

Brenham City Council Minutes

A regular meeting of the Brenham City Council was held on April 24, 2014 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 K. Roberts, Assistant City Manager Kyle Dannhaus, City Attorney Cary Bovey, City Secretary Jeana Bellinger, Deputy City Secretary Amanda Klehm, Wende Ragonis, Deputy Fire Chief Alan Finke, Carrie Derkowski, Police Chief Rex Phelps, Development Services Director Julie Fulgham, Jennifer Eckermann, Public Works Director Dane Rau, Leslie Kelm, Casey Redman, Public Utilities Director Lowell Ogle, Dane Bybee, and Grant Lischka

Citizens present:

Megan McCall, Sharica Flournoy, Perry Thomas, Keith Hankins, Wm Krueger, Colby Wright, John Pledger, Bonnie Brinkmeyer, Courtney Mason, Mike Ogg, Rob Fleming, Judy Hyman, Cynthia Hamrick, Sharon Brass, Page Michel, Clint Kolby, Toi Crawford, Chad Bohne, Mark Shafer

Media Present:

Arthur Hahn, Brenham Banner Press; Frank Wagner and Tom Whitehead, KWHI

- 1. Call Meeting to Order**
- 2. Invocation and Pledges to the US and Texas Flags – Councilmember Barnes-Tilley**

3. Proclamation

➤ **Local History Day – May 1, 2014 and May 8, 2014**

Jennifer Eckermann and Local History Day Representatives accepted the Local History Day Proclamation. The representatives include: Bonnie Brinkmeyer, Michael Ogg, Courtney Mason, Rob Fleming, Sharon Brass, Cynthia Hamrick, Carrie Derkowski, Kim Wade, and Donna Putnam.

4. Citizens Comments

There were no citizen comments.

CONSENT AGENDA

5. Statutory Consent Agenda

5-a. Minutes from the March 6, 2014 and March 20, 2014 City Council Meetings

A redlined version of the March 6, 2014 City Council minutes were laid around the Dias will necessary amendments to the minutes. The amended minutes will replace the minutes that were presented in the Council agenda packet.

A motion was made by Mayor Pro Tem Nix and seconded by Councilmember Williams to approve the Statutory Consent Agenda Item 5-a. minutes from the March 6, 2014 as amended and March 20, 2014 City Council meetings.

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

REGULAR AGENDA

6. Discuss and Possibly Act Upon a One-Year Contract Extension with Gene Services, LLC for Mowing and Cleanup Services for Various City Departments and Authorize the Mayor to Execute Any Necessary Documentation

Public Works Director Dane Rau presented this item. Rau stated on February 21, 2013, City Council awarded the annual Mowing and Cleanup Services contract to Gene's Services. Rau explained this contract pertains to numerous sites that are city parkland, right-of-way/medians and city properties. Rau stated it also contains the code enforcement lots that David Doelitsch oversees. Rau advised that all prices have remained the same. Rau explained the only portion of the contract that has changed is the deletion of the Hasskarl Tennis Courts and the Hike and Bike Trail leading from the tennis courts to FM 577. Rau advised these two areas are being mowed by BISD and are no longer being billed to the City of Brenham by Gene's Services. Rau explained that overall this will be a savings to the City of Brenham and a reduction in the 2014 purchase order that will be issued.

Rau stated that Gene's Services has performed these services very well and is in constant contact with Casey Redman and David Doelitsch. Rau stated they respond well to requests and are quick to take action. Rau explained that Staff would like to recommend that Council extend the contract with Gene's Services for an additional year. Rau explained the original contract was granted for one year with the option to extend up to 2 additional (1) year terms if both parties agree. Rau advised this extension came up in February and a letter was sent to Gene's Services wishing to extend the contract with the current prices but wasn't brought to council at that time.

Councilmember Williams questioned if Gene's Services are doing all of the mowing in town. Rau stated Gene's Services does all of the City's mowing except some in the Parks, which Staff handles and the mowing in the Brenham Business Center, which is another contract. Rau explained that Gene's Services handles 23 sites and David's lots currently.

