

Brenham City Council Minutes

A Regular Meeting of the Brenham City Council was held on Thursday, May 7, 2026 beginning at 2:00 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:

Interim City Manager Megan Mainer, City Attorney Luke Cochran, City Secretary/Director of Administrative Services Jeana Bellinger, General Manager of Public Utilities William Bissette, Director of Gas and Utilities Shawn Bolenbarr, Director of Water and Wastewater Jerry Saldivar, Director of Finance Stacy Hardy, Director of Public Works Dane Rau, Chief Financial Officer Julie Flag, 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, Kyle Branham, Shauna Laauwe, Gabriela Trejo, Lauren Schulze, David Cella Steven Loving, Megan Gray, Karen Stack, Kelvin Raven, Steven Eilert, Christine Simich, Marisol Jones, Bianka Saldivar, Nancy Joiner, Joanne Hynes

Citizens/Others Present:

Mary Maxwell, Joey Hughes, Brian Klintworth, Greg Arens, Vicki Ignasiak, Justin Margist, Kevin Burnett, Tammy Burnett, Carter Burnett, James Franke, Dewayne Burnett, Nancy Low, Jennifer Hermann, Chris Malone, Jennifer Slovak, Suzanne Callaway, Scott Atwood, Mathew Wehring, Brian Webb, Ivonne Galvis, Holly Johnson, Jamie Ranleigh, Marnie Gaston, and Scott Robertson

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 - Mayor Pro Tem Clint Kolby

3. Proclamations

- **Hermann Furniture 150 Years**
- **Small Business Month**
- **Municipal Clerks Week**
- **National Peace Officers Memorial Week**
- **National Travel and Tourism Week**

4. Special Recognition:

- **Suzanne Callaway, Animal Shelter Volunteer**
- **Sergeant Terrence Johnson- Texas Police Chiefs Association Law Enforcement Command Officer Professional (LECOP)**

5. Service Recognition

- **Jerry Saldivar Jr. – Public Utilities — 5 years**

6. Citizen Comments

No citizen comments were heard.

CONSENT AGENDA

7. Statutory Consent Agenda

7.a. Approve the Minutes from the April 2, 2026 Regular City Council Meeting, the April 8, 2026 Special City Council Meeting, the April 16, 2026 Regular City Council Meeting and the April 27, 2026 Special City Council Meeting

7.b. Approve Ordinance No. O-26-007 on Its Second Reading Establishing New Speed Limits on Highway 36 South from 290 Feeder Road to Brenham City Limits

7.c. Approve Resolution No. R-26-016 Authorizing the Submission of a Grant Application to the U. S. Department of Transportation for the Safe Streets for All Grant Program

7.d. Approve Resolution No. R-26-017 Authorizing the Submission of a Grant Application to the State of Texas Motor Vehicle Crime Prevention Authority for the FY2027 Catalytic Converter Theft Prevention Grant

A motion was made by Councilmember Wright and seconded by Councilmember Saunders to approve Consent Agenda Items 7.a. through 7.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 LaRoche, Councilmember Saunders, Councilmember Soman, Councilmember Wright

No: None

Absent: None

PUBLIC HEARING

8. Public Hearing and Discussion to Consider Amendments to the City of Brenham Code of Ordinances as Follows:

- **Chapter 6, Buildings and Structures, Article VI, International Plumbing Code, Section 6-61:1, Same-Plumbing Code Local Amendments to Add Section (12), Car Washes, to Define Additional Requirements and Restrictions Related to Car Washes Within the City Limits of the City of Brenham, Texas; and**
- **Appendix A, Zoning, Part II, Division 2, District Regulations, Sections 4.02 and 4.03, Amending the Use of a Automobile (Car) Wash as a Use Allowed Only with Prior Approval of A Specific Use Permit; and**
- **Appendix A, Zoning, Part I, General Provisions, Section 5.02, Definitions, to Add a Definition for Data Center Uses; and**
- **Appendix A, Zoning, Part II, Division 2, District Regulations, Section 7, Specific Uses, to Add Section 7.03(1) Requiring that Data Centers be Permitted Only in Zoning District I, Industrial District, Through a Specific Use Permit**

