

Exhibit A:

RESOLUTION NO. R-23-044

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRENHAM, TEXAS ADOPTING LAND USE ASSUMPTIONS AND WATER, WASTEWATER, AND ROADWAY CAPITAL IMPROVEMENT PLANS FOR THEIR RESPECTIVE DESIGNATED SERVICE AREAS IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE SECTION 395.045

WHEREAS, the City is considering imposing impact fees to new development in order to generate revenue for the funding of capital improvements necessitated by and attributed to the new development; and

WHEREAS, Chapter 395 of the Texas Local Government Code requires a study to be performed by a qualified engineer before a municipality may adopt impact fees; and

WHEREAS, on May 4, 2023, the City Council authorized the preparation of an Impact Fee Study (“Study”) by a qualified engineer; and

WHEREAS, the Study was developed regarding land use assumptions and implementation of water, wastewater, and roadway impact fees for the City of Brenham in accordance with Chapter 395 of the Texas Local Government Code; and

WHEREAS, on October 19, 2023, the City Council adopted a resolution to set the public hearing on land use assumption and capital improvement plan for December 7, 2023; and

WHEREAS, a public hearing was held on December 7, 2023 to consider the land use assumptions and capital improvement plans for the designated service areas under which an impact fee may be imposed;

WHEREAS, the City Council finds that impact fees are a proper method of generating revenue to fund the water, wastewater, and roadway capital improvement plans set forth in Exhibit A, attached hereto and incorporated herein for all pertinent purposes.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Brenham, Texas that:

1. That City Council hereby adopts the land use assumptions and water, wastewater, and roadway capital improvement plans set forth in Exhibit A, attached hereto and incorporated herein for all pertinent purposes.
2. The Mayor is hereby authorized to execute any necessary documentation necessary to implement this Resolution.

PASSED AND APPROVED on this the 7th day of December, 2023.





Atwood C. Kenjura
Mayor

ATTEST:



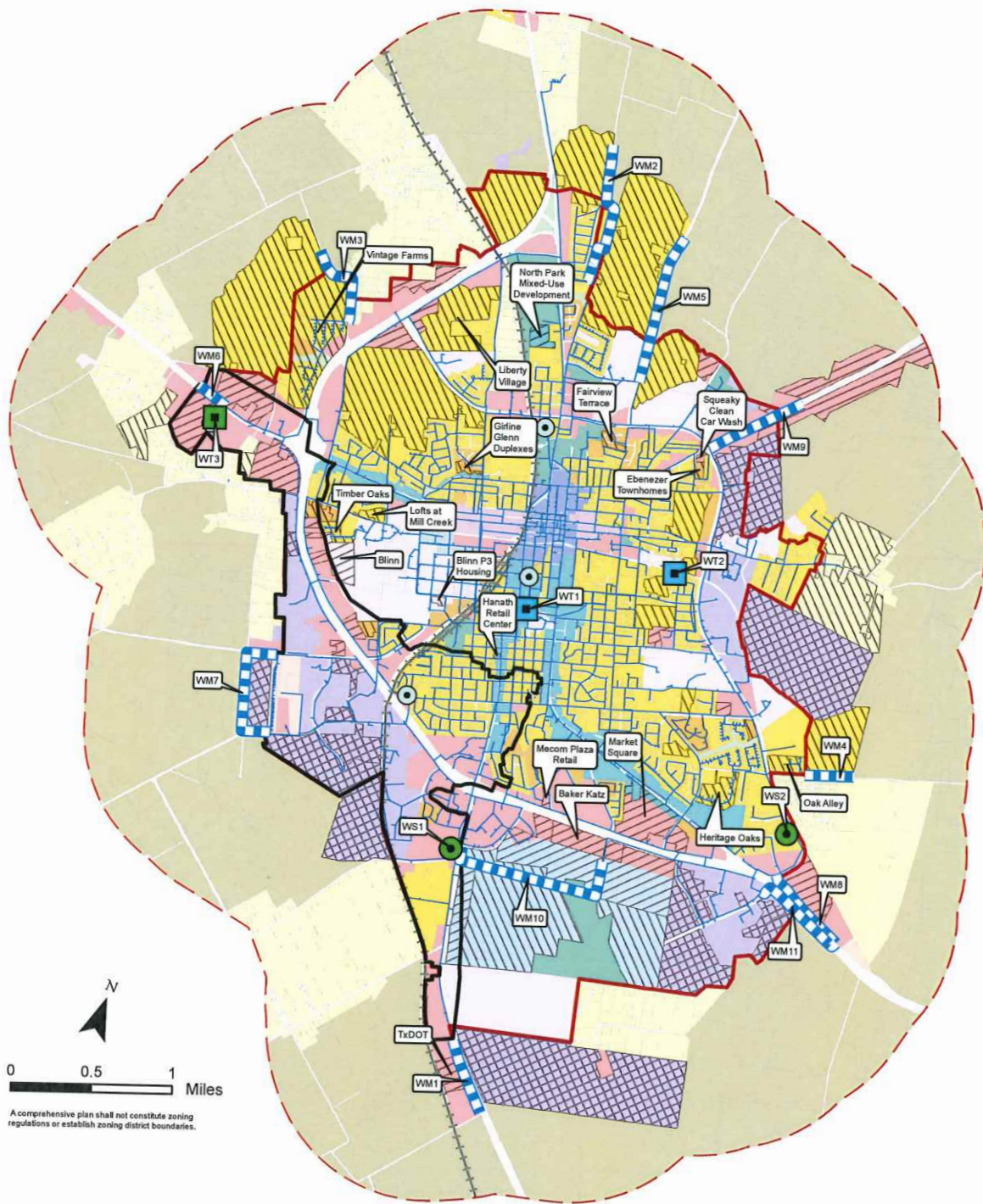
Jeara Bellinger, TRMC, CMC
City Secretary

