

Brenham City Council Minutes

A Regular Meeting of the Brenham City Council was held on Thursday, February 19, 2026 beginning at 1:00 PM in the Brenham City Hall, City Council Chambers, at 200 W. Vulcan Street, Brenham, Texas.

Members Present:

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

Members Absent:

Councilmember Paul LaRoche

City of Brenham Staff Present:

City Manager Carolyn Miller, City Attorney Cary Bovey, Assistant City Manager Megan Mainer, City Secretary/Director of Administrative Services Jeana Bellinger, General Manager of Public Utilities William Bisette, Director of Gas and Utilities Shawn Bolenbarr, Jerry Saldivar, Director of Gas and Utility Services, Director of Finance Stacy Hardy, Director of Public Works Dane Rau, Richard O'Malley Director of Engineering, Chief Financial Officer Julie Flagg, Director of HR and Risk Management Susan Nienstedt, Fire Chief Mark Donovan, David Cella, Police Chief Gary Boshears, Development Services Director Stephanie Doland, Economic & Community Development Director Teresa Rosales, Kyle Branham, Shauna Laauwe, Gabriela Trejo, Leigh Linden, and Megan Gray

Citizens/Others Present:

Mark Calcote, Dwayne Gajewski, Rachael Beseda. Tony Grahmann, Lisa Grahmann, Linda Bessmer, and Jamie Rankin

Media Present:

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

- 1. Call Meeting to Order**
- 2. Invocation and Pledges to the US and Texas Flags — Councilmember Leah Cook**
- 3. Citizen Comments**

Judy Bessmer addressed the City Council about a policy for data centers. Bessmer requested that City Council consider what impact the increase in property tax received from a data center will have on BISD and recapture to the State. Bessmer requested that City Council ask the data center to also contribute to BISD outside of property tax revenue.

Mark Calcote requested the City Council do something about the vehicles driving through downtown playing loud music. Calcote explained that he works nights so he is trying to sleep during the day and the number of vehicles that go through downtown with loud music playing has increased significantly the past few months. Police Chief Boshears stated that the Police Department has received other complaints about this and that patrol officers have begun writing warnings to try and get compliance. Chief Boshears stated that if this continues, the Police Department will begin writing tickets.

CONSENT AGENDA

4. Statutory Consent Agenda

- 4.a. Approve the Minutes from the February 5, 2026 Regular City Council Meeting and the February 5, 2026 and February 9, 2026 Special City Council Meetings**
- 4.b. Approve Ordinance No. O-26-002 on Its Second Reading Amending Appendix A – “Zoning” of the Code of Ordinances of the City of Brenham Granting a Specific Use Permit to Allow an Accessory Dwelling Unit (ADU) in the Single-Family Residential (R-1) Zoning District on Approximately 0.68 Acres of Land Located at 1307 Hidden Creek Lane, and Further Described as Lot 3A, Block 1, Sycamore Hill Subdivision, in Brenham, Washington County, Texas (SPCUSE-25-0014)**
- 4.c. Approve the Purchase of One (1) Chevrolet Tahoe SSV for the City of Brenham Animal Services from Lake Country Chevrolet, Through The Interlocal Purchasing System (TIPS) Contract No. 240901, in the Amount of \$58,020.50, and Authorize the Mayor to Execute Any Necessary Documentation**
- 4.d. Approve the Use of Seizure Funds by the City of Brenham Police Department for Specialized Training, in an Amount Not to Exceed \$4,750.00, and Authorize the Mayor to Execute Any Necessary Documentation**

A motion was made by Councilmember Wright and seconded by Councilmember Saunders to approve Consent Agenda Items 4.a. through 4.d.

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

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

No: None

Absent: Councilmember LaRoche

WORK SESSION

5. Department Update: Administrative Services (City Secretary's Office, Purchasing Services and Animal Services)

Jeana Bellinger, City Secretary, presented this item. Bellinger explained that she provided oversight for the City Secretary's Office, Purchasing and Animal Services.

Bellinger provided City Council with an overview of the City Secretary's Office; Kyle Branham, Purchasing/Public Works Project Manager, provided an overview of the Purchasing Department; and Megan Gray, Animal Services Manager, provided an overview of Animal Services.

