

Brenham City Council Minutes

A joint meeting of the Brenham City Council and City of Brenham Planning and Zoning Commission was held on March 23, 2017 beginning at 1:00 p.m. in the Brenham City Hall, City Council Chambers, at 200 W. Vulcan Street, Brenham, Texas.

Members present:

Mayor Milton Y. Tate, Jr.
Mayor Pro Tem Gloria Nix
Councilmember Andrew Ebel
Councilmember Danny Goss
Councilmember Keith Herring
Councilmember Mary E. Barnes-Tilley
Councilmember Weldon Williams, Jr.

Members absent:

None

Others present:

City Manager Terry Roberts, Assistant City Manager of General Government Ryan Rapelye, City Attorney Cary Bovey, City Secretary Jeana Bellinger, Deputy City Secretary Kacey Weiss, Comptroller Stacy Hardy, Human Resources Director Susan Nienstedt, Director of Community Services Wende Ragonis, Crystal Locke, Andria Heiges, Fire Chief Ricky Boeker, Police Chief Craig Goodman, Public Works Director Dane Rau, Assistant City Manager of Public Utilities Lowell Ogle, Development Services Director Erik Smith, Kim Hodde, Lori Lakatos, Kevin Boggus, Alyson Tofel, Sarah Hill, Todd Ashorn, and Karen Karsteter

Citizens present:

Walt Schoenvogel, Christi Flicker, Judith Finke, Kathryn Gummelt, Doug French, Lu Hollander, Randy French, Matt Childers, Chris Surface, Fred Sumbera, Debbie Bender, Sam Vernon, Marie Surovik, Jane Hinze, Jim Ripple, Randy Wells,

Media Present:

Arthur Hahn, Brenham Banner Press; and Noelle Buffam, KWHI

1. Call Meeting to Order

2. Invocation and Pledges to the US and Texas Flags – Councilmember Herring

CITY COUNCIL – REGULAR AGENDA

7. Retirements

- **Sgt. Judson Hall 32 Years**
- **Karen Karsteter 20 Years**

8. Proclamations

- **Washington County Chamber of Commerce 100th Birthday**
- **Judith Finke 50 Years in Business**

3. Discuss and Possibly Act Upon an Ordinance on Its First Reading Annexing the Hereinafter Described Territory into the City of Brenham and Adopting a Service Plan: (*City Council Action Item Only*)

Section 2017-1: Approximately 86.664 Acres of Land Situated in Washington County, Texas, out of the Phillip Coe Survey, Abstract No. A0031 Generally Consisting of Tracts with Frontage Along State Highway 36 North; Land Located West of and Adjacent to Dixie Street that is not Currently within the City Limits and Approximately 1,500 Feet from the “Cloverleaf” Intersection of Highway 290 West and State Highway 36 North, said property being more particularly described in Exhibit “A” attached to the Ordinance annexing the 86.664 acres.

Development Services Director Erik Smith presented this item. Smith explained that Staff has been working with Stylecraft Builders on a PD - Planned Development for the past year. Smith stated that the property itself is roughly 87 acres and is currently not located inside the city limits. Smith advised that the applicant has submitted a petition for voluntary annexation into the city limits. Smith noted that there have been two public hearings for this item.

A motion was made by Councilmember Goss and seconded by Councilmember Herring to approve an Ordinance on its first reading annexing the hereinafter described territory into the City of Brenham and adopting a service plan for the annexation of Section 2017-1: approximately 86.664 acres of land situated in Washington County, Texas, out of the Phillip Coe Survey, Abstract No. A0031 generally consisting of tracts with frontage along State Highway 36 North; land located west of and adjacent to Dixie Street that is not currently within the city limits and approximately 1,500 feet from the “Cloverleaf” intersection of Highway 290 West and State Highway 36 North, said property being more particularly described in Exhibit “A” attached to the Ordinance annexing the 86.664 acres.

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

Mayor Milton Y. Tate, Jr.	Yes
Mayor Pro Tem Gloria Nix	Yes
Councilmember Andrew Ebel	Yes
Councilmember Danny Goss	Yes
Councilmember Keith Herring	Yes
Councilmember Mary E. Barnes-Tilley	Yes
Councilmember Weldon Williams	Yes

Chairman of the Planning and Zoning Commission, Walt Schoenvogel, called the Planning and Zoning Commission's meeting to order and opened the Public Hearing.

