



**NOTICE OF A REGULAR MEETING
CAPITAL IMPROVEMENTS ADVISORY COMMITTEE
TUESDAY, DECEMBER 9, 2025, AT 4:00 PM
SECOND FLOOR CITY HALL BUILDING
CONFERENCE ROOM 2A
200 W. VULCAN STREET
BRENHAM, TEXAS**

1. Call Meeting to Order

2. Public Comments

[At this time, anyone will be allowed to speak on any matter other than personnel matters or matters under litigation, for length of time not to exceed three minutes. No Board discussion or action may take place on a matter until such matter has been placed on an agenda and posted in accordance with law.]

CONSENT AGENDA

3. Statutory Consent Agenda

The Statutory Consent Agenda includes non-controversial and routine items that the Commission may act on with one single vote. A Commissioner may pull any item from the Consent Agenda in order that the Commission discusses and act upon it individually as part of the Regular Agenda.

3-a. Minutes from August 25, 2025, Capital Improvements Advisory Committee (CIAC) meeting.

REGULAR AGENDA

- 4. Presentation and Training on the City of Brenham's Policies and Procedures for Advisory Boards and Commissions to Include, but Not Be Limited to, Board Meeting Procedures and Requirements, Roberts Rules of Order and Parliamentary Procedure, Conflicts of Interests, the Texas Open Meetings Act, and the Texas Public Information Act.**
- 5. Presentation and Discussion of Semi-annual report on 2025 Development Projects and Impact Fees.**
- 6. Adjourn**

CERTIFICATION

I certify that a copy of the December 9, 2025 agenda of items to be considered by the Capital Improvements Advisory Committee was posted to the City Hall bulletin board at 200 W. Vulcan, Brenham, Texas on December 2, 2025 at 3:00 pm.

Kim Hodde

Kim Hodde, Planning Technician

Disability Access Statement: This meeting is wheelchair accessible. The accessible entrance is located at the Vulcan Street entrance to the City Administration Building. Accessible parking spaces are located adjoining the entrance. Auxiliary aids and services are available upon request (interpreters for the deaf must be requested seventy-two (72) hours before the meeting) by calling (979) 337-7567 for assistance.

I certify that the attached notice and agenda of items to be considered by the Capital Improvements Advisory Committee was removed by me from the City Hall bulletin board on the _____ day of _____, 2025 at _____.

Signature

Title

CITY OF BRENHAM
CAPITAL IMPROVEMENT ADVISORY COMMITTEE
August 25, 2025

The meeting minutes herein are a summarization of meeting procedures, not a verbatim transcription.

A regular meeting of the Capital Improvements Advisory Committee (CIAC) was held on August 25, 2025, at 12:00 pm in the Brenham Municipal Building, Conference Room 2A, at 200 West Vulcan Street, Brenham Texas.

Committee Members present:

Blake Brannon
Wende Lewis Buckley
Paul F. LaRoche, II
Blake Lucherk
Dale Martin
Cayte Neil
Elizabeth Price

Committee Members absent:

None

Staff present:

Stephanie Doland
Carolyn Miller
Megan Mainer
Julie Flagg
Shawn Bolenbarr
William Bisette
Kim Hodde

Citizens / Media present:

Sarah Forsythe, Brenham Banner
Cyndee Smith

1. Call Meeting to Order

Acting Chair Paul F. LaRoche, Jr. called the meeting to order at 12:00 pm with a quorum of seven (7) Committee Members present.

2. Oath of Office

Jeana Bellinger, City Secretary for the City of Brenham, administered Oaths of Office to the following Capital Improvements Advisory Committee (CIAC) members:

- Blake Brannon
- Wende Lewis Buckley
- Paul F. LaRoche, III
- Blake Lucherk
- Dale Martin
- Cayte Neil

- Elizabeth Price

3. Public Comments

There were no public comments.

CONSENT AGENDA

4. Statutory Consent Agenda

The Statutory Agenda includes non-controversial and routine items that the Committee may act on with one single vote. A Committee Member may pull any item from the Consent Agenda in order that the Committee discuss and act upon it individually as part of the Regular Agenda.

4-a. Minutes from December 16, 2024 Capital Improvements Advisory Committee (CIAC) Meeting.

Acting Chair LaRoche called for any corrections or additions to the minutes as presented. A motion was made by Cayte Neil and seconded by Dale Martin to approve the Consent Agenda (minutes from the December 16, 2024 meeting), as presented. The motion carried unanimously.

