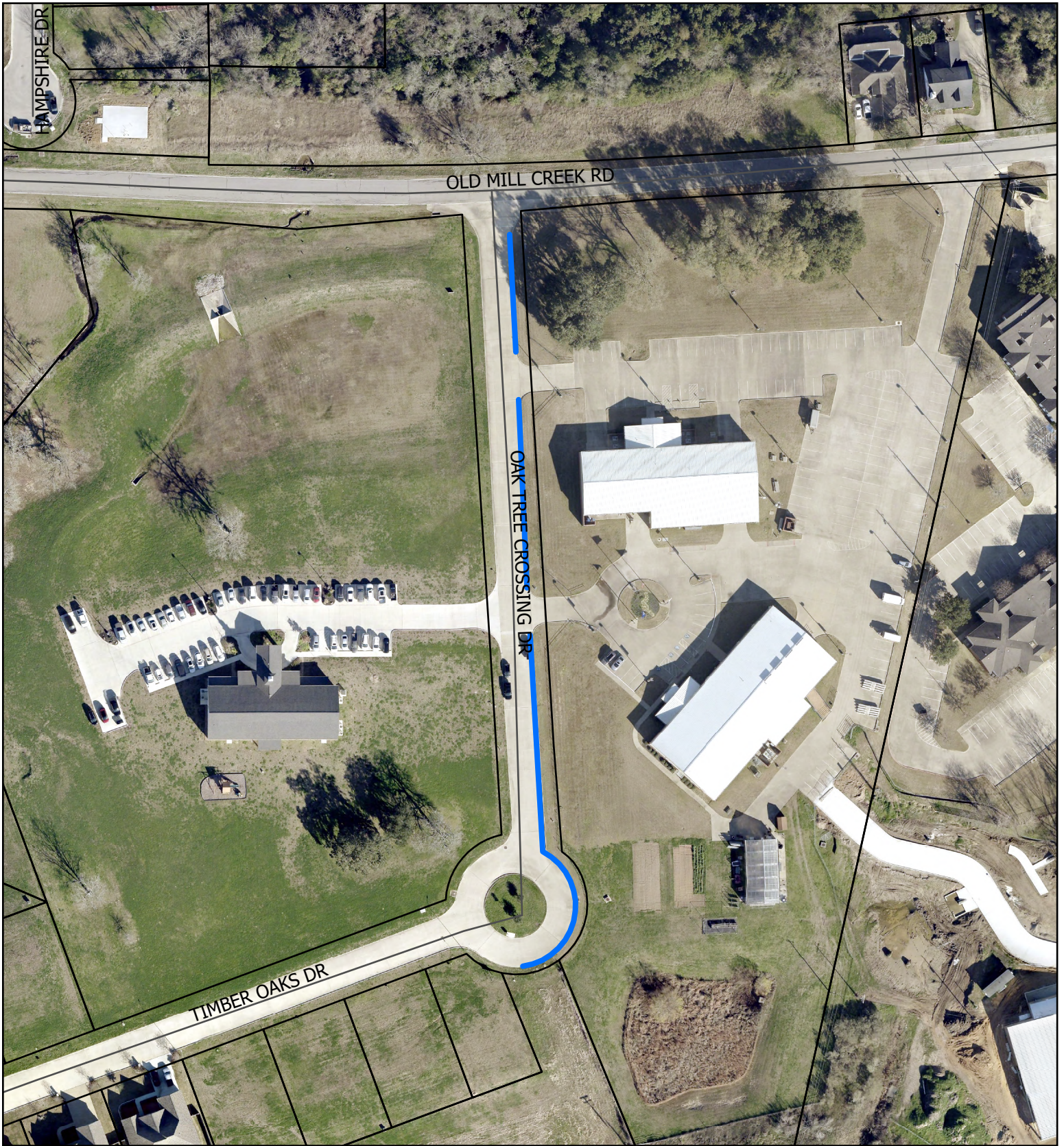
**PASSED and APPROVED** on its second reading this the \_\_\_ day of \_\_\_\_\_ 2026.