REGULAR SESSION

6. Discuss and Possibly Act Upon Resolution No. R-26-007, Authorizing the Revision of Contract No. 22-085-049-D302 with the Texas General Land Office (GLO) Related to the Community Development Block Grant-Mitigation (CDBG-DR) Program

Kyle Branham, Purchasing/Public Works Project Manger, presented this item. Branham explained that staff is nearing completion of the seven (7) drainage projects that stemmed from grant funding for Hurricane Harvey disaster relief. Branham stated that staff has worked with Public Management, Strand Engineering and the General Land Office over the last year on these projects, which involve progress meetings, site visits and pay applications as progress has moved forward. Branham stated that there will be savings in the total contract amount.

Branham explained that this Resolution is needed to allow for a final closeout with the General Land Office and to true up the payment applications. The Resolution states the total projected project costs (construction/engineering/environmental/grant management) are \$6,127,009.53. The City's contribution will be \$1,125,366.53 and with several change orders throughout the duration, it is estimated that there will be roughly \$302,297.00 in savings throughout these seven (7) projects. Upon passage of this Resolution, staff can move forward with the General Land Office for final payment.

A motion was made by Councilmember Soman and seconded by

Councilmember Saunders to approve Resolution No. R-26-007 authorizing the revision of contract No. 22-085-049-D302 with the Texas General Land Office (GLO) related to the Community Development Block Grant-Mitigation (CDBG-DR) program.

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

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

No: None

Absent: Councilmember LaRoche

7. Discuss and Possibly Act Upon Resolution No. R-26-010 Adopting A Three-Year Economic Development Strategic Plan

Teresa Rosales, Director of Community & Economic Development, presented this item. Rosales explained that in November 2024, the Brenham Economic Development Corporation (BCDC) authorized the selection of Marketing Alliance, Inc. with the objective of recommending targeted industries appropriate for economic development for both the City of Brenham and Washington County. In October 2025, Marketing Alliance, Inc. delivered a plan that takes into account the momentum of growth that our community is experiencing with an eye toward the future.

Rosales then presented the Three-Year Economic Development Strategic Plan which included the following:

- 5 Strategic Priorities
- Targeted Industries
- Alignment with the State's Plan
- Alignment with Brenham Plan 2040
- Next Steps - Implementation Framework

A motion was made by Mayor Pro Tem Kolby and seconded by Councilmember Cook to approve Resolution No. R-26-010 adopting a Three-Year Economic Development Strategic Plan.

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

Yes: Mayor Kenjura, Mayor Pro Tem Kolby, Councilmember Cook,

Councilmember Saunders, Councilmember Soman, Councilmember Wright

No: None

Absent: Councilmember LaRoche

8. Discuss and Possibly Act Upon Bid No. 26-004 Related to the Purchase of Lime for the City of Brenham Water and Wastewater Utility System and Authorize the Mayor to Execute Any Necessary Documentation

Jerry Saldivar, Director of Water and Wastewater, presented this item. Saldivar stated that on January 30, 2026, staff opened bids to provide the City of Brenham Wastewater Treatment Plant with bulk fine quicklime for a twelve (12) month term. Lhoist North America of Texas, LLC, submitted the only responsive bid, increasing the cost from \$307.00 per ton to \$336.79 per ton for the twelve-month term.

A motion was made by Councilmember Saunders and seconded by Councilmember Wright to award Bid No. 26-004 related to the purchase of Lime for the City of Brenham Water and Wastewater Utility System to Lhoist North America of Texas, LLC in the amount of \$336.79/ton (\$202,074.00 per year), for a one(1) year contract with the option of two (2) additional years under the same terms, and authorize the Mayor to execute any necessary documentation.