REGULAR SESSION

5. Election of a Chair and Vice Chair to Serve for the 2025-2026 Calendar Years.

Stephanie Doland informed the Committee that a Chair and Vice Chair will need to be elected to serve for the 2025 and 2026 calendar years. She further stated that Cayte Neil graciously agreed to serve as Chair.

A motion was made by Elizabeth Price and seconded by Blake Lucherker to elect Cayte Neil as Chair of the CIAC for the 2025-2026 calendar years. The motion carried unanimously.

A motion was made by Blake Lucherker and seconded by Wende Lewis Buckley to elect Paul F. LaRoche, III as Vice Chair of the CIAC for the 2025-2026 calendar years. The motion carried unanimously.

6. Discussion and review of the role and established procedures for the Capital Improvement Advisory Committee (CIAC).

Stephanie Doland, Development Services Director, stated that Chapter 395 of the Texas Local Government Code designates the structure and responsibilities of the Capital Improvements Advisory Committee (CIAC). In accordance with Chapter 395, the CIAC must meet at least twice each year to review development conditions, impact fees collected, and the progress of the capital improvement plan, as well as to evaluate the assessment of impact fees. During the 89th Legislative Session, Senate Bill 1883 was approved and signed into law. This bill mandated changes to the makeup and organization of the CIAC such that the Planning and Zoning Commission can no longer act as the CIAC; therefore, a new CIAC Board was appointed by City Council on August 21, 2025. To help provide background for new CIAC members, the following timeline outlines key events related to the Committee's formation and the adoption of impact fees.

Date	Description of Action
May 4, 2023	Brenham City Council approved a Professional Services Agreement with Strand Associates to perform an Impact Fee Study in accordance with Chapter 395 of the Texas Local Government Code.
July 13, 2023	Brenham City Council appointed the inaugural Capital Improvements Advisory Committee (CIAC).
July 2023 - January 2024	Five Public meetings of the CIAC, Brenham City Council, and/or Development community are held to review and consider the Impact Fee Study progress as prepared by Strand Associates.
December 7, 2023	Land Use Assumptions and Capital Improvements Plans adopted via Resolution R-23-044 by Brenham City Council.
January 10, 2024	Developer Workshop to gain public feedback on proposed Fees.
February 22, 2024	Ordinance O-24-003 adopting Chapter 28 – Impact Fees, is approved by Brenham City Council with an effective date of July 1, 2024 and establishing a 1-year grandfather period for the assessment of Impact Fees.
June 20, 2024	Ordinance O-24-014 adopting an Impact Fee Policy is approved by Brenham City Council.
July 1, 2025	1-Year Grandfather Period on Impact Fee Ends.
August 21, 2025	Brenham City Council appoints new Capital Improvements Advisory Committee

Ms. Doland stated that the initial CIAC consisted of the Planning and Zoning Commission and four additional members. As shown above, there were five (5) public meetings and a development workshop held prior to the adoption of the impact fees. Ms. Doland explained that an impact fee is a fee that is assessed on new connections or services to the City's water or wastewater system. Ms. Doland further stated that all of the CIAC members are required to participate in two trainings – the Texas Open Meetings Act and the Public Information Act. Links to the online training will be sent by the City Secretary's office.

This item was presentation and discussion only; therefore, no formal action was taken.

7. Presentation and Discussion of Semi-annual report on 2025 Development Projects and Impact Fees.

Ms. Doland discussed the Approved Capital Improvement Plans including:

Approved Water CIP

- Water CIP project Summary
 - WT = Water Treatment (3 projects)
 - WS = Water Storage (2 projects)
 - WM = Water Mains (11 projects)
 - Study – Water Impact Fee Study

- Opinion of Probable Costs:
 - Total Costs (2023) = \$65,490,100
 - 10-Year Costs (2023) = \$38,022,374 [only % attributable to new growth]
 - 10-Year Costs (Escalated) = \$45,131,575

Water Utility Update

Surface Water Treatment Plan Improvements

- Upgrades, replacements, and expansion to the existing surface water treatment plant located on South Austin Street.
- A Professional Services Agreement was awarded to Strand Associates for engineering and design services. Engineering design is substantially complete, TCEQ approval obtained, and the construction bidding phase is scheduled for September 2025. A pre-bid meeting will be held on August 26, 2025.