Stephanie Doland, Director of Development Services, presented this item. Doland explained that during the February 23, 2026 P&Z Commission meeting and the March 5, 2026 City Council meeting, both governing bodies considered possible amendments to the Brenham Code of Ordinances relating to Car Washes and Data Centers. The overall feedback supported moving forward with additional development standards for these uses, particularly due to the potential for them to be high consumers of City water. Therefore, the following amendments are being presented for

consideration:

Car Washes:

Doland advised that the past four years, three new car washes have been built in Brenham. The monthly water consumption for the seven car washes currently in operation ranges from 9,000 gallons per month to 492,100 gallons per month. Due to their high water usage, staff recommends the following amendments to Chapter 6 (Plumbing Code) of the Code of Ordinances:

- Required installation of water recycling systems and ultra-low-flow spray nozzles to limit water usage. If the car wash installs their own private water well, they would be exempt from the low-flow nozzle requirement.
- A water recycling system shall be used at all times.
- Any renovation to a current car wash facility, greater than sixty percent (60%) of the existing value of the facility, would require a water recycling system.
- Car washes shall follow all applicable drought restrictions.
- Car washes would only be allowed through a Specific Use Permit (SUP) or shall not be located within a 2-mile radius of another existing car wash.

Data Centers:

Doland advised that data centers are a rapidly growing industry throughout the state and are a use that is relatively new in terms of zoning standards. Doland stated that in order to ensure data centers are operated with reasonable safeguards in place for the community, development standards defining data centers and setting parameters for future locations is recommended. Doland recommended the following changes to the City's zoning ordinance:

- Adopting a definition for the term "data center".
- Adding the use of a Data Center to the list of uses allowed with prior approval of a Specific Use Permit within the Industrial District. A SUP process would allow for a case-by-case review.
- Include additional requirements and restrictions related to water usage, electric usage, screening, parking and residential adjacency.

Mayor Kenjura opened the Public Hearing at 2:21 p.m. with the following citizens addressing the City Council:

- Linda Bessmer requested that City Council hold Public Hearings in the evenings so that more working citizens can attend. Bessmer also asked that Council only allow data centers in the industrial areas and require an environmental survey be done by the company to ensure that there would be no harm to wildlife and that water contamination would not exist. Bessmer also questioned how many jobs a data center would bring to Brenham; she stated that her research indicated that

a data center would not produce many jobs at all.

Mayor Kenjura closed the Public Hearing at 3:00 p.m.

REGULAR SESSION

9. Discuss and Possibly Act Upon an Ordinance on Its First Reading Amending Chapter 6, Buildings and Structures, of the City of Brenham Code of Ordinances to Amend Article VI, International Plumbing Code, Section 6-61.1, Same-Plumbing Code Local Amendments to Add Section (12), Car Washes, to Define Additional Requirements and Restrictions Related to Car Washes and Amending Appendix A - "Zoning" of the Code of Ordinances by Amending Part II, Division 2, District Regulations, Sections 4.02 and 4.03, Amending the Use of an Automobile (Car) Wash as a Use Allowed Only with Prior Approval of A Specific Use Permit Within the City Limits of the City of Brenham, Texas

Stephanie Doland, Director of Development Services, presented this item. Doland explained that the proposed Ordinance would amend the Code of Ordinances Chapter 6 – Building and Structures and Appendix A – Zoning related to the use of Automobile (car) washes. Doland stated that the proposed Ordinance reflects the recommendation by the Planning and Zoning Commission and, as drafted, includes:

- Adopting additional standards for car washes in the Plumbing Code such as water recycling systems, renovation guidelines, and drought restrictions; and
- Revising the Zoning Ordinance to allow car washes only with prior approval of a Specific Use Permit (SUP) in the B-2, Commercial Research and Technology District - after July 1, 2026.