A motion was made by Councilmember Barnes-Tilley and seconded by Councilmember Herring to approve a one year contract extension with Gene Services, LLC for mowing and cleanup services for various City departments 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 Andrew Ebel	Yes
Councilmember Danny Goss	Yes
Councilmember Keith Herring	Yes
Councilmember Mary E. Barnes-Tilley	Yes
Councilmember Weldon Williams	Yes

7. Discuss and Possibly Act Upon an Amendment of the 2009 Municipal Maintenance Agreement Between the City of Brenham and TxDOT for Vegetation Control In Certain Areas Within the City Limits and Authorize the Mayor to Execute Any Necessary Documentation

Public Works Director Dane Rau presented this item. Rau stated in November of 2013, vegetation control along state roads was discussed in a work session among City Council and Staff. Rau advised that at that meeting it was decided that the City of Brenham would look into additional mowing along state roads, especially between FM 577 and the cloverleaf. Rau explained that currently TxDOT performs mowing along the right-of-ways during May and November with litter pickup following the mowing events. Rau stated in the current 2009 Municipal Maintenance Agreement, the City of Brenham only has the right to mow and maintain vegetation along the non-controlled state access highways (Exhibit A), which is from the private property line to the outermost curb of the road. Rau stated Staff has been doing this throughout the year and when it is warranted in order to maintain the unsightly vegetation.

Rau explained that in order for the City of Brenham Staff to mow the controlled access portion of the highway (FM 577 to cloverleaf) an amendment to the 2009 MMA needed to happen. Rau advised that Terry Paholek, TxDOT Area Engineer has worked recently with Staff to amend the 2009 MMA to allow the City of Brenham to mow the controlled access highways. Rau explained this area is the main portion of highway 290 between FM 577 and the cloverleaf. Rau advised with this amendment the City of Brenham now has approval to mow all areas of state roads within the city limits. Rau explained that TxDOT will still mow twice per year and perform litter pick up twice per year along this portion of the roadway as they have done for many years. Rau stated when these events are performed by the City of Brenham, Staff would be expected to do the same with coordinating the mowing with TxDOT and perform litter pickup. Rau explained that Staff's plan is to finalize this amendment and then perform an intermediate mowing in August or sooner, if warranted. Rau explained that Staff plans to conduct this one time per year and get a good feel for the amount of time required for both mowing and litter control along with the cost of fuel.

Councilmember Barnes-Tilley questioned if Staff would be accounting for cost and time when they do mowing this first year. Rau stated they would be keeping track of the time and costs for the first year. Councilmember Barnes-Tilley questioned if the City could contract with the same people as the State. Rau stated that the mowing and litter control can both be contracted out, but Staff can do it in house for now to keep costs down.

A motion was made by Councilmember Herring and seconded by Councilmember Ebel to approve an amendment of the 2009 Municipal Maintenance Agreement between the City of Brenham and TxDOT for vegetation control in certain areas within the City limits 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 Andrew Ebel	Yes
Councilmember Danny Goss	Yes
Councilmember Keith Herring	Yes
Councilmember Mary E. Barnes-Tilley	Yes
Councilmember Weldon Williams	Yes

8. Discuss and Possibly Act Upon Resolution No. R-14-010 Approving the Assignment of the Commercial Tax Phase-In Agreement from GSL Constructors, Ltd. to GSL Partners Sub 52, LLC and Authorize the Mayor to Execute Any Necessary Documentation

Project Manager with the Brenham Economic Development Foundation, Clint Kolby, presented this item. Kolby stated GSL Welcome Group is the developer for the new manufacturer, PPE, locating in the Brenham Business Center. Kolby explained GSL will own the land and building and PPE will own the machinery and equipment and lease the building from GSL. Kolby advised GSL has requested that the Tax Phase-In Agreement that was approved for GSL Constructors, Ltd. at the January 23, 2014 City Council meeting be assigned to a different entity, GSL Partners Sub 52, LLC.