Loesch Street Water Wells and Treatment Plan

- Drilling of two water wells on City property located on Loesch Street to provide an additional water source and treated water capacity.
- Wells are planned to access the Jasper and Catahoula Aquifer.
- Phase one: Installation of a test well, water quality testing, water capacity testing, blending study, and final construction of the wells. Phase one is currently underway. Once additional information has been received, the information will go to the Committee and to City Council.

Currently, the 24" lake line from Lake Somerville is the City of Brenham's only water source. This 24" line was constructed in 1994 to replace the prior 18" line. The previous line had multiple breaks and leaks. The Loesch street wells will be a secondary water source.

Approved Wastewater CIP

- Wastewater CIP project Summary
 - WWT = Wastewater Treatment (1 project)
 - WWP = Wastewater Pumping (16 projects)
 - WWC = Wastewater Collection (6 projects)
 - Study – Wastewater Impact Fee Study
- Opinion of Probable Costs:
 - Total Costs (2023) = \$34,264,000
 - 10-Year Costs (2023) = \$20,136,221 [only 50% attributable to new growth]
 - 10-Year Costs (Escalated) = \$24,590,935

Wastewater Utility Update

Business Center Sanitary Sewer Extension and Lift Station Installation

- Design and Installation of 3,800 linear feet of gravity sewer line, approximately 445-feet of 4" force main and a 126-gpm duplex lift station.
- The design phase and construction phase are completed, and we are currently in the one-year warranty phase.

Industrial Boulevard Lift Station

- Replacement of the existing lift station with a new 600-gpm duplex lift station with the ability to expand to a triplex lift station in the future.
- The design and construction of the lift station is completed. Final payment is scheduled to be presented to City Council on September 4, 2025 then the one-year warranty period will begin.

Highway 105 Lift Station Improvements and Force Main Replacement

- Installation of a 2,250 gallon per minute lift station and installation of a new force main.
- Site selection underway to finalize a new location for the new lift station.

Approved Roadway CIP [The CIAC adopted no impact fee for the roadways]

- Service Unit = Vehicle Mile (capacity consumed in a single lane in PM peak hour by a vehicle making a trip one mile in length).
- Roadway CIP project Summary
 - R = Roadway Capacity (18 projects)
 - I = Intersection Capacity (1 project)
 - Study – Roadway Impact Fee Study
- Opinion of Probable Costs:
 - Total Costs (2023) = \$78,099,000
 - 10-Year Costs (2023) = \$70,621,447
 - 10-Year Costs (Escalated) = \$90,380,835

Ms. Doland stated that since there was not a roadway impact fee adopted, as we work towards roadway projects, the responsibility for the expense is on the taxpayers and ratepayers.

Impact Fee Policy

Ms. Doland reviewed the impact fee policy, scenarios, and impact fees collected to date.

- Adopted Impact Fees:
 - Impact Fees for Water at ninety percent (90%) the Maximum Assessable Rate;
 - Impact Fees for Wastewater at twenty percent (20%) the Maximum Assessable Rate;
 - To accept the results of the Roadway Impact Fee Study and adopt an Impact Fee of \$0 for Roadways. The CIAC struggled with the roadway impact fee numbers not wanting to stifle growth.
- Impact Fees are assessed at time of subdivision plat and paid at time of building permit issuance, regardless of when the development occurs.
- One year grandfather period on all platted properties expired July 1, 2025.
- Impact Fees are only assessed if service unit increases (increased demand on system).
- Exemptions: Clover leaf reconstruction, lots of record, irrigation, fire sprinklers. About 70 businesses are being affected. Blinn College is exempt by state statute.
- Per SB 1883, adopted impact fees cannot be increased for three (3) years.

Adopted Impact Fee Example Scenarios:

Ms. Doland stated that based on the adopted impact fees, the following are examples of the impact fees for the following building categories:

Single-Family Dwelling: \$5,414
 200 Unit Apartments : \$64,977
 Fast Food Retailer: \$17,326
 Sporting Goods Store: \$10,830

Impact Fees Collected

In advance of July 1, 2025 expiration of the grandfather period for impact fees, the City of Brenham saw a large increase in building permits issued. In June, 2025, 101 single-family home building permits were issued compared to 111 single-family building permits being issued for all of 2024. Impact fees collected to date are as follows:

