

Brenham City Council Minutes

A Regular Meeting of the Brenham City Council was held on Thursday, March 5, 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 Paul LaRoche
Councilmember Adonna Saunders
Councilmember Steve Soman
Councilmember Albert Wright

Members Absent:

None

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, Director of Water & Wastewater Jerry Saldivar, Director of Finance Stacy Hardy, Director of Public Works Dane Rau, Chief Financial Officer Julie Flagg, Director of HR and Risk Management Susan Nienstedt, Fire Chief Mark Donovan, Police Chief Gary Boshears, Development Services Director Stephanie Doland, Economic & Community Development Director Teresa Rosales, David Cella, Kyle Branham, Shauna Laauwe, Gabriela Trejo, Lauren Schulze, Jared Beckendorf, Kyle Branham and Casey Redman

Citizens/Others Present:

Scott Robertson, Diane Keaton, Ariel Soltura, Mark Feldhake, John Powell

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 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 - Brenham Police Officer Mateo Guillen**

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

John Powell addressed the Council, expressing gratitude to Stephanie Doland and Dane Rau for their professional and compassionate approach on the Timber Oaks rezoning issue.

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**

Stephanie Doland, Director of Development Services, presented this item. Doland stated that the Development Services Department is seeking City Council 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.

9. Presentation and Discussion on First Quarter FY2025-26 Financial Reports

Julie Flagg, Chief Financial Officer, presented this item. Flagg presented financial performance reports for the first quarter ending December 31, 2025. The General Fund (excluding sub-funds) and the six major utility funds were presented on a budget basis. All financials included comparisons of FY 2025-26 actual results for the first quarter versus prior year and the first quarter adopted budget:

- The General Fund posted net revenue of \$4,081,362 compared to the budgeted net revenue of \$3,442,816.
- The Electric Distribution Fund posted net revenues of \$22,343 which was \$17,291 greater than the budgeted net revenues of \$5,052.
- The Gas 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 FY2024-25.
- 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.
- The Wastewater Fund posted net revenues of \$364,346, which was \$85,539 lower than the budgeted net revenues of \$449,885.
- The Sanitation Fund posted net revenues of \$242,742 which was favorable compared to the budgeted net revenues of \$227,094.
- The Drainage Fund posted actual net revenues of \$36,229 which was slightly better than budgeted net revenues of \$34,234.

Flagg stated that the first quarter of FY25-26, the City experienced favorable performance in five of seven funds, with the Gas Fund and Wastewater Fund missing their budgeted revenue due to one-time capital purchases.

The Mayor announced that due to the Executive Session being a consultation with an outside attorney, City Council would need to go into Executive Session to keep their appointment with the outside attorney.

City Council adjourned into Executive Session at 2:20 p.m.

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

Executive Session adjourned at 3:59 p.m.

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)

Stephanie Doland, Development Services Director presented this item. Doland explained that 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. Doland stated that 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 cannot enforce said deed restrictions.

Doland stated that 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 application in support of the request. Doland advised that 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. Doland also stated that on February 26, 2026 the Planning and Zoning Commission voted unanimously to recommend approval of the rezoning request for the Timber Oaks Subdivision.

Mayor Kenjura opened the Public Hearing at 4:10 p.m.

No citizens were heard during the Public Hearing.

Mayor Kenjura closed the Public Hearing at 4:15 p.m.

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

Carrie Marmol, Washington County Chief of Staff, presented this item. Marmol explained that 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. The new work schedule would be 4:00 p.m. to 2:00 a.m.; working nine (9) days on and then five (5) days off.

Marmol explained that since the courthouse is zoned B3, the noise limit in that zone is 62dB. Since the normal construction activities will exceed this level, a variance to the City's noise nuisance ordinance is required.

Marmol explained that while the County understands this is not ideal, changing to night-shift hours is probably the easiest and most cost-effective. Marmol explained that the other options include relocating all County offices to an offsite location or installing special sound mitigation equipment, which would be very costly.

Stephanie Doland, Director of Development Services, provided the City Council with a map of the 41 residential units in the downtown zone that would be impacted by the nighttime construction work. Marmol stated that the County had not yet notified any of the residents. The City Council requested that the County notify the residents of this proposal and consider holding a town hall meeting so that everyone can be informed about this project.

A motion was made by Councilmember Saunders and seconded by Mayor Pro Tem Kolby to table the 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.

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

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

No: None

Absent: None

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)

Stephanie Doland, Director of Development Services, presented this item. Doland explained that this is a companion item to the Public Hearing to amending the City's official zoning map 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).

A motion was made by Mayor Pro Tem Kolby and seconded by Councilmember Saunders to 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).

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

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

No: None

Absent: None

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

Jared Beckendorf, Utility Project and Warehouse Manager presented this item. Beckendorf explained that the staff wishes to enter into a Professional Service

Agreement with Strand Associates, Inc., for engineering services related to the Highway 36 South Elevated Storage Tank.

Beckendorf stated that the 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 project was identified as a need in the ten-year Capital Improvement Plan that was conducted by Strand during the Impact Fee Study. Beckendorf explained that the cost will be an amount not to exceed \$375,000.00.

A motion was made by Councilmember Saunders and seconded by Councilmember Cook to 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.

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

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

No: None

Absent: None

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

Dane Rau, Director of Public Works, presented this item. Rau stated that the family of William Harvey "Bill" Betts Jr. 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.

Rau explained that the Memorandum of Understanding (MOU) states that the Gen 4 Family Fund will work with the City on these projects and cover costs associated with both projects. Both projects were listed in the Parks and Recreation 5 yr Capital Plan, and will be great asset to our community and parks system for many generations to come. These projects will be presented to the Parks Board and brought back to City Council for a construction award at a later date.

A motion was made by Councilmember Cook and seconded by Councilmember

Soman to approve 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.

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

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

No: None

Absent: None

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

Dane Rau, Director of Public Works, presented this item. Rau requested that the City Council 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. Rau stated that staff has 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.

A motion was made by Councilmember Saunders and seconded by Councilmember Wright to approve 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.

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

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

No: None

Absent: None

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**

Dane Rau, Director of Public Works, presented this item. Rau stated that a “No-Parking” zone is needed on W. Alamo St beginning at Seward St and ending at the RR Tracks. This area would be the same configuration that is currently on W. Main St from the RR Tracks to Seward St that currently has “No-Parking” designated so all cars park on the outside lane and no one has to move over.

A motion was made by Councilmember Saunders and seconded by Councilmember Cook to 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.

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

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

No: None

Absent: None

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

Kyle Branham, Purchasing/Public Works Manager, presented this item. Branham stated that on February 19, 2026, the City opened bids for Type 'D' Hot Mix asphalt. He explained that there were only two bids received, Gulf Coast and Waller County Asphalt. The Gulf Coast bid was deemed non-conforming as the bid was received after the deadline; therefore, Waller County submitted the only bid at \$100.00/ton delivered, \$90.00/ ton picked up, and \$2,500.00 plus material costs for emergency delivery.

A motion was made by Councilmember Wright and seconded by Councilmember Saunders to 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.

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

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

No: None

Absent: None

18. Administrative/Elected Officials Report

City Manager, Carolyn Miller, advised that the City's rating call with Standards and Poor would be on Monday, March 9th.

City Council adjourned into Executive Session at 5:00 p.m.

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

Executive Session adjourned at 5:18 p.m.

ADJOURN

Atwood C. Kenjura

Atwood C. Kenjura
Mayor

Jeana Bellinger, TRMC, CMC

Jeana Bellinger, TRMC, CMC
City Secretary