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

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

No: None

Absent: Councilmember LaRoche

9. Discuss and Possibly Act Upon a Chapter 380 Economic Development Agreement Between the City of Brenham and Rachael Beseda Related to the Life Safety Grant Program for Property Addressed as 216 W. Alamo Street, Brenham Texas, and Authorize the Mayor to Execute Any Necessary Documentation

Stephanie Doland, Director of Development Services, presented this item. Doland explained that in December 2025, City Council approved Resolution No. R-25-038 to establish a Life Safety Grant Program (the "Grant"). This program provides financial assistance through a reimbursable matching grant to support improvements to

Downtown properties required for compliance with the Texas Accessibility Standards, the International Fire Code, and the International Building Code. Property owners and businesses seeking to activate vacant or underutilized spaces in the Downtown District have frequently expressed concerns about the high cost of required code upgrades—particularly fire sprinkler and alarm systems. To help offset these costs, which provide a clear public benefit by enhancing health, safety, and welfare for downtown patrons, owners, and staff, the Grant was funded through the Tax Increment Reinvestment Zone (TIRZ) in the amount of \$120,000.00, with a maximum award of \$60,000.00 per property. Applications for the initial program year were due January 30, 2026.

Doland stated that staff received six applications requesting a combined reimbursement of approximately \$340,000.00. Applications were reviewed by a panel consisting of, Allen Jacobs, Building Official, Steven Loving, Fire Marshal, Shawn Bolenbarr, Director of Municipal Gas & Utility Services, Teresa Rosales, Economic Development Director, Leigh Linden, Main Street Manager. The applications were evaluated based on completeness, timeliness, and alignment with the following prioritized objectives:

1. Stimulate redevelopment of vacant second and third-story buildings.
2. Encourage repair of non-conforming buildings that pose risks to public health, safety, and welfare.
3. Promote private investment in downtown commercial and multi-family housing through public incentives.
4. Support economic and business development by enabling safe, code-compliant occupancy of residential and commercial spaces.
5. Ensure compliance with applicable Building and Fire Codes and Texas Accessibility Standards.

Doland stated that an application was submitted by Rachael Beseda, owner of the property located at 216 W. Alamo Street. The building is currently vacant and was previously used for furniture and antique sales. The applicant intends to redevelop the property into Rally Room - a Sports Bar and Grill. Proposed building plans include a 4,431-square-foot first floor and a 1,192-square-foot mezzanine. The redevelopment requires installation of a fire sprinkler system and a fire alarm system, both of which the applicant has requested reimbursement. The applicant has also requested grant funding for the fabrication and installation of an ADA-compliant front entrance door. The application was submitted on time, was complete, included two competitive bids for each improvement, and provided detailed construction plans demonstrating compliance with adopted codes.

The review panel recommends awarding a \$47,102.50 grant, contingent upon completion of the improvements and compliance with all program requirements. Per the Chapter 380 Agreement, reimbursement will cover 50% of the actual cost of the improvements. Construction must begin within 90 days of grant approval and be completed within 180 days of the start of construction. A passing inspection and

compliance with the grant reimbursement standards are required prior to reimbursement.

A motion was made by Councilmember Saunders and seconded by Councilmember Soman to approve a Chapter 380 Economic Development Agreement between the City of Brenham and Rachael Bedsea related to the Life Safety Grant Program, in the amount of \$47,102.50, for property addressed as 216 W Alamo Street, Brenham, Texas, and authorize the Mayor to execute any necessary documentation.

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

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

No: None

Absent: Councilmember LaRoche

10. Discuss and Possibly Act Upon a Chapter 380 Economic Development Agreement Between the City of Brenham and Century Property Holdings, LLC Related to the Life Safety Grant Program for Property Addressed as 114 E. Alamo Street, Brenham, Texas and Authorize the Mayor to Execute Any Necessary Documentation

Stephanie Doland, Director of Development Services, presented this item. Doland explained that in December 2025, City Council approved Resolution No. R-25-038 that established the Life Safety Grant Program (the "Grant"). This program provides financial assistance through a reimbursable matching grant to support improvements to Downtown properties required for compliance with the Texas Accessibility Standards, the International Fire Code, and the International Building Code. Property owners and businesses seeking to activate vacant or underutilized spaces in the Downtown District have frequently expressed concerns about the high cost of required code upgrades—particularly fire sprinkler and alarm systems. To help offset these costs, which provide a clear public benefit by enhancing health, safety, and welfare for downtown patrons, owners, and staff, the Grant was funded through the Tax Increment Reinvestment Zone (TIRZ) in the amount of \$120,000.00, with a maximum award of \$60,000.00 per property. Applications for the initial program year were due January 30, 2026.