A motion was made by Councilmember Herring and seconded by Councilmember Ebel to approve Resolution No. R-14-010 approving the assignment of the Commercial Tax Phase-In Agreement from GSL Constructors, Ltd. to GSL Partners Sub 52, LLC 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 Andrew Ebel	Yes
Councilmember Danny Goss	Yes
Councilmember Keith Herring	Yes
Councilmember Mary E. Barnes-Tilley	Yes
Councilmember Weldon Williams	Yes

9. Discuss and Possibly Act Upon Resolution No. R-14-011 Amending Resolution No. R-14-005 and Modifying the Company Name Shown on the Commercial Tax Phase-In Agreement with Tempur Sealy International, Inc. to Tempur Sealy International, Inc. and All Approved Affiliates and Subsidiaries and Authorize the Mayor to Execute Any Necessary Documentation

Project Manager with the Brenham Economic Development Foundation, Clint Kolby, presented this item. Kolby stated the corporate office at Tempur Sealy International, Inc. has requested that the City slightly modify their name in the Tax Phase-In Agreement that was approved for them at the February 6, 2014 City Council meeting. Kolby explained the current name on the Agreement is “Tempur Sealy International, Inc.” and they would like to change it to “Tempur Sealy International, Inc. and all approved affiliates and subsidiaries”.

A motion was made by Councilmember Goss and seconded by Councilmember Herring to approve Resolution No. R-14-011 amending Resolution No. R-14-005 and modifying the company name shown on the Commercial Tax Phase-In Agreement with Tempur Sealy International, Inc. to Tempur Sealy International, Inc. and all approved affiliates and subsidiaries 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 Andrew Ebel	Yes
Councilmember Danny Goss	Yes
Councilmember Keith Herring	Yes
Councilmember Mary E. Barnes-Tilley	Yes
Councilmember Weldon Williams	Yes

10. Discuss and Possibly Act Upon Resolution No. R-14-012 Authorizing the Acceptance of Public Improvements in the Ralston Creek Subdivision, Phase 1 Subdivision, and Authorize the Mayor to Execute Any Necessary Documentation

City Engineer Grant Lischka presented this item. Lischka stated BCS Development Company has completed all required infrastructure improvements related to the development of Phase 1 of Ralston Creek Estates, a 76 lot subdivision constructed for residential use bounded by Stone Street, Blue Bell Road (FM 577) and Gun and Rod Road. Lischka explained the infrastructure improvements have been constructed and inspected according to all applicable City of Brenham ordinances and regulations and are ready to be accepted by the City of Brenham for ownership and maintenance.

Councilmember Goss questioned about the maintenance of the roads in the subdivision. Lischka stated that anything on the roadway would be covered with the one year warranty; however, at 11 months into the warranty, the City will do a thorough walk-thru and get them to address any issues before the end of the one year warranty.

Councilmember Herring questioned where Phase 1 is located. Lischka stated Phase 1 is the locations where construction is currently taking place on Gun and Rod Road and Stone Street. Mayor Tate questioned who was performing inspections. Lischka stated himself or the Utilities Superintendent have been inspecting the properties as construction continues.

A motion was made by Councilmember Williams and seconded by Mayor Pro Tem Nix to approve Resolution No. R-14-012 authorizing the acceptance of public improvements in the Ralston Creek Estates, Phase 1 Subdivision, 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 Andrew Ebel	Yes
Councilmember Danny Goss	Yes
Councilmember Keith Herring	Yes
Councilmember Mary E. Barnes-Tilley	Yes
Councilmember Weldon Williams	Yes

11. Discuss and Possibly Act Upon an Ordinance on Its First Reading for the Placement of Stop Signs at Multiple Street Intersections within the Ralston Creek Subdivision

City Engineer Grant Lischka presented this item. Lischka stated Klehm handed out a redlined version of the Ordinance with changes to the original Ordinance that was included in the packet. Lischka stated the new street construction within Ralston Creek Subdivision required the installation of stop signs at the various intersections. Lischka explained the stop signs have been installed by the developer and an Ordinance is required for enforcement.

Councilmember Barnes-Tilley questioned if this went before the Plan Review Committee. Fulgham stated that is did. Councilmember Barnes-Tilley questioned if the plans met the criteria. Fulgham stated that is did meet all requirements and criterias.

A motion was made by Mayor Pro Tem Nix and seconded by Councilmember Williams to approve an Ordinance on its first reading for the placement of stop signs at multiple street intersections within the Ralston Creek Subdivision with changes presented.