A motion was made by Councilmember Soman to approve the Ordinance as presented but remove the Specific Use Permit provision and replace it with a one-half mile separation requirement. The motion failed to get a second. The motion failed.

A motion was made by Councilmember Saunders and seconded by Mayor Pro Tem Kolby to approve an Ordinance on its first reading amending Chapter 6, Buildings and Structures, of the City of Brenham Code of Ordinances to amend Article VI, International Plumbing Code, Section 6-61.1, Same-Plumbing Code Local Amendments to add Section (12), Car Washes, to define additional requirements and restrictions related to Car Washes, to be effective immediately, and amending Appendix A - "Zoning" of the Code of Ordinances by amending Part II, Division 2, District Regulations, Sections 4.02 and 4.03, amending the use of an Automobile (Car) Wash as a use allowed only with prior approval of a Specific Use Permit within the city limits of the City of Brenham, Texas, to be effective on July 1, 2026.

Mayor Kenjura called for a vote. The motion with passed 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

10. Discuss and Possibly Act Upon an Ordinance on Its First Reading Amending Appendix A — "Zoning" of the Code of Ordinances by Amending Part I, General Provisions, Section 5.02, Definitions, to Add a Definition for Data Center Uses; and Amending Part II, Division 2, District Regulations, Section 7, Specific Uses, to Add Section 7.03(1) Adding the Use of a Data Center to the List of Uses Allowed With Prior Approval of a Specific Use Permit within the Industrial District and to Define Additional Requirements and Restrictions Related to Data Centers Within the City Limits of the City of Brenham

Stephanie Doland, Director of Development Services, presented this item. Doland explained that this Ordinance will amend the City's zoning ordinance related to the use of Data Centers. The proposed Ordinance reflects the recommendation by the Planning and Zoning Commission and includes the following:

- Adopting a definition for data center; and
- Revising the Zoning Ordinance to allow a data center only with prior approval of a Specific Use Permit in the Industrial District (I) and to adopt additional requirements related to water usage, electric usage, screening of outdoor equipment, minimum parking standards, and separation standards from residential and public institutional uses.

A motion was made by Councilmember Soman and seconded by Councilmember LaRoche to approve an Ordinance on its first reading amending appendix A — "Zoning" of the Code of Ordinances by amending part I, General Provisions, Section 5.02, Definitions, to add a definition for Data Center Uses; and amending Part II, Division 2, District Regulations, Section 7, Specific Uses, to add Section 7.03 adding the use of a Data Center to the list of uses allowed with prior approval of a Specific Use Permit within the Industrial District and to define additional requirements and restrictions related to Data Centers within the city limits of the City of Brenham.

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

11. Discuss and Possibly Act Upon RFP No. 26-001 Related to Wrecker and Towing Services for the City of Brenham and Authorize the Mayor to Execute Any Necessary Documentation

Dane Rau, Director of Public Works, presented this item. Rau explained that the City solicited proposals for non-consent towing and recovery services within city limits and three (3) proposals were received. The companies that submitted proposals were BDS Towing and Recovery LP, B&B Automotive Inc., and Arens Services.

Rau explained that the City's goal is to work with one vendor to become a better team with both dispatch and public safety. In the past, the rotation-based system has caused many issues and put a lot of strain on dispatch, and many times caused issues on scene for public safety. Rau also stated that there have been up to seven (7) companies on the light-duty rotation and three (3) companies on the heavy-duty rotation at the same time, which is extremely time-consuming for staff and can be difficult for dispatch to work through.

Rau explained that the three (3) proposals were scored by a seven-member committee and that BDS Towing and Recovery LP. scored the highest. Rau stated that since this is a new program, the contract is only for one year and if all goes well, the contract can be extended for three (3) additional one (1) year periods.