**JOINT SESSION OF THE BRENHAM CITY COUNCIL AND
THE CITY OF BRENHAM PLANNING AND ZONING (P&Z) COMMISSION**

JOINT SESSION – PUBLIC HEARING

4. **Public Hearing to Consider Amending Appendix A – “Zoning” of the Code of Ordinances to Change the Residential Single Family (R-1) Zoning District Classification to a Planned Development (PD) Zoning District Regarding the Property Being Annexed into the City of Brenham, Said Property Being More Specifically Described Below:**

Section 2017-1: Approximately 86.664 Acres of Land Situated in Washington County, Texas, out of the Phillip Coe Survey, Abstract No. A0031 Generally Consisting of Tracts with Frontage Along State Highway 36 North; Land Located West of and Adjacent to Dixie Street that is not Currently within the City Limits and Approximately 1,500 Feet from the “Cloverleaf” Intersection of Highway 290 West and State Highway 36 North, said property being more particularly described in Exhibit “A” attached to the Ordinance annexing the 86.664 acres.

Development Services Director Erik Smith presented this item. Smith explained that this is a public hearing for a zoning amendment to a Planned Development District for development of a mix of R-1 Single-Family Residential, R-2 Mixed Residential and B-1 Business/Residential Mixed Use District to establish a neighborhood commercial tract to serve the surrounding area.

Claire Land at 360 Westwood Lane stated she does not want the development because of the noise. She stated that she bought the property because of its peacefulness and will no longer have that once the development is there. She also advised that she was not notified of the change until she received a letter regarding the zoning meeting. Smith stated that there is a standard legal notification process and his department does meet the minimum requirements for notifying residents.

Marie Surovik at 1030 Dixie Road questioned if there has been any consideration about flooding and the movement of water and if this development will affect the flow of water coming off of Dixie Road. Smith stated this meeting is only for the zoning of the property and once this process is completed the developers will begin the design process. Surovik also asked if this will be a gated community. Smith stated that at this time the developer is not intending to gate the area.

JOINT SESSION – REGULAR AGENDA

- 5. Discuss and Possibly Act Upon Recommendation to City Council Concerning Amendment of Appendix A – “Zoning” of the Code of Ordinances of the City of Brenham to Change the Residential Single Family (R-1) Zoning District Classification to a Planned Development (PD) Zoning District Regarding the Property Being Annexed into the City of Brenham and More Specifically Described Below: *(Planning & Zoning Commission Action Item Only)***

Section 2017-1: Approximately 86.664 Acres of Land Situated in Washington County, Texas, out of the Phillip Coe Survey, Abstract No. A0031 Generally Consisting of Tracts with Frontage Along State Highway 36 North; Land Located West of and Adjacent to Dixie Street that is not Currently within the City Limits and Approximately 1,500 Feet from the “Cloverleaf” Intersection of Highway 290 West and State Highway 36 North, said property being more particularly described in Exhibit “A” attached to the Ordinance annexing the 86.664 acres.

Chairman Schoenvogel presented this action item to the Commission. A motion was made by Commission Member Nancy Low and seconded by Commission Member Calvin Kossie to table this item. Chairman Schoenvogel called for a vote and the motion passed with all Commission members voting yes.

6. **Discuss and Possibly Act Upon an Ordinance on Its First Reading Amending Appendix A – “Zoning” of the Code of Ordinances of the City of Brenham to Change the Residential Single Family (R-1) Zoning District Classification to a Planned Development (PD) Zoning District Regarding the Property Being Annexed into the City of Brenham and More Specifically Described Below: (City Council Action Item Only)**

Section 2017-1: Approximately 86.664 Acres of Land Situated in Washington County, Texas, out of the Phillip Coe Survey, Abstract No. A0031 Generally Consisting of Tracts with Frontage Along State Highway 36 North; Land Located West of and Adjacent to Dixie Street that is not Currently within the City Limits and Approximately 1,500 Feet from the “Cloverleaf” Intersection of Highway 290 West and State Highway 36 North, said property being more particularly described in Exhibit “A” attached to the Ordinance annexing the 86.664 acres.

This item was passed.

CITY COUNCIL – REGULAR AGENDA

9. Citizens Comments

There were no citizen comments.

WORK SESSION

10. Discussion and Update on a Possible Traffic Solution at the Intersection of S. Chappell Hill Street and Niebuhr Street

Public Works Director Dane Rau presented this item. Rau explained that at the Council meeting on February 2nd a work session item regarding improvement options to S. Chappell Hill Street and the Niebuhr Street intersection was presented. Rau stated the first option was to make this intersection a controlled intersection by placing 2 additional stop signs on Chappell Hill Street. Rau noted the second option was to possibly obtain some of the property adjacent to the intersection and relocate the existing fence in order to ease the visibility at this intersection. Rau advised that Staff and Council agreed to try temporary stop signs until the end of school and see how this would work with the flow of traffic.

