

## **Brenham City Council Minutes**

A regular meeting of the Brenham City Council was held on February 5, 2015 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

### Members absent:

Councilmember Weldon Williams, Jr.

### Others present:

City Manager Terry Roberts, Assistant City Manager Kyle Dannhaus, City Attorney Cary Bovey, City Secretary Jeana Bellinger, Kacey Weiss, City Engineer Grant Lischka, Chief Financial Officer Carolyn Miller, Stacy Hardy, Susan Nienstedt, Sara Parker, Kaci Konieczny, Cynthia Longhofer, Darlene Konieczny, Christi Korth, Florence Bentke, Kristi Jackson, JoAnne Hynes, Kyle Branham, Director of Community Services Wende Ragonis, Fire Chief Ricky Boeker, Police Chief Rex Phelps, Public Works Director Dane Rau, Public Utilities Director Lowell Ogle, Alton Sommerfield, Development Services Manager Erik Smith and Kim Hodde

### Citizens present:

Jeff Burkhart and Lynette Sheffield

### Media Present:

Patrick Crank, Brenham Banner Press and Mary-Janet Reyes, KWHI

- 1. Call Meeting to Order**
- 2. Invocation and Pledges to the US and Texas Flags – City Attorney Cary Bovey**

- 3. **Service Recognitions**
  - **Darlene Konieczny, Purchasing Department** **30 Years**

4. **Citizens Comments**

There were no citizen comments.

**CONSENT AGENDA**

5. **Statutory Consent Agenda**

**5-a. Ordinance No. O-15-004 on Its Second Reading Abandoning and Closing a Portion of City Right-of-Way and Authorizing the Sale of Approximately 0.045 Acres Abutting the Property Located at 2211 Old Chappell Hill Road**

A motion was made by Barnes Tilley and seconded by Herring to approve the Statutory Consent Agenda Item 5-a. as 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
<b>Councilmember Weldon Williams</b>	<b>Absent</b>

**WORK SESSION**

6. **Discussion and Presentation Regarding the Brenham Municipal Airport Including an Update on Current Capital Project(s) and Possible Future Airport Improvements Such as Constructing Additional T-Hangars, Runway Improvements, Hangar and Access Taxiway Improvements, Hangar Homes, Entrance Road Improvements, Existing and Proposed Water and Sewer System Improvements, and Matters Related to the Foregoing**

City Engineer Grant Lischka presented this item. Lischka explained that the staff has identified several airport improvement projects they would like to pursue. The estimated amount for the improvements is in the \$2.4 Million range. Lischka stated that the most important project is applying an asphalt overlay of the existing runway due to there being larger planes landing at the airport. Lischka explained that the overlay would help to strengthen the runway and lessen the chance of damage to the runway during landing operations. Lischka noted that the funds would come from the FAA along with funds from TxDOT's Aviation capital improvement projects fund. Lischka explained that the funds would provide 90% of the funding with the City providing the remaining 10%. Lischka stated that the City's part would be around \$250,000.

Mayor Milton Tate asked if the runway overlay project could be done in phases. Ronnie Becker and Jason Schramm with Strand O'Malley Engineers stated that it would be best to do the whole project all at the same time. Lischka stated that if the City does decide to do the overlay, the airport will have to be closed two to three weeks.

Lischka stated that additional projects include runway widening, lengthening and lighting improvements, hangar access taxiway to currently undeveloped areas of the airport and water and sewer improvements. Lischka noted that ten additional T-Hangars are being constructed and the hangar homes would be privately owned with access to the airport.

Councilmember Ebel asked if the airport is maxed out on runway space. Lischka stated that there is more room to the South, but that would mean purchasing more property to extend it as there has to be 6,000 feet of runway space. Jason Schramm noted that the length would be good, but the pavement would still have to be strengthened.

Councilmember Barnes-Tilley questioned if there is enough room for more hangars. Lischka noted that there could be future development in certain areas and that the City has added five new box hangars in the past two years. Lischka noted that the FAA does not like hangar homes and therefore, the homes would have to be privately owned and a developer would be needed for that project.