\_\_\_\_\_  
Atwood C. Kenjura.  
Mayor

**ATTEST:**

\_\_\_\_\_  
Jeana Bellinger, TRMC, CMC  
City Secretary





### Proposed No Parking Area on Oak Tree Crossing Dr

— Proposed No Parking





City Council Regular Meeting  
**AGENDA ITEM 16**

**Agenda Item:** Discuss and Possibly Act Upon an Ordinance on Its First Reading Providing for a No Parking Zone on the North Side of W. Alamo St. (Business 290) Beginning at Seward St. and Extending East for Approximately 715 Feet, Ending at the Railroad Tracks

**Meeting Date:** March 5, 2026

**Department:** Public Works

**Staff Contact:** Dane Rau, Director of Public Works

**SUMMARY STATEMENT:**

This has come to our attention that a “No-Parking” zone is needed on W. Alamo St beginning at Seward St and ending at the RR Tracks. This is the inside land of traffic and when TXDOT restriped this section several years ago they made it where parking is allowed on the outside lane which is wider. This same configuration is on W. Main St from the RR Tracks to Seward St and has “No-Parking” designated so all cars park on the outside lane and no one has to move over.

This was brought to our attention by TXDOT in which they asked if we could mirror both sides and adopt a no parking zone on W. Alamo. City of Brenham staff see no issues with this and we have notified the residents by letter and as of this submittal have not received any questions. Please see map showing both W. Alamo and W. Main as it relates to current and proposed no parking.

**ATTACHMENTS:**

1. Ordinance for First Reading
2. Proposed No Parking Area Map ( W Alamo St)

**RECOMMENDATION:**

Approve an Ordinance on its first reading providing for a No Parking Zone on the north side of W. Alamo St. (Business 290) beginning at Seward St. and extending east for approximately 715 feet, ending at the railroad tracks.

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE PROVIDING FOR THE PROHIBITION OF PARKING MOTOR VEHICLES, TRAILERS OR OTHER VEHICLES ON CERTAIN DESIGNATED STREETS IN THE CITY OF BRENHAM, AND ASSOCIATED MATTERS; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY FOR VIOLATION THEREOF; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, pursuant to Texas Local Government Code section 51.001, the City of Brenham, Texas (“City”) has the authority to adopt ordinances and regulations that are for the good government, peace and order of the City; and

**WHEREAS**, the City Council desires to provide for no parking zones on certain streets within the City of Brenham in order to: prevent accidents, collisions and damages; promote the flow of traffic along and into such streets; and regulate the same; and

**WHEREAS**, the general welfare, health and safety of the citizens of the City will be promoted by the enactment of this Ordinance; and

**NOW, THEREFORE BE IT ORDAINED** by the City Council of the City of Brenham, Texas:

**SECTION I.**

That every person, firm, corporation, or other entity shall be prohibited from parking any motor vehicle, trailer, or other vehicle, upon any of the following designated streets or portions thereof, when signs are erected giving notice thereof:

- a. On the north side of W. Alamo St (Bus 290) beginning at Seward St and ending at the RR Tracks approximately 715 feet.

**SECTION II.**

The terms “park” and “parking” shall mean the standing or stopping of a vehicle, whether occupied or not, otherwise than temporarily for the purpose of and while actually engaged in loading or unloading passengers or property.

**SECTION III.**

In any case when a person, firm, corporation or other entity shall have been charged with a violation of this Ordinance, proof that said motor vehicle, trailer, or other vehicle was, at the date of the offense alleged, owned by the person, firm, corporation or entity charged with the offense, shall constitute prima facie evidence that said motor vehicle, trailer, or other vehicle was stopped, left standing or parked at the place charged by said owner.

**SECTION IV.**

The provisions of this Ordinance shall not apply to any authorized emergency vehicle or City of Brenham motor vehicle, trailer, or other vehicle.

**SECTION V.**

All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

**SECTION VI.**

Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City Council hereby declares that it would have passed this Ordinance, and each section, subsection, sentences, clauses and phrases remaining should any provision be declared unconstitutional or invalid.

**SECTION VII.**

That any person, firm, corporation or other entity violating this Ordinance shall be fined a sum of not less than \$1.00 and not more than \$500.00, plus applicable court costs.

**SECTION VIII.**

This Ordinance shall take full force and effect from and after its passage and approval.