A motion was made by Councilmember Soman and seconded by Mayor Pro Tem Kolby to Award RFP 26-001 related to Wrecker and Towing Services for the City of Brenham to BDS Towing and Recovery LP, for a one (1) year term, 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 Soman, Councilmember Wright

No: Councilmember LaRoche, Councilmember Saunders

Absent: None

12. Discuss and Possibly Act Upon a Professional Services Agreement Between the City of Brenham and M2L Associates Inc Related to the Brenham Family Park Playground/Amenities Project and Authorize the Mayor to Execute Any Necessary Documentation

Dane Rau, Director of Public Works, presented this item. Rau stated the agreement with M2L Associates will provide landscape architectural plans, bidding, and construction management services to the City for an open space playground and amenity project in the Brenham Family Park. This project was not included in the Texas Parks and Wildlife Grant received for the Park as it was funded by a donation from the family of Bill Betts. The construction of this park will be coordinated with the park's overall construction schedule, with the goal of completion within the same timeframe.

A motion was made by Councilmember Cook and seconded by Councilmember Saunders to approve a Professional Services Agreement between the City of Brenham and M2L Associates Inc related to the Brenham Family Park Playground/Amenities Project in the amount of \$127,000.00 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

13. Discuss and Possibly Act Upon RFP No. 26-003 Regarding Alcohol and Concession Services for The Barnhill Center and Authorize the Mayor to Execute Any Necessary Documentation

Megan Mainer, Assistant City Manager, presented this item. Mainer stated that the Tourism Department published an RFP for alcohol and concession services for The Barnhill Center on January 8, 2026, to alleviate staff time used for purchasing materials, management of services offered, and to reduce annual operating expenses. In FY25, staff estimated a loss of about \$4,051.28 for offering concessions and alcohol in-house, not including staff time. Mainer explained that moving to a contractor for these services and introducing a monthly fee to be charged to the vendor for exclusive rights to sell approved concessions and alcohol items during City of Brenham scheduled events, and serving as the preferred in-house concessions and alcohol provider for all non-City of Brenham events will improve the Tourism Department's financial position.

Mainer stated that the city received two proposals, one from Cocktails4U (College Station, TX) and Texas Toast (Burton, TX). Evaluations were completed in late February and Cocktails4u was determined to be the winning vendor with a total of 249 points (83%). Texas Toast received 237 points (79%). Mainer advised that on March 31, staff met with The Barnhill Center Advisory Board to discuss the RFP and proposed services. Staff began service agreement negotiations with Cocktails4U to include a monthly fee to promote an increase in revenue while eliminating expenses related to these services. The finalized contract is being presented for City Council consideration.

A motion was made by Councilmember Saunders and seconded by Councilmember Kolby to award RFP No. 26-003 related to alcohol and concession services for The Barnhill Center to Cocktails4U 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 an Ordinance on Its First Reading Amending the Rate Tariff Schedules for City of Brenham Water Utility Services

Jerry Saldivar, Director of Water and Wastewater, presented this item. Saldivar explained that in November 2024, the City hired NewGen Strategies & Solutions to research and analyze the City's wastewater rates. The study was needed to determine if current wastewater rates cover costs such as planning for large infrastructure projects and ensuring financial stability.

Saldivar explained that the recommendation from NewGen was three incremental water rate increase from the 2025 study to address the rising cost, primarily driven by the addition of debt associated with the Surface Water Treatment Plant Expansion and Groundwater Well projects being approved. This Ordinance includes the rate adjustments to Residential, Commercial, Irrigation, Fire Hydrant, and Fire Lines, with an effective date of June 1, 2026.