Date	Address	Construction Type	Water Impact Fee	Sewer Impact Fee
11/4/2024	1733 Burleson	New Residence	\$4,794	\$620
6/2/2025	Lounge Road	New Residence	\$4,794	\$620
7/23/2025	2432 Oak Hollow	New Residence	\$4,794	\$620
8/11/2025	2407 Pecan Crossing	New Residence	\$4,794	\$620
8/12/2025	412 Peabody	New Residence	\$4,794	\$620
Total			\$23,970	\$3,100

Ms. Doland then presented a recap of the development projects that are in process currently as well as those that have met with City Staff and may be coming in the future including but not limited to the following:

- **Ebenezer Townhomes**
 - 30 lots platted in June 2023
 - The infrastructure is substantially complete
 - 3 building permits have been issued
- **Liberty Village Subdivision – DR Horton**
 - 322 single family homes
 - There are approximately 4 lots remaining
 - 5' Sidewalks on both sides of the street
 - Less than 1-acre Public Park
 - 4,000 linear feet of trails
- **Wilkins Valley Subdivision**
 - 116 lot Development.
 - Planned Development District
 - Reduced setbacks
 - Reduced lot sizes (40'-wide)
 - Sidewalks and trails throughout
 - Neighborhood park
 - Phase 1: 47 Lots (44 building permits have been pulled)
 - Phase 2: 40 lots
 - Phase 3: 29 lotsPhases 1 & 2 are under construction
- **Vintage Farms – 52-acre expansion**
 - 160 single-family homes
 - 5' Sidewalks on one side of the street
 - 2,800 linear feet of 8-foot trails
 - 13 acres of green space

- Playground, pavilion, and a dog park
- Park in design
- Phase 5 – infrastructure complete
- Phases 6, 7, & 8 – under construction – 120 units
- **Vintage Farms – 170-acre expansion**
 - 637 single-family homes
 - 63 Townhomes
 - 15-acre multifamily housing
 - 5' Sidewalks on one side of the street (3.9 miles)
 - 11,637 linear feet of 8-foot trails (2+ miles)
 - Exercise stations, street and sidewalk trees
 - Walkability and connectivity to the existing Vintage Farms Subdivision
 - Variety of homes, styles, price points being offered
 - Developer to construct Westwood Lane, a new roundabout, and right-of-way dedication for Dixie Road
- **Brenham Crossing**
 - **Building “D”**
 - West of Aspen Dental
 - 7,500 square foot retail center
 - Available space
 - **Building “H1”**
 - West of T-Mobile / Mod Pizza
 - 11,000 square foot retail center
 - Toasted Yolk – 3,000 SF
 - Available space
- **Brookside Food Truck Park (Michael Ancone)**
 - 8-unit food truck park
 - The project is currently in Plan Review
- **Brenham Veterinary Hospital**
 - Due to the TxDOT Clover Leaf Project, the Brenham Veterinary Hospital is relocating to S. Blue Bell Street on the tract behind the Convenience Store / Truck Stop that is currently under construction.

Based on the pre-development meetings and permit application submittals, the adoption of impact fees does not appear to have slowed or hindered development.

This item was a presentation and discussion; therefore, no formal action was taken. The next CIAC meeting will be held close to the end of the year for presentation and discussion of the annual report on 2025 Development Projects and Impact Fees.

5. **Adjourn.**

A motion was made by Dale Martin and seconded by Paul F. LaRoche, III to adjourn the meeting at 1:10 pm. The motion carried unanimously.

The City of Brenham appreciates the participation of our citizens, and the role of the Capital Improvements Advisory Committee (CIAC) in this decision-making process.

Certification of Meeting Minutes:

Capital Improvements Advisory Committee

Cayte Neil
Chair

December 9, 2025
Meeting Date

Attest

Kim Hodde
Staff Secretary

December 9, 2025
Meeting Date



To: Capital Impact Advisory Committee

From: Jeana Bellinger City Secretary, TRMC, CMC

Subject: Board Training

Date: December 2, 2025

In accordance with the Policies and Procedures for Boards and Commissions adopted by City Council in 2022, all board members are required to attend training on the Texas Open Meetings Act, Robert's Rules of Order and ethics training within ninety (90) days of appointment.

This training will provide all of you with helpful information about meeting requirements, your role on the Committee, and how you should handle any conflicts of interest as a committee member.



MEMORANDUM

To: Capital Improvements Advisory Committee (CIAC)

From: Stephanie Doland, Director of Development Services

Subject: Semiannual Report – Development Review and Impact Fee Assessment

Date: December 9, 2025

In accordance with Chapter 395 of the Texas Local Government Code, the Capital Improvements Advisory Committee (CIAC) meets at least twice each year to review development conditions, impact fees collected, and the progress of the capital improvement plan, as well as to evaluate the assessment of impact fees. The committee met on August 25, 2025, and this report provides an end of year update.

