

## **Brenham City Council Minutes**

A regular meeting of the Brenham City Council was held on February 2, 2012 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 Mary Barnes-Tilley  
Councilmember Andrew Ebel  
Councilmember Danny Goss  
Councilmember Weldon Williams, Jr.

### Members absent:

Councilmember Keith Herring

### Others present:

City Manager Terry Roberts, Assistant City Manager Kyle Dannhaus, City Attorney Cary Bovey, City Secretary Jeana Bellinger, Deputy City Secretary Jennifer Salsgiver, Chief Financial Officer Carolyn Miller, Adam Griffin, Stacy Hardy, Debbie Gaffey, Christi Korth, Fire Chief Ricky Boeker, Deputy Chief Alan Finke, Police Chief Rex Phelps, Assistant Police Chief Jay Petrush, Chris Jackson, David Doelitsch, Public Works Director Doug Baker, Kim Hodde, Leslie Kelm, Public Utilities Director Lowell Ogle, Assistant Public Utilities Director Dane Rau, Bobby Branham, Lin Hartstack, Jennifer Eckermann, Angela Hahn, Amanda Carker, Janie Mehrens, Kevin Boggus, Darlene Konieczny, Doris Krolczyk, Florence Bentke, Larry Thomas, Cody Neutzler, Gerry Hartstack, Julie Fulgham, and Kevin Schmidt

### Citizens present:

Perry Thomas, Page Michel, Clint Kolby, Mary Barnes-Tilley, Jeff Tilley, Mike Brannon, Mike Roderer, Dave Hubbard, Glenn Jones, Danny Ross, Barbara Ross, David Kelly, Pam Plagen, and Dorothy Morgan

### Media Present:

Allison Smith, Brenham Banner Press; Frank Wagner, KWHI

## **1. Call Meeting to Order**

**2. Invocation and Pledges to the US and Texas Flags – Mayor Milton Y. Tate, Jr.**

**3. Administer Oath of Office to Elected Official and Issue Certificate of Election for Council Position:**

**Mary Barnes-Tilley Place 5, At Large (Unexpired Term)**

City Secretary Jeana Bellinger read the Certificate of Office and Dorothy Morgan, retired Washington County Judge, administered the Oath of Office to Mary Barnes-Tilley for the Place 5 - At Large Position on the City Council of the City of Brenham, Texas for an Unexpired Term.

**4. 4-a. Service Recognitions**

Service recognitions were presented to the following employees:

Debra D. Gaffey – Finance	5 years
Cody S. Neutzler – Sanitation	5 years
Larry D. Thomas – Municipal Courts	25 years
Geraldine (Gerry) Hartstack – Purchasing	25 years (RETIREMENT)

Chief Financial Officer, Carolyn Miller, expressed her appreciation to Ms. Hartstack for her hard work and dedication to the City of Brenham.

**4-b. New Employees**

Terry Roberts introduced Julie Fulgham, Director of Development Services

**5. Special Recognition**

➤ **Recognition of Ms. Plagens' Second Grade Class from Krause Elementary**

Special Recognition was given to Ms. Plagen's Second Grade Class for attending the council meeting after studying government.

**6. Proclamation**

➤ **David Daniel Kelly Day**

Mayor Tate read a Proclamation designating February 2, 2012 as David Daniel Kelly Day in celebration of Mr. Kelly's 90<sup>th</sup> birthday. The Proclamation was accepted by David Daniel Kelly.

**7. Citizens Comments**

There were no citizen comments.

**CONSENT AGENDA**

**8. Statutory Consent Agenda**

**8-a. Minutes from the January 19, 2012 Council Meeting**

A motion was made by Mayor Pro Tem Nix and seconded by Councilmember Williams to approve the Statutory Consent Agenda Item 8-a. minutes from the January 19, 2012 council meeting.

City Secretary Bellinger advised the Council that Councilmember Barnes-Tilley would need to abstain from voting on this item because she was not an official council meeting at the January 19, 2012 meeting.