**PASSED and APPROVED** on its first reading this the \_\_\_ day of \_\_\_\_\_ 2026.

**PASSED and APPROVED** on its second reading this the \_\_\_ day of \_\_\_\_\_ 2026.

\_\_\_\_\_  
Atwood C. Kenjura  
Mayor

**ATTEST:**

\_\_\_\_\_  
Jeana Bellinger, TRMC, CMC  
City Secretary



### Proposed No Parking Area on W Alamo St

-  Current No Parking
-  Proposed No Parking





City Council Regular Meeting  
**AGENDA ITEM 17**

**Agenda Item:** Discuss and Possibly Act Upon Award of Bid No. 26-006 for Type 'D' Hot Mix Asphalt and Authorize the Mayor to Execute Any Necessary Documentation

**Meeting Date:** March 5, 2026

**Department:** Public Works

**Staff Contact:** Dane Rau, Director of Public Works

**SUMMARY STATEMENT:**

On February 19, 2026, the City opened bids for ITB 26-006 Type 'D' Hot Mix asphalt. There were only two bids received, Gulf Coast and Waller County Asphalt. Gulf Coast was deemed non-conforming as the bid was received after the deadline. Waller County submitted the only conforming bid at \$100.00/ton delivered, \$90.00/ ton picked up, and \$2,500.00 plus material costs for emergency delivery. Waller County bid the same amount they did in 2023. Waller County has held the contract for asphalt for the last few years and has continued to deliver a quality product and has been great to work with. It is staff's recommendation to award ITB 26-006 Type 'D' Hot Mix Asphalt to Waller County Asphalt in the amounts referenced above.

**ATTACHMENTS:**

1. Bid Tabulation

**RECOMMENDATION:**

Award Bid No. 26-006 for Type 'D' Hot Mix Asphalt to Waller County Asphalt in the amount of \$100.00/ton delivered to the job site and \$90.00/ton picked up at Waller County Asphalt by City Staff and authorize the Mayor to execute any necessary documentation.



**BID TABULATION FORM**

**BID OPENING DATE:** 20-Feb-26

**BID OPENING TIME:** 10:00 AM

**BID NAME/NO:** ITB 26-006; Type "D" Hot Mix

**WITNESSED BY:** Kyle Branham  
Kevin Boggus

<b>BIDDERS</b>					
<b>ITEM</b>		Waller County Asphalt Rec'd 2/17/26	Gulf Coast (Rejected and returned unopened) Rec'd 2/20/26 11:20am		
<b>Emergency Requests after 5:00 p.m. (Mon-Fri) or anytime on week-ends or holidays</b>					
<i>Annual estimates</i>					
<b>500 TONS Picked up by City</b>	Unit Price	\$90.00			
	Total Price	\$45,000.00			
<b>5,000 TONS Delivered</b>	Unit Price	\$100.00			
	Total Price	\$500,000.00			
<b>(2) Asphalt, Hot-Mix, Type D, in accordance with TSDHPT 1993 Standard Specs Item #340</b>					
<i>Emergency Requests after 5:00 p.m. (Mon-Fri) or anytime on week-ends or holidays</i>					
<b>To be picked up by City</b>	Per Occ.	\$2500.00 plus material			
<b>Delivered</b>	Per Occ.	\$2500.00 plus material			



City Council Regular Meeting  
**AGENDA ITEM 19**

**Agenda Item:** 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

**Meeting Date:** March 5, 2026

**Department:** Administration

**Staff Contact:** Carolyn Miller, City Manager

**SUMMARY STATEMENT:**

To be discussed in Executive Session.

**ATTACHMENTS:**

None

**RECOMMENDATION:**

No action — Executive Session discussion only.



City Council Regular Meeting  
**AGENDA ITEM 20**

**Agenda Item:** Section 551.074, Texas Government Code, Personnel Matters - Discussion Concerning the Retirement of the City Manager, Potential Roles/Duties of the Retiring City Manager in Facilitating the Transition to a New City Manager, and the Appointment, Employment, Evaluation and Duties of a New City Manager, and Associated Issues

**Meeting Date:** March 5, 2026

**Department:** Administration

**Staff Contact:** Carolyn Miller, City Manager

**SUMMARY STATEMENT:**

To be discussed in Executive Session.

**ATTACHMENTS:**

None

**RECOMMENDATION:**

No action - Executive Session discussion only.