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

12. Discuss and Possibly Act Upon a Request for a Noise Variance from the Brenham Maifest Association for the Maifestival Events to be Held on May 2, 2014 from 6:00 p.m. – Midnight, May 3, 2014 from 6:00 p.m. – Midnight, and May 4, 2014 from Noon - 6:00 p.m. at Fireman’s Park and Authorize the Mayor to Execute Any Necessary Documentation

Deputy City Secretary Amanda Klehm presented this item. Klehm advised that she laid a revised motion around the Dias because the Saturday request is for noon-midnight instead of 6pm-midnight. Klehm stated Arlen Thielemann with the Brenham Maifest Association is requesting a Noise Variance for concerts at Fireman’s Park from May 2-4, 2014; Friday is 6pm-midnight, Saturday is noon-midnight, and Sunday is noon-6pm. Klehm advised that they will have a bands and a sound amplification system, which require a Noise Variance. Klehm stated the Brenham Police Department and the Brenham Fire Department have approved the noise variance request.

A motion was made by Councilmember Barnes-Tilley and seconded by Councilmember Ebel to approve a request for a noise variance from the Brenham Maifest Association for the Maifestival Events to be held on May 2, 2014 from 6:00 p.m. – midnight, May 3, 2014 from noon – midnight, and May 4, 2014 from noon - 6:00 p.m. at Fireman’s Park 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 Andrew Ebel	Yes
Councilmember Danny Goss	Yes
Councilmember Keith Herring	Yes
Councilmember Mary E. Barnes-Tilley	Yes
Councilmember Weldon Williams	Yes

13. Discuss and Possibly Act Upon a Request for a Noise Variance from CASA for Kids for a Child Abuse Awareness Walk and Balloon Release to be Held on April 26, 2014 from 9:00 a.m. – Noon in the Gazebo Located at the Washington County Courthouse and Authorize the Mayor to Execute Any Necessary Documentation

Deputy City Secretary Amanda Klehm presented this item. Klehm stated Julie Overstreet with CASA for Kids for a Child Abuse Awareness Walk and Balloon Release to be held on April 26, 2014 from 9:00 a.m. – Noon in the Gazebo at the Washington County Courthouse. Klehm advised that they will have a sound amplification system, which requires a Noise Variance. Klehm stated the Brenham Police Department and the Brenham Fire Department have approved the noise variance request.

Councilmember Herring questioned if they would be closing any streets and would the police be involved. Phelps explained COPs will be available to help them cross the street to get to Vulcan from Brookshire Brothers parking lot and they will be around the event.

Councilmember Goss questioned the route of the walk. Klehm stated they will go from Courthouse to Fireman’s Park and back to the Courthouse.

Councilmember Herring questioned if there would be a band. Klehm advised that she is not aware of them having a band. Klehm stated the need for the Noise Variance was due to them wanting to use a microphone to announce the route and give information to the walk participants.

A motion was made by Councilmember Herring and seconded by Councilmember Barnes-Tilley to approve a Request for a Noise Variance from CASA for Kids for a Child Abuse Awareness Walk and Balloon Release to be held on April 26, 2014 from 9:00 a.m. – noon in the Gazebo located at the Washington County Courthouse 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 Andrew Ebel	Yes
Councilmember Danny Goss	Yes
Councilmember Keith Herring	Yes
Councilmember Mary E. Barnes-Tilley	Yes
Councilmember Weldon Williams	Yes

WORK SESSION

14. Discussion and Presentation Regarding Proposed Lane Striping Modifications on South Market Street

City Engineer Grant Lischka presented this item. Lischka stated in conjunction with the Chappell Hill Street Extension, and related signal construction at South Market Street, striping modifications will be needed on South Market Street. Lischka explained that TxDOT has recommended restriping the existing 4-lane undivided section to a 2-lane section with a center turn lane. Lischka advised that himself and Jones and Carter, Inc., have prepared several alternatives for TxDOT to review. Lischka stated that representatives from Jones and Carter, Inc. and TxDOT were present at the meeting to discuss the feasibility of the options and to answer any questions Council may have. Lischka explained that in addition to restriping the area near the Chappell Hill Street Intersection, Staff would also like Council’s input on striping modifications along the remaining portions of South Market Street between Stone Street and U.S. 290.