A motion was made by Councilmember Wright and seconded by Councilmember LaRoche to approve an Ordinance on its first reading amending the rate tariff schedules for the City of Brenham water services 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 a Professional Services Agreement Between the City of Brenham and EMPACT Engineering, LLC for Engineering Services Related to the Long-Term Fiber Study and Authorize the Mayor to Execute Any Necessary Documentation

Shawn Bolenbarr, Director of Municipal Gas & Utility Services, presented this item. Bolenbarr stated that the City wishes to enter an agreement with EMPACT Engineering, LLC for engineering services related to a long-term fiber study. Bolenbarr stated that this agreement will consist of conducting a comprehensive walkout and documentation of the City's entire fiber network routes to verify a true fiber ring to ensure one fiber cut does not result in loss of service to City's critical facilities. Bolenbarr explained that the cost for the study will be in an amount not to exceed \$72,000.00.

A motion was made by Councilmember Cook and seconded by Councilmember Saunders to approve a professional service agreement from EMPACT Engineering, LLC for engineering services related to the long-term fiber study, in an amount not to exceed \$72,000.00, 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

16. Discuss and Possibly Act Upon a Memorandum of Understanding Between the City of Brenham, the Texas Division of Emergency Management, and the Texas Emergency Management Assistance Teams Related to

Responsibilities and Procedures for Emergency Activities and Authorize the Mayor to Execute Any Necessary Documentation

Mark Donovan, Fire Chief, presented this item. Donovan stated that the provisions of this Memorandum of Understanding between the City of Brenham, the Texas Division of Emergency Management (TDEM), and the Texas Emergency Management Assistance Team (TEMAT) apply to Texas Emergency Management Assistance Team (Task Force One) activities performed at the request of TDEM and at the option of the City. These activities may be in conjunction with, or in preparation of, a local, state, or federal declaration of disaster.

Donovan stated that the scope of this MOU includes training activities sponsored by the state, TDEM, the City, and the program administrators to maintain TEMAT readiness.

A motion was made by Mayor Pro Tem Kolby and seconded by Councilmember Saunders to approve a Memorandum of Understanding between the City of Brenham, the Texas Division of Emergency Management, and the Texas Emergency Management Assistance Teams related to responsibilities and procedures for emergency activities 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

17. Discuss and Possibly Act Upon the Issuance of a Purchase Order to Blackmon Mooring for Construction-Related Services Performed at 506 South Austin Street, Brenham, Texas Due to a Building Fire on October 29, 2025 and Authorize the Mayor to Execute Any Necessary Documentation

Susan Nienstedt, Director of Human Resources and Risk Management, presented this item. Nienstedt explained that on October 29, 2025, the Maintenance and Gas Department office areas experienced a destructive fire on the second story of the building. Blackmon Mooring Services was engaged using a TIPS contract to remediate, clean, and remove debris from the building. We have received an estimate of repairs and rebuilding needed by the TMLIRP adjuster and Blackmon Mooring.

Nienstedt stated that TMLIRP issued the initial payment to the city according to the adjuster's estimated replacement costs, less overhead, depreciation, and our deductible of \$5,000. The Blackmon Mooring estimate in the amount of \$737,211.73 has been reviewed and approved by our insurance provider, TMLIRP.

A motion was made by Councilmember Wright and seconded by Councilmember Saunders to approve the issuance of a Purchase Order to Blackmon Mooring, in the amount of \$737,211.73, for construction-related services performed at 506 South Austin Street, Brenham, Texas due to a building fire on October 29, 2025 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

Interim City Manager Megan Mainer reported on the following:

- Maifest celebration is this week-end.
- Groundbreaking ceremony for the Brenham Family Park is next Tuesday, May 12th at 10:00 a.m.
- The 5-year capital plans will be presented to City Council at a Special Workshop on June 1st, starting at 8:30 a.m.

City Council adjourned into Executive Session at 4:36 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 Appointment, Employment, Evaluation and Duties of a New

City Manager, and Associated Issues

Executive Session adjourned at 6:21 p.m.

RE-OPEN REGULAR AGENDA

ADJOURN

Atwood C. Kenjura

Atwood C. Kenjura

Mayor



Jeana Bellinger, TRMC, CMC

Jeana Bellinger, TRMC, CMC

City Secretary