

Brenham City Council Minutes

A special meeting of the Brenham City Council, the City of Brenham Planning and Zoning Commission, and the City of Brenham Board of Adjustments was held on February 28, 2019 beginning at 11:00 a.m. in the Brenham City Hall, City Council Chambers, at 200 W. Vulcan Street, Brenham, Texas.

City of Brenham City Council Members present:

Mayor Milton Y. Tate, Jr.
Mayor Pro Tem Andrew Ebel
Councilmember Susan Cantey
Councilmember Danny Goss
Councilmember Keith Herring
Councilmember Clint Kolby

Members absent:

Councilmember Albert Wright

City of Brenham Planning & Zoning Commission Members present:

M. Keith Behrens – Chairman
Dr. Deanna Alfred – Vice Chairman
Leroy Jefferson
Calvin Kossie
Nancy Low
Lynnette Sheffield
Marcus Wamble

Members absent:

None

City of Brenham Board of Adjustment Members present:

Arlen Thielemann
Johanna Fatheree
MaLisa Hampton
Thomas Painter

Members absent:

Jon Hodde
Jarvis Van Dyke - alternate

Others present:

City Manager James Fisher, City Secretary Jeana Bellinger, Assistant City Manager - Chief Financial Officer Carolyn Miller, Human Resources Director Susan Nienstedt, Director of Tourism and Marketing Jennifer Eckermann, Communication and Public Relations Manager Melinda Gordon, Fire Chief Ricky Boeker, Police Captain Dant Lang, Public Works Director Dane Rau, Assistant City Manager of Public Utilities Lowell Ogle, Development Services Director Lori Sanguedolce, Assistant Director of Development Services Stephanie Doland, and Planning Technician Kim Hodde

Citizens present:

Gary Mitchell and Meredith Dang

Media Present:

Josh Blaschke, KWHI

1. **Call Meeting to Order**
2. **Invocation and Pledges to the US and Texas Flags – City Manager James Fisher**

WORK SESSION

3. **Discussion and Presentation Regarding the City of Brenham’s Comprehensive Plan, Including But Not Limited to the City’s Existing Comprehensive Plan, the Development and Preparation of an Updated/New Comprehensive Plan and the Process Related Thereto, and Associated Matters.**

Assistant Director of Development Services Stephanie Doland presented this item. Doland explained that on September 20, 2018, the City Council approved a professional services agreement with Planning Consultant, Kendig Keast Collaborative (KKC) for the purposes of developing a Comprehensive Plan update. Doland reported that since that time the following Comprehensive Planning activities occurred:

- Initial joint workshop with City Council and Planning and Zoning Commission (December 2018)
- Background surveys with City Departments (October/November)
- Informal listening sessions with four 10-15 person groups from the community (December, January, and February 2019)
- Town Hall Meeting on Brenham’s Future (January 2019)
- A survey administered at the Town Hall Meeting on Brenham’s future received 84 responses
- Initial meeting with a Comprehensive Plan Advisory Committee (December 2018)

Doland stated that the aforementioned meetings and planning workshops have served as a foundation for the existing City portion of the Comprehensive Plan which details the Brenham community in its existing conditions; the focus of the remaining input meetings and planning workshops will now transition from background research to what Brenham could be in 20 to 40 years, or the Future City. Doland stated that in this workshop the Brenham City Council, Planning and Zoning Commission, and Board of Adjustment will review the research conducted, determine the degree of consensus on the proposed direction, review population projection scenarios and provide feedback related to the Future City elements of the plan.

Meredith Dang presented on behalf of KKC. She began by summarizing 10 key numbers:

- 46.8% of Washington County's population lives within Brenham as of 2018
- 31.7% of all housing units are renter-occupied as of 2018
- Home values in Brenham have increased by 112% since 2000
- 34.4% of land within the city limits is undeveloped
- 10 cities in Texas own and operate the electric, gas, water, and wastewater systems in their community
- The economic impact to Brenham from Blinn College is \$87 million
- Leakage in retail spending in 2017 from the Brenham retail trade area was \$534 million
- The City maintains 81 miles of roadway
- From 2016-2018 the average number of crashes per day was 1.5
- There are 298 acres of park space in Brenham

Dang stated survey respondents were asked to rank their top five community priorities, and the most common responses were:

- Downtown investment/enhancement
- Diverse employment opportunities
- Police/fire/ambulance services
- More shopping and services
- Improve traffic flow

Dang also presented the top responses to the community priorities question from the Town Hall Meeting Group

- Housing
- Jobs/economy
- Roads/infrastructure

Dang stated the respondents considered the following Personal and Community Values important to factor into the Comprehensive Plan:

- Healthy living/outdoors/recreation
- Families
- Safety

- Seniors
- Education and youth activities (tie)

Dang presented the top six priorities for the future of Brenham, which were based on the survey findings, input from the Comprehensive Plan Advisory Committee, joint workshop with the City elected and appointed officials, results of varied public engagement activities, and the consultant team’s own input:

- Growth and Revitalization strategies
- Focusing on economic essentials and strong tax base
- Housing costs and options inside the City of Brenham
- Attention to Brenham’s infrastructure
- An even more livable Brenham
- New and improved implementation tools to advance plan priorities

Dang provided five guiding principles that will be used through the remainder of the plan development process:

- Brenham will emphasize quality as it grows, ensuring growth is managed in a way that adds value to the City, while also strengthening existing neighborhoods and commercial areas
- Brenham will be adaptable by focusing on developing and sustaining a diverse economy that attracts and retains individuals and families to put down roots in the community, while providing a robust range of housing to accommodate people in all stages of life.
- Brenham will be authentic by continuing to focus on those elements that differentiate Brenham such as its historic downtown, natural assets, Blinn College, and its “small town feel” as a benefit for both current and future residents to enjoy.
- Brenham will be active by enabling healthy living through offering quality and safe City parks and recreational opportunities, by prioritizing the ability to walk and bicycle safely, and by committing to maintain high levels of public safety services.
- Brenham will be collaborative by pursuing and maintaining partnerships in all arenas, including housing, transportation, infrastructure, economic development, emergency response, and arts and culture.

The meeting was adjourned.

Milton Y. Tate, Jr.

Mayor



Jeana Bellinger, TRMC, CMC

City Secretary