Representatives of TxDOT were presented and stated that they are in favor of Option 1. Citizen William Krueger stated the City of Brenham needs to discuss Chappell Hill Street traveling west into Stone Street because modifications to those streets will be at the City’s cost, while heading east back to 290 would be at TxDOT’s cost.

15. Discussion and Presentation Regarding the City of Brenham's Possible Participation in TxDOT's Turnback Program or Similar Program Concerning Conveyance of TxDOT Right-of-Way to the City of Brenham

City Engineer Grant Lischka presented this item. Lischka stated City staff has been approached by TxDOT regarding the maintenance and ownership of FM 389. Lischka advised that currently TxDOT maintains the entire length of FM 389 within the City limits. Lischka explained that Prairie Lea Street from U.S. Hwy 290 to College Avenue and College Avenue from Prairie Lea Street to Business Hwy 36 (South Day Street) are currently maintained by TxDOT as FM 389. Lischka stated outside of U.S. Hwy 290, FM 389 travels in a westerly direction out of the City, intersections with FM 332 and then continues on. Lischka explained the length of roadway inside and outside of U.S. Hwy 290 (up to FM 332) is approximately 6,600' and 3,600' respectively, which comes to a total of approximately 2 miles. Lischka stated that inside U.S. Hwy 290, the road is a curb and gutter section, while outside it is a 2-lane open ditch section. Lischka explained that while in discussions with TxDOT, they have tentatively offered to upgrade the section outside of U.S. Hwy 290 to a curb and gutter, 2-lane with center turn lane section. Lischka advised that as a condition of the upgrade, TxDOT would like to turn over ownership and maintenance responsibilities to the City for the entire length from FM 332 to South Day Street. Lischka stated that Staff would like Council's input on whether the City should pursue this option. Lischka advised that in addition to FM 389, Staff would like Council's input on other TxDOT roadways within the City limits and whether similar arrangements should be pursued. Lischka stated that the City of Brenham would take over the roadway and TxDOT would fund the project; however, this adds mileage to the road maintenance. Lischka stated the City of Brenham currently has 80 miles of road.

Mayor Tate questioned how long is the road from FM 332 to the Loop and inside the Loop to Business 36. Lischka stated it is approximately two miles of road. City Manager Terry Roberts stated the project consists of curb and gutter as well as a three-lane road. Roberts explained this is a project to consider and expressed the good opportunity for negotiations this project presents due to the guidelines being less strict. Mayor Tate questioned if the intersection on the bridge crossing over US Highway 290 and intersecting FM 389 would remain the same or would it be included in the improvements. TxDOT Representative Mark Shafer stated TxDOT has no plans to change that bridge at this point. Shafer explained TxDOT will maintain the 290 right-of-way from outside the frontage road to outside the frontage road.

TxDOT Representative Chad Bohne explained that TxDOT would approach this project the same way as the Turnback Program is set up. Bohne advised they will look at the pavement, but with the urban roadway being new, there should be no cost for maintenance for at least two years. Councilmember Goss questioned if there were any pros and cons for accepting Prairie Lea Street for the Tom Green extension. Lischka explained that preliminary studies have been done to take Tom Green Street and extend with grade separation while tying it into Prairie Lea Street. Lischka stated the City will need a driveway permit from TxDOT to tie into FM 389; however, if the City takes over FM 389, this can be done internally without having to submit paperwork to TxDOT.

Councilmember Goss questioned if the City could change the traffic patterns on FM 389 if they took it over. Lischka stated if the road is under state control, it must be approved by the state, but if the City of Brenham owns the roadway, then the City can make the decision. Bohne explained if the City takes over, TxDOT will pass over the right-of-way and maintenance on FM 389, which includes striping, lights, modifications, and the likes, none of which would involve TxDOT. Councilmember Goss stated on the other side of the coin, the City of Brenham will be responsible for everything for control of the right-of-way. Lischka stated the City taking over the right-of-way eliminates the review and approval process for permits and licenses from TxDOT.