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
<b>Councilmember Mary Barnes-Tilley</b>	<b>Abstain</b>
Councilmember Andrew Ebel	Yes
Councilmember Danny Goss	Yes
<b>Councilmember Keith Herring</b>	<b>Absent</b>
Councilmember Weldon Williams	Yes

**REGULAR AGENDA**

**9. Discuss and Possibly Act Upon Resolution No. R-12-006 Declaring Support for The Overlook at Linheir Farms Joint Housing Tax Credit and Home Program Funds Application to the Texas Department of Housing and Community Affairs (TDHCA) for the year 2012 and Authorize the Mayor to Execute any Necessary Documentation**

Public Works Director Doug Baker explained the intent of Overlook at Linheir Farms is to submit an application for HOME Program funds from Texas Department of Housing and Community Affairs (TDHCA) for an affordable rental housing development, designated for elderly individuals, located on S. Market Street. Mr. Baker stated that seventy-five units will be constructed with the majority rented to individuals or families whose incomes are within TDHCA’s prescribed guidelines.

Mr. Baker advised Council that this is the same program discussed at the January 19, 2012 council meeting in which Mr. Emanuel Glockzin requested support for Resolution No. R-12-004 for his proposed Bluebonnet Square Apartments; however, Mr. Glockzin has since withdrawn his request.

Project Developer Mike Roderer provided a brief overview of the company's history. He explained that rental rates will depend on the tenants' income and stressed that this development is not a housing voucher program. Mr. Roderer explained that this independent living facility is similar to one being contracted in Taylor, TX and compared the facility to existing elderly communities in Brenham. He reviewed the facility's amenities and explained that the manager lives on site.

Councilmember Goss voiced concern regarding mobility due to the single elevator design. Councilmember Williams expressed concern with sound proofing and questioned the developer's expansion plans. Mayor Pro Tem Nix noted the need to review the impact of this development with the fire and police departments.

Citizen Barbara Ross addressed Council about her concerns related to the facility only having one elevator and she noted that a four-story building does not fit the city esthetically or historically. Ms. Ross also expressed concern for the facility's upkeep due to the income level variance.

Mr. Roderer expressed that his company constructed similar successful facilities in other communities and explained the company's interest in building within the area between Dallas Fort Worth, San Antonio, and Houston. Mr. Roderer stressed that the development would comply with the City's building codes and he was solely seeking their support with the project and not blueprint approval.

A motion was made by Councilmember Goss and seconded by Mayor Pro Tem Nix to approve Resolution No. R-12-006 declaring support for the Overlook at Linheir Farms Joint Housing Tax Credit and Home Program Funds Application to the Texas Department of Housing and Community Affairs (TDHCA) for the year 2012 and authorize the Mayor to execute any necessary documentation.

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 Mary Barnes-Tilley	Yes
Councilmember Andrew Ebel	Yes
Councilmember Danny Goss	Yes
<b>Councilmember Keith Herring</b>	<b>Absent</b>
Councilmember Weldon Williams	Yes

**10. Discuss and Possibly Act Upon a Request to Extend Utilities Outside the City Limits to 1555 Highway 36 North and Authorize the Mayor to Execute any Necessary Documentation**

Since this item had previously been tabled, a motion was made by Councilmember Goss and seconded by Mayor Pro Tem Nix to bring this item from the table.

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 Mary Barnes-Tilley	Yes
Councilmember Andrew Ebel	Yes
Councilmember Danny Goss	Yes
<b>Councilmember Keith Herring</b>	<b>Absent</b>
Councilmember Weldon Williams	Yes

City Manager Terry Roberts briefed council about the extension and clarified that this project will not affect the general fund.

Assistant Director of Public Utilities, Dane Rau, presented this item to Council. He indicated that the City had received a request to extend utilities to the new facility of Premier Metal Buyers located at 1555 HWY 36 North. Mr. Rau advised Council that to serve this facility, the water and sewer lines must be extended up Blue Bell Rd. towards Highway 36 North approximately 2300 feet. He advised Council that the total cost for these utility extensions is estimated between \$90,000 and \$100,000. Mr. Rau presented different cost and service options for the extension.

Mr. Rau stated that Mike Brannon, owner of Premier Metal Buyers, will petition for annexation into the City and also agreed to pay \$11,000 of these extensions. Mr. Rau explained that the city budgeted approximately \$50,000 for unplanned water line extensions and \$80,000 for unplanned sewer line extensions. With this project, water expenditures for unplanned projects fall below the budgeted amount and unplanned sewer projects exceed roughly \$12,000 above the budgeted amount. If approved, quotes will be received for materials and bores with an anticipated start date of March of 2012.