## **PUBLIC HEARING**

**7. Public Hearing Considering an Amendment of Appendix A – “Zoning” of the Code of Ordinances of the City of Brenham Granting a Specific Use Permit to Allow for Carpentry/Upholstering Related to Furniture Manufacturing on a Site in a Business/Residential Mixed Use (B1) Zoning District and Being Located on Approximately 1.238 Acres, being a Part of Tract 70 in the Arrabella Harrington Survey of the City of Brenham, Washington County, Texas (Said Property Located at 1000 E. Blue Bell Road)**

Development Services Manager Erik Smith presented this item. Smith explained that New Beginnings Life Ministries has a tenant, Red Fern Woodwork and Renovations, that is interested in starting a new business that is not allowed within the Business/Residential Mixed Use (B1) zoning area. Smith stated that the business will assemble custom cabinets, furniture and other wood products. Smith explained that the tenant will use tools and equipment to cut, trim, and alter materials and parts for assembling. Smith stated that zoning in the B1 district allows upholstering shops, not furniture manufacturing that is why a specific use permit must be approved by the Council.

Smith explained that staff has notified all of the property owners within 200 feet as required by ordinance and staff has not received any concern from any of the notified property owners. Smith stated that the main concern with the proposed use is noise created from the equipment. Smith also explained that if Council approves the permit, there is a noise ordinance and performance standards ordinance that would allow the City to address noise in the event that noise complaints are received.

Smith advised the Council that the Planning and Zoning Commission approved the specific use permit with a unanimous vote on February 2, 2015.

**8. Public Hearing Considering Amendments to Ordinance No. O-12-020, Section 1, to Revise Certain Regulations Applicable to the Ralston Creek Estates Planned Development District**

Development Services Manager Erik Smith presented this item. Smith explained that this is a request for an amendment to the Planned Development District (PDD) Ordinance for Ralston Creek Estates, Phase II. Smith noted the changes being recommended are clarification of front street building lines and building size requirements. Smith stated that this request does not add any square footage to the overall development; however, the changes will result in there being an additional three lots.

Smith explained that there needs to be a better defined lot dimension and staff would like to remove the 125 feet lot depth requirement from the PDD requirement. Smith advised Council that this item went to the Planning and Zoning Commission on February 2, 2015, and passed with six votes in favor of the change and one opposed to it.

**REGULAR AGENDA**

**9. Discuss and Possibly Act Upon an Ordinance on Its First Reading Granting a Specific Use Permit to New Beginnings Life Ministries for Carpentry/Upholstering Related to Furniture Manufacturing on a Site in a Business/Residential Mixed Use (B1) Zoning District and Being Located on Approximately 1.238 Acres, being a Part of Tract 70 in the Arrabella-Harrington Survey of the City of Brenham, Washington County, Texas (Said Property Located at 1000 E. Blue Bell Road)**

A motion was made by Councilmember Goss and seconded by Councilmember Barnes Tilley to approve an Ordinance on its first reading granting a specific use permit to New Beginnings Life Ministries for Carpentry/Upholstering related to furniture manufacturing on a site in a Business/Residential Mixed Use (B1) Zoning District and being located on approximately 1.238 acres, being a part of tract 70 in the Arrabella-Harrington Survey of the City of Brenham, Washington County, Texas (Said property located at 1000 E. Blue Bell Road)

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
<b>Councilmember Weldon Williams</b>	<b>Absent</b>

**10. Discuss and Possibly Act Upon an Ordinance on Its First Reading Amending Ordinance No. O-12-020, Section 1, to Revise Certain Regulations Applicable to the Ralston Creek Estates Planned Development District**

A motion was made by Councilmember Barnes Tilley and seconded by Councilmember Ebel to approve an Ordinance on its first reading amending Ordinance No. O-12-020, Section 1, to revise certain regulations applicable to the Ralston Creek Estates Planned Development District

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
<b>Councilmember Weldon Williams</b>	<b>Absent</b>

**11. Discuss and Possibly Act Upon a Joint Exercise of Powers Agreement Between the City of Brenham and the National Joint Powers Alliance (NJPA) for Cooperative Purchasing Services and Authorize the Mayor to Execute Any Necessary Documentation**

Purchasing Services Supervisor Sara Parker presented this item. Parker explained that the advantages of a cooperative purchasing contract are lower administrative costs, improved response from vendors, and the potential for lower costs through increased volume. Parker stated the City has the option on any individual purchase or project to utilize a cooperative contract or to pursue other qualifying means, including the full bid process. Parker noted, the purchasing cooperative provides another tool to achieve best value for the City.

