Brenham City Council Minutes

A Regular Meeting of the Brenham City Council was held on Thursday, June 4, 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 Steve Soman
Councilmember Albert Wright

Members Absent:

Councilmember Adonna Saunders

City of Brenham Staff Present:

Interim City Manager Megan Mainer, City Attorney Cary Bovey, 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, 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, Gabriela Trejo, David Cella, Kim Hodde, Tammy Murphy, Kevin Boggus, and Jason Lange

Citizens/Others Present:

Mary Maxwell, Kieran Tobin, Jerry Tobin, Jan Sigler, Karan Sigler, Jeff Hagerlin, Chelsea Bowie, Jeremy Bowie, Courtney Grable, Josh Strom, Hugh Jackson, Nick McIntyre, Rabon Metcalf, and Carrie Gilbert

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 Albert Wright**

3. **Service Recognitions:**

- **Tammy Murphy —Library — 10 Years**

4. Citizen Comments

No citizen comments were heard.

CONSENT AGENDA

5. Statutory Consent Agenda

5.a. Approve the Minutes from the May 7, 2026 and the May 21, 2026 Regular City Council Meetings

5.b. Approve the Purchase and Installation of Three (3) HVAC Units for the City of Brenham Animal Shelter through The Interlocal Purchasing System (TIPS) Contract No. 26010401 from Har-Con Mechanical in the Amount of $139,394.83, and Authorize the Mayor to Execute Any Necessary Documentation

5.c. Approve a Ground-Space Lease Agreement Between the City of Brenham and Yegua Aviation Properties, LLC for Hangar Space at the Brenham Municipal Airport (3189 Aviation Way)

5.d. Approve a Ground-Space Lease Agreement Between the City of Brenham and James III Investments, LLC for Hangar Space at the Brenham Municipal Airport (2801 Aviation Way)

A motion was made by Councilmember Soman and seconded by Councilmember Wright to approve Consent Agenda Items 5.a. through 5.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 Soman, Councilmember Wright

No: None

Absent: Councilmember Saunders

PUBLIC HEARING

6. **Public Hearing and Discussion to Consider an Amendment to the City of Brenham's Official Zoning Map of the Code of Ordinances to Change the Zoning District Classification from Local Business Mixed Residential District (B-1) and Mixed Residential District (R-2) to Planned Development District (PD) on Approximately 5.733 Acres of Land Being Described as Tract 32 of the Arrabella Harrington Survey, A-55, and Being Further Described as 708 Seelhorst Street, Brenham, Washington County, Texas (REZONE-26-0003)**

Mayor Kenjura opened the Public Hearing at 1:48 p.m.

Stephanie Doland, Director of Development Services, presented this item. Doland explained that this Public Hearing is to assign a zoning classification of Planned Development District for the development of a single-family cluster housing subdivision. The subject property, owned by Jeremy and Chelsea Bowie / Chelsea Build, LLC., is a 5.733-acre vacant tract of land generally located on the south side of Seelhorst Street, west of S. Chappel Hill Street and east of Dark Street. Due to the challenges and unique features of the tract, the property owners are requesting the tract to be rezoned to a Planned Development District zoning for the development of a cluster housing subdivision of thirty-two (32) single-family homes since not all the standards for a cluster subdivision could be met for the proposed site plan.

Doland explained that in lieu of not meeting the rear building line separation requirement, the development will provide amenities to include sidewalks, a ¼ mile walking trail, a retention pond with water fountain feature, a pavilion with table, chairs, outdoor kitchen and fire pit area, 50% open space, a central sitting area, and a community garden and/or dog park. The development also includes a right-of-way dedication to the City for the future widening of Seelhorst Street.

Doland stated that on Tuesday, May 26, 2026, the Planning and Zoning Commission voted (6-1) for approval of a recommendation to City Council to accept staff's recommendation for approval of the planned development district zoning classification as presented with additional parameters to:

- Erect an 8-foot fence for 535 linear feet along the west property line
- Provide 80% masonry, stone or masonry-like materials on exterior elevations
- Homes be built with 30-year asphalt shingles
- Dumpster not be placed within 30-feet of the west property line.

Several citizens addressed the City Council with concerns about specific building products, traffic in the area, public safety access to the development, possible damage to Seelhorst Street during construction, concerns about Hog Branch Creek along the back of the property and proving ample parking for residents and guests.

The developers, Jeremy and Chelsea Bowie, addressed the Council and explained that they have met with the surrounding property owners and have addressed some of the concerns. They stated that they feel like the neighbors are overall supportive of the project and that they want to be good neighbors and build a quality development that will improve the neighborhood while providing a different housing option for Brenham citizens. They explained that they have met with the adjoining property owner and understand why a 8-foot fence was requested, and they intend to respect the neighbor's request. They also explained that there would be no assigned parking in the development and that all the units would be for sale, not rentals. They requested the City Council not require specific building materials be used as that may ultimately handcuff them with construction and, ultimately, the price point of the homes.

