

## **Brenham City Council Minutes**

A Special Meeting of the Brenham City Council was held on Thursday, February 5, 2026 beginning at 3:00 PM in the Brenham City Hall, City Council Chambers, at 200 W. Vulcan Street, Brenham, Texas.

### Members Present:

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

### Members Absent:

Councilmember Adonna Saunders

### City of Brenham Staff Present:

City Manager Carolyn Miller, Assistant City Manager Megan Mainer, City Secretary/Director of Administrative Services Jeana Bellinger, General Manager of Public Utilities William Bissette, Chief Financial Officer Julie Flagg, Development Services Director Stephanie Doland, Economic & Community Development Director Teresa Rosales, Shauna Laauwe, Gabriela Trejo

### Citizens/Others Present:

Citizens: Mary K. Maxwell, Jared Engelke, Strand Associates

Brenham Community Development Corporation (BCDC) Board  
Members: Charles Moser, John Hasskarl, Darrell Blum, Ken Miller, Gary Crocker, Wade Seidel and Jim Kolkhorst

Planning and Zoning Commission Members: Keith Behrens, Darren Heine, Deanna Alfred and Calvin Kossie

### Media Present:

Jason May, Brenham Banner Press, Josh Blaschke, KWHI

## **1. Call Meeting to Order**

## **WORK SESSION**

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

Stephanie Doland, Director of Development Services, presented this item. Doland explained that during the development review process, staff has received inquiries about the availability of special utility districts (SUDs) within the City. At this time, no SUDs exist within either the City or Washington County. Doland stated that special utility districts such as public improvement districts (PIDs) and municipal utility districts (MUDs) are increasingly common as financing mechanisms for development. These districts are regulated by the Texas Commission on Environmental Quality (TCEQ) and the Texas Water Code, and they may be used to finance public improvements such as water, sewer, drainage, streets, and parks.

Doland introduced Naina Magon, David Hawes and Scott Bean from Hawes Hill & Associates, LLP, a consulting firm with experience in creating development financing tools, to provide information on special districts. They presented on the following:

- Municipal Management Districts
  - Purpose/Use
  - Eligibility Criteria
  - Powers and Duties
  - Services and Projects
  - Revenue
  - Creation Process
- Public Improvement Districts (PID)
  - Purpose
  - Creation Process
  - Revenue
  - Eligible Projects
  - Services and Assessment Plan
  - Administration
  - Development and Financing Agreements
  - Benefits to the City
  - Benefits to the Developer
  - Benefits to the Property Owner
  - PID Assessments
  - Special Assessment PID Bonds
  - Flow of Bond Proceeds
- Municipal Utility Districts (MUD)
  - Legislative Authority
  - Creation Process
  - TCEQ Evaluation
  - Established with a Temporary Board
  - Benefits to the Developer
  - Consideration for the City
- Special Utility Districts
  - Legislative Authority

- Creation Process
- Layering of Tools
- Choosing the Right Tools

**ADJOURN**

*Atwood C. Kenjura*  
Atwood C. Kenjura  
Mayor



*Jeana Bellinger, TRMC, CMC*  
Jeana Bellinger, TRMC, CMC  
City Secretary