During the August 2025 meeting, a major discussion topic was the one-year grandfather period in effect from July 1, 2024, through July 2025 for all properties in Brenham with an approved subdivision plat. As anticipated, the summer months of 2025 experienced a high volume of permit applications as homebuilders sought permits before the grandfather period expired. As shown in Table 1 below, residential permit issuance slowed significantly in the second half of the year, falling below the levels observed in the first two quarters. Most permits issued in the latter half of 2025 were for remodels or additions, which did not generate impact fees. When compared with 2024, however, 2025 produced higher overall permit volume and permit valuations.

Table 1 :Building Permit Review (as of December 1, 2025)

	PERMITS 2025	PERMITS 2024	MONTHLY VALUATION '25	MONTHLY VALUATION '24
January	26	24	\$ 7,455,176	\$ 2,745,301
February	26	27	\$ 2,788,890	\$ 2,189,951
March	31	26	\$ 14,003,414	\$ 9,434,841
April	33	20	\$ 6,321,299	\$ 1,636,806
May	62	33	\$ 4,987,905	\$ 2,663,839
June	122	32	\$ 22,809,485	\$ 5,450,586
July	20	27	\$ 1,367,705	\$ 2,165,844
August	19	36	\$ 8,598,929	\$ 9,297,470
September	16	21	\$ 932,991	\$ 2,681,557
October	14	24	\$ 2,092,572	\$ 5,399,599
November	7	18	\$ 493,000	\$ 1,664,623
December	0	21	\$ -	\$ 1,449,175
Yearly Totals	376	309	\$ 71,851,366	\$ 46,779,592

Residential Development Outlook:

Single-family home permits peaked in 2021 and 2022, with nearly 200 permits issued each year. Following the post-COVID surge, permit volume declined and stabilized at approximately 115 permits in both 2023 and 2024. While 2025 permit volume is expected to reach approximately 190 permits, staff projects that 2026 will see single-family permit totals in the 120–140 range. Staff recently met with Stylecraft Builders and DR Horton, the two primary production builders in Brenham. Stylecraft has acquired a 170-acre tract that has been annexed into the City limits, with a Planned Development District anticipated to be built out over 12 years. The development is expected to produce 637 new single-family homes and a 15-acre tract for higher-density residential uses such as townhomes. All units will be assessed water and wastewater impact fees.

Stylecraft reported selling roughly 40 units annually during the 2021–2022 peak, with sales decreasing to about 28 units annually since then. With the added inventory from the new subdivision, they anticipate increased sales capacity. DR Horton is similarly positioned, with active construction in the Liberty Village and Wilkins Valley subdivisions and available inventory to support higher monthly sales. DR Horton reported that between November 2023 and November 2025, 79 applicants in Liberty Village were declined or withdrew due to insufficient income, unstable income, derogatory credit, or excessive obligations. DR Horton has also expressed a desire to increase production and is currently seeking additional land in Brenham for future development.

Beyond the production builders, the City continues to see steady growth among local residential builders. As shown in Table 2, all impact fees collected to date have been from local builders, primarily for projects in the Heritage Oaks Subdivision or on infill lots. ChelseaBuild is planning a 32-unit cottage-home development on Seelhorst Street just south of downtown, currently in preliminary design and engineering. The project proposes luxury two-bedroom, two-bathroom units on small condominium-style lots with shared green space. Arete Property Group is working on two townhome-style developments: a 12-unit for-rent project at North Park and Sayles Street expected to begin construction in early 2026, and a 50-unit for-sale townhome project on Burleson Street currently in preliminary design.

Commercial Development Outlook:

To date, no impact fees have been collected for commercial or retail projects. Several commercial projects currently under construction—such as the multi-tenant buildings at Brenham Crossing in front of Hobby Lobby—received permits before the end of the one-year grandfather period. Tenant spaces are now under development, with Toasted Yolk and Bath & Body Works holding approved permits for build-out upon shell completion. Additional planned uses at Brenham Crossing include a bank and a convenience store, both of which are in the due-diligence phase of land acquisition.