Mayor Kenjura closed the Public Hearing at 2:32 p.m.

REGULAR SESSION

7. 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 District Classification from Local Business Mixed Residential District (B-1) and Mixed Residential District (R-2) to Planned Development District (PD) on Approximately 5.733 Acres of Land Being Described as Tract 32 of the Arrabella Harrington Survey, A-55, and Being Further Described as 708 Seelhorst Street, Brenham, Washington County, Texas. (REZONE-26-0003)

Stephanie Doland, Director of Development Services, presented this item. Doland explained that this is the accompanying item to the Public Hearing and is for the first reading of an Ordinance amending the City of Brenham's Official Zoning Map of the Code of Ordinances to change the Zoning District Classification from Local Business Mixed Residential District (B-1) and Mixed Residential District (R-2) to Planned Development District (PD) on approximately 5.733 acres of land addressed as 708 Seelhorst Street and generally located on the south side of Seelhorst Street, west of S. Chappel Hill Street and east of Dark Street. Doland explained that the proposed Planned Development District Ordinance would allow for the development of a single-family cluster subdivision of 32 homes.

After further discussion the City Council requested the following changes be made to the Ordinance:

- Reduce the masonry requirement stated in Section III. B. from 80% to 40%.
- Remove the wording "*masonry like materials*" from Section III. C.
- Remove the requirement in Section III. D. that roofs be constructed with 30-year asphalt shingles.
- Remove Section III. K. requiring the dumpster be located 30-feet from the western property line.

A motion was made by Councilmember Soman and seconded by Councilmember Cook 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 District Classification from Local Business Mixed Residential District (B-1) and Mixed Residential District (R-2) to Planned Development District (PD) on approximately 5.733 acres of land being described as Tract 32 of the Arrabella Harrington Survey, A-55, and being further described as 708 Seelhorst Street, Brenham, Washington County, Texas. (REZONE-26-0003) with the following changes:

- Reduce the masonry requirement stated in Section III. B. from 80% to 40%.
- Remove the wording "*masonry like materials*" from Section III. C.
- Remove the requirement in Section III. D. that roofs be constructed with 30-year asphalt shingles.
- Remove Section III. K. requiring the dumpster be located 30-feet from the western property line.

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 Soman, Councilmember Wright

No: None

Absent: Councilmember Saunders

8. Discuss and Possibly Act Upon a Professional Services Agreement Between the City of Brenham and Public Management, Inc. Related to the Application and Administration Services Associated With the Texas Water Development Board (TWDB) Water Supply and Infrastructure Grant (WSIG) Program for the Highway 36 South Elevated Storage Tank (Project No. 63C-24C) and Authorize the Mayor to Execute Any Necessary Documentation

Jerry Saldivar, Director of Water and Wastewater, presented this item. Saldivar stated that the City of Brenham wishes to enter into an agreement with Public Management, Inc. for application and administration services related to the Texas Water Development Board (TWDB) for the Water Supply and Infrastructure Grants (WSIG) for the Highway 36 South Elevated Storage Tank. Saldivar explained that these services include application preparation, grant administration, recordkeeping, financial management, construction management, contract administration, environmental services, procurement/bidding/contracting, and contract closeout assistance. Saldivar stated that the cost for these services will be $169,500.00.

A motion was made by Councilmember Soman and seconded by Councilmember Cook to approve an agreement between the City of Brenham and Public Management, Inc. related to the Application and Administration Services associated with the Texas Water Development Board (TWDB) Water Supply and Infrastructure Grants (WSIG), in an amount not to exceed $169,500.00, for the Highway 36 South Elevated Storage Tank (Project No. 63C-24C) 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 Soman, Councilmember Wright

No: None

Absent: Councilmember Saunders

9. Discuss and Possibly Act Upon a Proposal from Vortex Services Related to Henderson Park Lift Station Rehabilitation Through Texas BuyBoard Contract No. 731-24 and Authorize the Mayor to Execute Any Necessary Documentation

Jared Beckendorf, Utility Project and Warehouse Manager, presented this item. Bekendorf stated that the proposal from Vortex Services LLC in the amount of $128,310.00 is for the rehabilitation of the Henderson Park Lift Station wet well and piping. Vortex Services LLC submitted this proposal through the BuyBoard Cooperative Purchasing Program (Contract No. 731-24), satisfying all procurement requirements.