Doland explained that staff received six applications requesting a combined reimbursement of approximately \$340,000.00. Applications were reviewed by a panel consisting of Allen Jacobs, Building Official, Steven Loving, Fire Marshal, Shawn Bolenbarr, Director of Municipal Gas & Utility Services, Teresa Rosales, Economic Development Director, Leigh Linden, Main Street Manager. Applications were evaluated based on completeness, timeliness, and alignment with the following

prioritized objectives:

1. Stimulate redevelopment of vacant second and third-story buildings.
2. Encourage repair of non-conforming buildings that pose risks to public health, safety, and welfare.
3. Promote private investment in downtown commercial and multi-family housing through public incentives.
4. Support economic and business development by enabling safe, code-compliant occupancy of residential and commercial spaces.
5. Ensure compliance with applicable Building and Fire Codes and Texas Accessibility Standards.

Doland stated that an application was submitted by Century Property Holdings, LLC (Ken and Katie Burch) for their property at 114 E. Alamo Street, a three-story building currently occupied on the first and third floors by Brenham Boutique and law offices, respectively. The second floor is vacant and planned for future offices of Plan North Architecture. The applicants requested funding to remove and relocate exterior egress stairs from the South Baylor Street side to the Commerce Street side of the building. The new galvanized steel stairs will provide code-compliant exits for all three floors. The application was timely, complete, and included two competitive bids, detailed construction plans demonstrating compliance with adopted codes, and a Certificate of Appropriateness from the Historic Preservation Committee was previously approved.

Doland stated that the review panel recommends awarding a \$57,500.00 grant, contingent upon completion of the egress stairs and compliance with program requirements. Per the Chapter 380 Agreement, reimbursement will cover 50% of the actual fabrication cost of the stairs (materials only). Construction must begin within 90 days of grant approval and be completed within 180 days of the start of construction. A passing inspection, and compliance with the Grant reimbursement standards, are required prior to reimbursement.

A motion was made by Councilmember Cook and seconded by Mayor Pro Tem Kolby to Approve a Chapter 380 Economic Development Agreement between the City of Brenham and Century Property Holdings, LLC. related to the Life Safety Grant Program, in the amount of \$57,500.00, for property addressed as 114 E. Alamo Street, Brenham, Texas and authorize the Mayor to execute any necessary documentation.

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

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

No: None

Absent: Councilmember LaRoche

11. Discuss and Possibly Act Upon Resolution No. R-26-011 Authorizing and Approving Execution of an Equipment - Lease Purchase Agreement with Cadence Equipment Finance, A Division of the Huntington National Bank

Jeana Bellinger, City Secretary/Director of Administrative Services, presented this item. Bellinger explained that at the January 22, 2026, Council Meeting, a financing proposal with Cadence Equipment Finance, Inc. was approved for the purchase of a Street Sweeper for the City of Brenham Drainage Fund. The proposal was for an amount of \$369,340.00 with a five-year term and an interest rate of 5.75%. The financing documents have been reviewed by the City Attorney and all requested changes were agreed to and made by Cadence. To finalize this lease-purchase agreement, City Council must approve the attached Resolution provided by Cadence Equipment Finance and reviewed by the City Attorney.

A motion was made by Councilmember Cook and seconded by Councilmember Saunders to approve Resolution No. R-26-011 authorizing and approving execution of an Equipment - Lease Purchase Agreement with Cadence Equipment Finance and authorize the Mayor to execute any necessary documentation.

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

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

No: None

Absent: Councilmember LaRoche

12. Administrative/Elected Officials Report

Police Chief Gary Boshears advised City Council that the Police Department's 100-year anniversary is this year and that staff is planning a community event on May 1st to celebrate this anniversary. Boshears stated that there would be more information about that event coming out soon.

The Mayor advised that there would be no Executive Session.

EXECUTIVE SESSION

13. 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

Atwood C. Kenjura

Atwood C. Kenjura
Mayor



Jeana Bellinger, TRMC, CMC

Jeana Bellinger, TRMC, CMC
City Secretary