Councilmember Herring questioned if the improvements outside of Highway 290 on FM 389 would be included in the project. Bohne explained that TxDOT shouldn't need any other right-of-ways. Bohne advised they will make it an urban roadway and address multi-mode road. Bohne stated TxDOT will make the investment and then will hand it over to the City of Brenham or they will do pavement rehabilitation. Bohne explained the project will encompass a curb and gutter system with storm drain.

Councilmember Goss questioned in the event of an agreement, what is the time frame for the project. Bohne stated 2016 is the time slotted for this project, so roughly a year and a half to two years from now. Councilmember Goss questioned if the project would be done to the upgraded standards. Bohne stated yes, it would be. Councilmember Barnes-Tilley questioned that there would be no maintenance to the road for two years. Bohne explained typically the needed maintenance is far further expected, but no maintenance passed the initial two years. Councilmember Barnes-Tilley questioned the amount of the additional maintenance costs. Lischka stated there would be additional maintenance costs because the City would be adding two miles of road to the maintenance road list. Lischka explained TxDOT streets are in much better shape than others in the City. Lischka advised the maintenance costs would be no more cost than residential streets. Mayor Tate questioned if there would be any maintenance to the road in the first two years. Lischka explained Staff would do a mill and overlay or just overlay on the road in 20-25 years depending on how it holds up. Lischka advised that the road would need to be crack sealed in 5-10 years. Lischka stated if they used hot mix, it would need preventive maintenance every 5-7 years.

Roberts stated this is a significant project that the City may be willing to do. Roberts explained that the details need to be worked out, but it is worth discussing. Bohne explained the project would cost approximately \$2.5 million dollar to go from Highway 290 to FM 332. Mayor Tate agreed the project is something worth looking into.

Councilmember Ebel questioned if the project would help with the traffic flow. Lischka stated that yes, the additional lane which would be designated for turning would help. Mayor Tate advised Staff to work with TxDOT on this project.

Lischka explained there are 13 miles of road within the Loop of state roadway including FM 389. Lischka advised the roads highlighted in yellow on the map, the City would like to consider taking over from TxDOT. Roberts explained the map is a scope of potential, but would increase the road mileage by 15% on roads heavily traveled. Lischka advised on South Market Street there are six signal lights going North, 1 light on Alamo Street, and 1 light on Blinn Boulevard/Main Street. Lischka explained if the City took over right-of-ways from TxDOT, then the City would be responsible for the lights; however, he stated TxDOT has contractors that maintain the lights.

Councilmember Goss questioned if the project will be brought up to today's standard for curb and gutter, sidewalks, and the like. Lischka stated, as of now, no additional projects have been proposed by TxDOT. Mayor Tate stated the City should try this project first before expanding to additional roadways. Assistant City Manager Kyle Dannhaus stated taking over the roadways is not just considering the maintenance costs, but also the fact that the City will also take over right-of-ways. Dannhaus explained the sign Ordinance issues would be in the City's control instead of dealing with the state. Mayor Tate stated, at this point, the City is open for discussion on the project. Dannhaus advised the City would benefit from taking over roadways from TxDOT, but maintenance costs is a legitimate concern. Dannhaus explained the City already does some maintenance with the agreement with TxDOT. Mayor Tate advised Staff should look at costs and benefits. Fulgham stated if the City could cherry pick the streets Staff would like to take over from TxDOT, then this would be a good deal. Lischka advised that any city over 50,000 popular has to maintain their own signal lights. Councilmember Barnes-Tilley questioned if the City does consider taking over other roadways, what is the biggest concern that could be beneficial to the City. Lischka stated Staff would need to look at which roads would be the most beneficial to the City.

16. Discussion and Presentation Regarding Sanitary Sewer Improvements in the Brenham Business Center

City Engineer Grant Lischka presented this item. Lischka stated Continuing development within the Brenham Business Center (BBC) necessitates upgrades to the City's sanitary sewer system. Lischka advised that in order to provide sanitary sewer service to developments in the southern portion of the BBC, a lift station will be required. Lischka explained that considering that it is difficult to anticipate future development (and the related demand on the sanitary sewer system), Staff feels that installing a small lift station is the prudent choice. Lischka stated the estimated cost of the lift station and related gravity main and force main is \$20,000.