Beckendorf explained that the proposed work includes mobilization, complete cleaning of the lift station wet well, vactor truck services, and installation of a composite rehabilitation system consisting of a cementitious liner and epoxy/polyurea protective coating. The project also includes labor for removal and replacement of existing wet well piping and associated components. The materials to replace the piping will be supplied by the City. The rehabilitation work is intended to control infiltration, restore structural integrity, and extend the operational lifespan of the Henderson Park Lift Station.

A motion was made by Councilmember Cook and seconded by Mayor Pro Tem Kolby to approve a proposal from Vortex Services related to Henderson Park Lift Station Rehabilitation through Texas BuyBoard Contract No. 731-24, in the amount of $128,310.00, 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 Soman, Councilmember Wright

No: None

Absent: Councilmember Saunders

10. Discuss and Possibly Act Upon Award of a Contract For RFP No. 26-009 Related to Bad Pole Change-Outs and Old Chappell Hill Rd. Line Upgrade Project and Authorize the Mayor to Execute Any Necessary Documentation

Jared Beckendorf, Utility Project and Warehouse Manager, presented this item. Beckendorf advised that on April 27, 2026, the City opened bids for RFP 26-009 (Bad Pole Change-Outs and Old Chappell Hill Rd. Line Upgrade Project). The scope of work for the Bad Pole Change-Out includes the replacement of thirty-four (34) existing electric power poles. The scope of work for the Old Chappell Hill Road Line Upgrade includes the upgrade of an existing two-phase, overhead power line by removal of the existing conductors and installing new three-phase conductors for approximately 2,100 FT, and replacing sixteen (16) electric power poles along Old Chappell Hill Rd.

Beckendorf stated that there were a total of 8 bids received with 5 Star Electric LLC being the lowest bidder at $248,323.71. Bids were very competitive, ranging from $248,323.71 to $554,000.00. McCord Engineering, the engineer for the project, reviewed all the bids and recommended 5 Star Electric be awarded the project.

A motion was made by Mayor Pro Tem Kolby and seconded by Councilmember Wright to award RFP No. 26-009 related to Bad Pole Change-Outs and Old Chappell Hill Rd. Line Upgrade Project to 5 Star Electric, LLC in the amount of $248,323.71 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 Soman, Councilmember Wright

No: None

Absent: Councilmember Saunders

11. Discuss and Possibly Act Upon Change Order No. 1 Related to Project No.

66C-16C for the Rehabilitation of the Wastewater Treatment Plant and Project No. 66C-17C for the Rehabilitation of the Process Aeration Blowers and Authorize the Mayor to Execute Any Necessary Documentation

Shawn Bolenbarr, Director of Municipal Gas & Utility Services, presented this item. Bolenbarr stated that in October 2024, the City Council awarded the Rehabilitation of the Wastewater Treatment Plant and Process Aeration Blowers were awarded to Stoltz Mechanical Contractors, LLC for $3,755,500.00. During the work on these projects, it was determined that some other repairs that were not included in the original scope are needed. Bolenbarr explained that the additional work will include:

- **Aeration Blowers**: Repairs to four blower check valves consisting of replacing internal gaskets at a cost of $3,400.00.
- **Rehabilitation of Old Wastewater Treatment Plant**: Replacement of a 4-inch butterfly valve at Treatment Unit 1, replacement of clarifier influent box aeration drops and associated stainless steel fittings and valves, replacement of aeration drops and fittings in the combined basin, and fabrication and installation of a new RAS air lift pump manifold in Treatment Unit 2, including replacement of seals in Final Clarifier 3. The total cost for all of these items will be $53,300.00.

Bolebbarr stated that the total cost for Change Order No. 1 will be $56,700.00 and the project completion date will be August 1, 2026, to allow for the manifold work to be completed.

A motion was made by Councilmember Soman and seconded by Councilmember Wright to approve Change Order No. 1 related to Project No. 66C-16C for the Rehabilitation of the Wastewater Treatment Plant and Project No. 66C-17C for the Rehabilitation of the Process Aeration Blowers, to Stoltz Mechanical Contractors, LLC in the amount of $56,700.00 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 Soman, Councilmember Wright

No: None

Absent: Councilmember Saunders

12. Administrative/Elected Officials Report

Interim City Manager Megan Mainer, reported the following:

- Grand Opening of Fire Station No. 2 on Friday, June 5th at 10:30 a.m.
- Coffee with a Cop will be on Saturday, June 6 at Starbucks

City Council adjourned into Executive Session at 2:50 p.m.

EXECUTIVE SESSION

13. 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 3:38 p.m.

RE-OPEN REGULAR AGENDA

ADJOURN

Atwood C. Kenjura
Atwood C. Kenjura
Mayor

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