Mr. Rau stated that two other in-city extensions will be undertaken in the near future as customers request service. A portion of Alois Ln. eventually needs sanitary sewer, which requires a lift station to serve 14 houses. This extension and infrastructure is estimated at \$19,500. Salem Rd. has shown interest in both water and sewer, which also requires a lift station bringing the project cost for sewer at \$30,000 and water at \$14,500. Staff recommends that Council approve the utility extensions to 1555 HWY 36 North.

A motion was made by Councilmember Goss and seconded by Councilmember Williams to extend utilities outside the city limits to 1555 Highway 36 North with 6" water and sewer lines.

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 Mary Barnes-Tilley	Yes
<b>Councilmember Andrew Ebel</b>	<b>No</b>
Councilmember Danny Goss	Yes
<b>Councilmember Keith Herring</b>	<b>Absent</b>
Councilmember Weldon Williams	Yes

**11. Discuss and Possibly Act Upon the Appointment of Jennifer Salsgiver as a Deputy City Secretary**

City Secretary Jeana Bellinger presented this item to Council. She reminded Council that former Deputy City Secretary Tammy Cook left the City of Brenham to take another position for the City of San Marcos. Therefore, in accordance with the City's Charter, the City Council must appoint a person to exercise all of the duties of the City Secretary's Office, in my absence. Ms. Bellinger recommended that Jennifer Salsgiver be appointed Deputy City Secretary.

A motion was made by Councilmember Barnes-Tilley and seconded by Councilmember Ebel to appoint Jennifer Salsgiver as a Deputy City Secretary.

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 Mary Barnes-Tilley	Yes
Councilmember Andrew Ebel	Yes
Councilmember Danny Goss	Yes
<b>Councilmember Keith Herring</b>	<b>Absent</b>
Councilmember Weldon Williams	Yes

## **WORK SESSION**

### **12. Presentation of the 2011 Annual Report by the Fire Department**

Fire Chief Ricky Boeker presented this report. He reviewed the department's performance, statistics, and services. The department responded to 588 fires in 2011 compared to 446 in 2010, which is a 32% increase. The department's county response rose from 84 to 119, generating a 42% increase from the previous year. Brenham will undergo an ISO evaluation in March.

### **13. Presentation of the 2011 Annual Report by the Police Department**

Chief Rex Phelps presented this report. He reviewed the department's performance, statistics, and services. He was pleased to report that the Part 1 crime rate decreased by 7% compared to the previous year. The department responded to approximately 3,500 911 calls, processed over 4,000 animals, and deployed the K-9 Unit 223 times with over a 80% drug detection rate. He reported that the injury accident rate decreased by 14% from the previous year. The department addressed 537 code violations in 2011 compared to 171 in 2010, which is a 300% increase. He expressed his appreciation to all of his officers, the Mayor and City Council, and the public for all of their assistance during the year.

Councilmember Williams expressed his desire for the City to improve their relationship with the Animal Friends Group. Mayor Tate expressed the impending need for a new animal shelter.

### **14. Presentation of the 2011 Annual Report by the Public Works Department**

Public Works Director Doug Baker presented this report. He covered the highlights for his department and also expressed his appreciation for all of the people in his department and for Council's support. The department performed 1776 inspections and issued 217 residential and 138 commercial construction building permits. The department accomplished implementing a railroad quiet zone, constructed an amphitheater in Hohlt Park, conducted a comprehensive street overlay inventory, and built a new airport hangar.

## 15. Administrative/Elected Officials Report

Terry Roberts reported on the following:

- Department reports continued at March 8, 2012 council meeting
- March council meeting moved to the 2<sup>nd</sup> and 4<sup>th</sup> Thursday
- Reception for Julie Fulgham at 4:00 p.m.
- Chamber After Hours today
- February 10, 2012 Transportation Forum at Blinn

Weldon Williams reported on the following:

- TML magazine article for website improvements – well done.

Gloria Nix reported on the following:

- A typographical error in the Banner's Progress Edition indicated that she would be in office until "2103". The Banner representative apologized for the error

Mary Barnes-Tilley reported on the following:

- She will not attend the February 16, 2012 council meeting.

The meeting was adjourned.

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Milton Y. Tate, Jr.  
Mayor

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Jeana Bellinger, TRMC  
City Secretary