Public Utilities Director Lowell Ogle stated the City can install the small grinder pump in house and can move it later if it is needed somewhere else in the future.

Mayor Tate questioned about the system for Brenham Saddle Shop area. Lischka stated they are currently served in a different direction. Lischka explained it is cost prohibitive to move lift station any further downstream at this point. Roberts stated this would come back as a budget amendment to the Wastewater Fund.

Mayor Tate questioned the time table for this project. Lischka advised Staff will install before September or by the end of the budget year. Councilmember Goss questioned where this project will go in the budget. Ogle stated the funds will come from the Wastewater Fund and they may be able to cover the project in the current budget; otherwise, it will come back as a budget amendment.

17. Presentation and Discussion Regarding the Possible Sale of Various Parcels of Land Located Along Old Mill Creek Road

City Engineer Grant Lischka presented this item. Lischka stated that in the late 1990's, the City acquired several tracts of land adjoining Old Mill Creek Road from the Union Pacific Railroad. Lischka explained that at the time, the railroad had been abandoned and the City had no need for the property, other than to have a place to dispose of excavated material. Lischka explained that Staff has reevaluated the need for the property and has concluded that the best use of the property would be to turn it into developable residential lots and sell them. Lischka stated that if the City were to go in this direction, a minimum of 60' of right-of-way would be set aside for Old Mill Creek road before any property were sold off.

Councilmember Herring questioned why the City doesn't want driveways on a collector street. Lischka explained the City wants to limit driveway access. Fulgham stated the creation of lots will help stabilize the neighborhood because it will have lots with new homes on them. Fulgham explained City Ordinance prohibits residential driveways on arterial streets (Old Mill Creek Road). Lischka stated the driveway would not meet the 115 foot minimum. Councilmember Goss questioned if the current was not standard widths, but could be if they were brought up to standards with curb and gutters. Lischka advised they would need to be 39 feet from front to back, which a minimum of 60 feet right-of-way.

Dannhaus stated the left right-of-way to extend Dixie Street is an option, but there is a lot of controversy from residents in that area to push Dixie Street through. Dannhaus explained the City is leaving that option open at this time, but the residents do not like that option.

Councilmember Williams questioned what the City's options for the land are. Dannhaus stated there are not a lot of options to be able to get rid of the land and put it back on the tax rolls. Lischka stated the corner lot is approximately one acre, but the problem with the lot is that it is on the corner of two collector streets and the City doesn't want the property to have a residential driveway, so the only possibility is for commercial or talk to the adjacent property owner for possible land sale. Roberts stated there is some interest in the property from the adjacent property owner, but he is interested in swapping land in other areas to acquire that property. Mayor Tate advised for Staff to come up with some options and bring back to Council.

18. Administrative/Elected Officials Report

Administrative Services Manager Wende Ragonis reported on the following:

- They had 7 community input meetings, 2 meetings were publicized to citizens and 5 meetings were input focused for the Parks Master Plan. Ragonis stated they are compiling data and input because there was a diverse input from the meetings. They are taking it to the Parks Advisory Board to review the data and put it into the Parks Master Plan then it will come back to Council.
- The Library has been closed to the public since last Thursday.
- HR, Utility Services, and Purchasing have been relocated.
- The Library will begin moving next week and will reopen at City Hall on May 12th. They contracted with a company to move the Library to City Hall.

City Manager Terry Roberts reported on the following:

- A memo from Carolyn Miller is laid around the Dias for changes to the Pre-Budget Workshop, which will now be held on June 5, 2014 at 8:30am.
- June 5th – Planning & Zoning joint meeting with Council.
- May 1st and May 15th – Annexation Public Hearings
- Library Advisory Board is working with the architect. They met with the Fortnightly Ladies on funding to answer their questions.
- Rex Phelps and the Animal Shelter Task Force are working with the architect and continuing to fundraise.
- The ILA Task Force met this week and they are shooting for a decision in June on take over either October 2014 or October 2015 due to Truth and Taxation Laws.

The meeting was adjourned.

Gloria Greenwade Nix
Mayor Pro Tem

Jeana Bellinger, TRMC
City Secretary