Councilmember Goss asked if there was a membership fee to join the co-op and Parker stated that there was no membership fee.

Councilmember Herring asked how long NJPA has been around. Parker advised that the company originated in Minnesota and has been around for a number of years. Councilmember Herring also wanted to know if Parker or her staff has talked to any other cities that use this company and Parker stated that she has and all reports have been good.

A motion was made by Councilmember Herring and seconded by Councilmember Barnes Tilley to approve a Joint Exercise of Powers Agreement between the City of Brenham and the National Joint Powers Alliance (NJPA) for Cooperative Purchasing Services 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
<b>Councilmember Weldon Williams</b>	<b>Absent</b>

**12. Discuss and Possibly Act Upon the Purchase of a 2016 International 4300 Truck with a 4x2 Altec for the City of Brenham's Electric Department from the National Joint Powers Alliance (NJPA) Cooperative and Authorize the Mayor to Execute Any Necessary Documentation**

Public Utilities Director Lowell Ogle presented this item. Ogle explained that during the budget process Council approved the purchase of a new bucket truck. Ogle stated this truck will be used to maintain our electric distribution system and this unit will replace a 1999 model that has begun to have many maintenance issues. Ogle noted that the old unit will be sold. Ogle explained that the new unit was budgeted at \$235,000 and the bid came in at \$187,715.31. Ogle noted that this unit will be purchased through the NJPA Co-op.

Councilmember Herring asked if we tried to purchase a new truck through HGAC. Ogle explained that he did look at purchasing one through that cooperative, but the type he wanted was not available. Councilmember Barnes Tilley asked if there are any benefits to buying a hybrid truck. Ogle stated that while the trucks are quieter, they do have numerous batteries that are costly to replace and the repairs to those types of trucks can be more expensive.

A motion was made by Councilmember Herring and seconded by Councilmember Ebel to approve the purchase of a 2016 International 4300 Truck with a 4x2 Altec for the City of Brenham's Electric Department from the National Joint Powers Alliance (NJPA) Cooperative for \$187,715.31 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
<b>Councilmember Weldon Williams</b>	<b>Absent</b>

**13. Discuss and Possibly Act Upon an Ordinance on Its First Reading Ordering a Special Election on May 9, 2015 for the Purpose of Submitting to the Qualified Voters of Brenham Certain Proposed Amendments to the Existing Charter of the City of Brenham, Texas**

City Secretary Jeana Bellinger presented this item. Bellinger noted that she has discussed with the City Council several times over the past year that the City will be holding a Special Election in May to amend the City's Charter. Bellinger explained that there will be 23 propositions submitted to the voters for approval. Bellinger stated that as required by the Texas Local Government Code, a charter amendment election must be ordered by ordinance.

A motion was made by Councilmember Barnes Tilley and seconded by Councilmember Herring to approve an Ordinance on its first reading ordering a Special Election on May 9, 2015 for the purpose of submitting to the qualified voters of Brenham certain proposed amendments to the existing charter of the City of Brenham, Texas

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
<b>Councilmember Weldon Williams</b>	<b>Absent</b>

#### 14. Administrative/Elected Officials Report

City Manager Terry Roberts reported on the following:

- There will be a Work Session on Special Events at the next Council meeting.
- There was a Standards and Poor rating meeting this week and it went well.
- Lowell Ogle will be serving on the Brazos Valley Water Group Board

Director of Community Services Wende Ragonis reported on the following:

- Work Session on the Parks Master Plan will be at the February 19<sup>th</sup> council meeting
- A birthday party for the Library will be held on February 12<sup>th</sup> in the Blinn College Banquet Room.

Director of Public Utilities Lowell Ogle reported on the following:

- Public Utilities will be applying for a grant for Jefferson Street water tower renovations and will bring a Resolution to Council on February 19<sup>th</sup>.

City Engineer Grant Lischka reported on the following:

- The new portion of roadway on Chappell Hill Street is progressing; however, weather has been an issue. He explained that staff is waiting for additional equipment before the signal light can be activated and the intersection at Market Street can be opened.

The meeting was adjourned.

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Milton Y. Tate, Jr.  
Mayor

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Jeana Bellinger, TRMC  
City Secretary