Across U.S. Highway 290 at Brenham Market Square, TownPlace Suites and LaQuinta/Hawthorne have submitted plans for review and approval but have not yet moved forward with permit issuance. Staff contacted LaQuinta/Hawthorne in October and is awaiting contractor information to issue the permit. The project includes a 4-inch water connection and has been assessed a water/wastewater impact fee of \$65,008. Berkeley Eye Center, also located in Brenham Market Square, has received permit approval and is pending payment of its permit fee and impact fee (2-inch connection; \$17,326).

Additional commercial projects currently under review and subject to impact fees include two medical office buildings on Prairie Lea Street, a Home2 Suites hotel on Woodridge Boulevard, and a retail store with a food-truck park on North Park Street. Staff is also coordinating with businesses being relocated or expanded due to the US 290/SH 36 reconstruction project; these properties were designated exempt from impact fees when the ordinance was adopted. For example, Brenham Veterinary Hospital is relocating from US 290 to a vacant site on FM 577 across from Liberty Village. In recent months, staff has seen an increase in pre-development meetings with local businesses planning expansions or improvements to existing facilities. Compared to earlier in the year, inquiry volume and pre-development activity for new commercial construction have noticeably increased.

Table 2: Impact Fee Collected To-Date:

Date	Address	Construction Type	Water Impact Fee	Sewer Impact Fee
11/4/2024	1733 Burleson St	New Residence	\$4,794	\$620
6/2/2025	170 Lounge Road	New Residence	\$4,794	\$620
7/23/2025	2432 Oak Hollow	New Residence	\$4,794	\$620
8/11/2025	2407 Pecan Crossing	New Residence	\$4,794	\$620
8/12/2025	412 Peabody	New Residence	\$4,794	\$620
8/19/2025	512 W Jefferson St	New Residence	\$4,794	\$620
8/19/2025	2405 Pecan Crossing	New Residence	\$4,794	\$620
10/10/2025	2408 Oak Hollow Lane	New Residence	\$4,794	\$620
11/17/2025	501 Oak Crest Lane	New Residence	\$4,794	\$620
Total Collected			\$43,146	\$5,580

Capital Improvement Plan Review

As Brenham experiences growth across all areas of the community, the City of Brenham continues investment in capital improvements necessitated by growth. The CIAC, during initial impact fee setting discussions, evaluated the cost of capital improvement projects being funded in a more balanced manner between rate payers and new development. Included in the Impact Fee Study was the adoption of a 20-year Capital Improvement Plan for water, wastewater and roadways. Below please find a summary of projects currently underway by the Public Utilities Department.

Water Utility

- **Surface Water Treatment Plant Improvements**

Project includes upgrades, replacements and expansion to the existing surface water treatment plant located on South Austin Street. A Professional Services Agreement was awarded to Strand Associates for engineering and design services. Engineering design is completed, TCEQ approval obtained, and the competitive bidding process completed. Bids were opened on September 2025 and the project was awarded to Dudley Construction with a total project cost of \$25,770,000. A construction Notice to Proceed is anticipated in mid-December 2025.

- Loesch Street Water Wells and Treatment Plant

Project includes the drilling of two water wells on City property located on Loesch Street to provide an additional water source and treated water capacity. Wells are planned to access the Jasper and Catahoula Aquifer. This project consist of two phases and is currently in phase one. Phase one consists of installing a test well, water quality testing, water capacity testing, blending study, and final construction of the wells. Contractors are currently working on the blending study. Phase two will consist of design and construction of the water treatment facility which is to be located at the same location as the water wells.

Wastewater Utility

- Industrial Boulevard Lift Station

Project is complete, in the one-year warranty phase and included the replacement of the existing lift station with a new 600-gpm duplex lift station with the ability to expand to a triplex lift station in the future.

- Business Center Sanitary Sewer Extension and Lift Station Installation

Project is complete, in the one-year warranty phase and included the installation of 3,800 linear feet of gravity sewer line, approximately 442-feet of 4" force main and a 126-gpm duplex lift station.

- Highway 105 Lift Station Improvements and Force Main Replacement

This project consists of installing a new 2,250 gallon per minute lift station and installing a new force main. The new location for the lift station site will be Linda Anderson Park. The project is currently in design by Strand Associates. The project is anticipated to be advertised for bidding in April 2026 with construction beginning in July 2026.

Two meetings of the Capital Improvements Advisory Committee will be held in the second and fourth quarter of 2026. Please direct any questions concerning this memorandum or impact fees to Stephanie Doland at 979-337-7269 or sdoland@cityofbrenham.org.