Rau stated that staff blocked off this intersection and created a situation in which vehicles were stopped on S. Chappell Hill Street. Rau advised that a fire truck was used to see the turn radius off of Niebuhr Street. Rau explained that when this was done, the distance between the mirrors of the turning fire truck and the vehicle stopped at the proposed location on S. Chappell Hill Street were within 2 feet of each other.

Rau advised that in order to prepare for option 2, Staff has received official quotes on the relocation of the fence and sign which is valued at \$14,482.16. Rau noted that Staff has also met with the property owner and they are willing to sell a portion of their land/backyard to make this happen. Rau stated that the total price for the land will be close to \$4,818 and the total projected cost with surveying will be around \$23,500.00.

Councilmember Barnes-Tilley stated that she drives through this intersection every day and feels that relocating the existing fence would be the best solution.

After further discussion, it was the consensus of the Council to proceed with removing the existing fence and relocating it.

11. Presentation of the Nancy Carol Roberts Memorial Library Statistics

Librarian Andria Heiges presented this item. Heiges gave an update on the public response to the new library facility and presented the Council with library statistics.

12. Presentation and Discussion on a Removable Bollard Traffic System in the Downtown Area

Police Chief Craig Goodman presented this item. Goodman explained that in December of 2016, he met with City Staff to discuss being proactive when it comes to protecting the numerous visitors, citizens, and participants of downtown events. Goodman stated that a team has been formed to research modifying the protective measures during community events such as Hot Nights, Cool Tunes, Maifest, Christmas Stroll, Juneteenth and other events in which the downtown streets are shut down and used for activities.

Goodman advised that by utilizing removable bollards instead of Type 2 barricades which are manned by Street Department personnel and Citizens on Patrol, Staff could provide a safer means for the pedestrians enjoying the events. Goodman noted that these temporary bollard sleeves would be installed on all city streets that adjoin both Main Street and Alamo Street such as St. Charles Street, Baylor Street, Park Street and Douglas Street, as well as an alley off of Alamo Street. Goodman advised that these bollards are meant to slow vehicles down and cause enough damage to the vehicle that it cannot continue on its pathway. Goodman stated that a quote was received to install 47 bollards and the estimated cost is \$23,265.

Councilmember Goss stated he understands the concerns for the side streets, but has a higher concern for Alamo and Main Streets. Goss also commented that this has not been budgeted for and feels that it should not all be funded by the street department. Goss stated that maybe some funding could be utilized through the Main Street program or that Staff could look to see if there are any grants available.

Chief Goodman explained that TxDOT controls Alamo and Main Streets and has restrictions on what can be placed on them. Public Works Director Dane Rau stated that TxDOT may allow the use of bollards, but Staff would need to meet with TxDOT officials to discuss it.

Rau stated that Staff will talk to the Downtown Association and will look for available grants to help fund the project.

REGULAR SESSION

13. Discuss and Possibly Act Upon Resolution No. R-17-005 Authorizing the Acceptance of a Grant in the Amount of \$72,800 from the Criminal Justice Division of the Governor’s Office for Conversion to the National Incident-Based Reporting System (NIBRS)

Police Chief Craig Goodman presented this item. Goodman explained that Staff submitted a grant application for funding assistance to comply with the mandatory conversion to NIBRS reporting. Goodman stated that Staff received notice on February 28, 2017 that the application was approved. Goodman noted that this is a reimbursement grant with no match.

A motion was made by Councilmember Herring and seconded by Councilmember Ebel to approve Resolution No. R-17-005 authorizing the acceptance of a grant in the amount of \$72,800 from the Criminal Justice Division of the Governor’s Office for Conversion to the National Incident-Based Reporting System (NIBRS).

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

Mayor Milton Y. Tate, Jr.	Yes
Mayor Pro Tem Gloria Nix	Yes
Councilmember Andrew Ebel	Yes
Councilmember Danny Goss	Yes
Councilmember Keith Herring	Yes
Councilmember Mary E. Barnes-Tilley	Yes
Councilmember Weldon Williams	Yes

14. Administrative/Elected Officials Report

City Manager Terry Roberts reported on the following:

- Council meetings in April will be on the 6th and 20th
- Council Pre Budget Meeting will be May 11th
- Council meetings in May will be on the 4th and 18th
- Council Budget Workshops are July 12th through 14th

Public Works Director Dane Rau reported on the following:

- Update on the Railroad Quiet Zone at FM 109

The meeting was adjourned.

Milton Y. Tate, Jr.

Mayor



Jeana Bellinger, TRMC, CMC

City Secretary