CITY OF BRENHAM, TEXAS
IMPACT FEE CAPITAL IMPROVEMENT PLANS
WATER CAPITAL IMPROVEMENT PLAN PROJECTS

ID	PROJECT NAME	COST
WT1	Surface Water Treatment Plant Improvements	\$ 24,300,000.00
WT2	Loesch Street Water Plant	\$ 11,700,000.00
WT3	Westside Water Plant	\$ 12,700,000.00
WS1	Highway 36 South Elevated Storage Tank	\$ 3,036,000.00
WS2	Gun and Rod Road Elevated Storage Tank	\$ 3,036,000.00
WM1	Highway 36 South Water Main Extension	\$ 741,250.00
WM2	Old Masonic Road Water Main Replacement and Extension	\$ 1,289,900.00
WM3	Dixie Road Water Main Extension	\$ 805,000.00
WM4	Mustang Road Water Main Extension	\$ 378,900.00
WM5	Farm-to-Market (FM) 2935 Water Main Extension	\$ 1,366,450.00
WM6	Highway 290 West Water Main Replacement	\$ 496,700.00
WM7	FM 332 Water Main Extension	\$ 1,287,800.00
WM8	Highway 290 East-Phase 1 Water Main Extension	\$ 847,250.00
WM9	Highway 105 Water Main Replacement and Extension	\$ 1,006,200.00
WM10	Small Area Plan Water Main Extension	\$ 1,576,250.00
WM11	Highway 290 East-Phase 2 Water Main Extension	\$ 857,400.00
Study	Water Impact Fee Study	\$ 65,000.00
WATER CAPITAL IMPROVEMENT PLAN PROJECTS - TOTAL COST:		\$ 65,490,100.00

Assumptions:

1. Costs are listed in 2023 dollars.



Brenham, TX Water Impact Fee Service Area

Legend

Future Land Use Plan

- Rural
- Open Space
- Park
- Estate Residential
- Single Family Residential
- Manufactured Homes
- Multi-Family Residential

- Mixed Use Blinn Adjacent
- Mixed Use Downtown Adjacent
- Corridor Mixed Use
- Planned Development
- Downtown
- Local Public Facilities
- Commercial
- Industrial

- City Limits
- Extraterritorial Jurisdiction Boundary
- Railroad
- Future Commercial
- Future Industrial
- Future Residential
- Pressure Zone Boundary

Existing Infrastructure

- Water Main
- Elevated Storage Tank
- Water Treatment Plant

Proposed Improvements

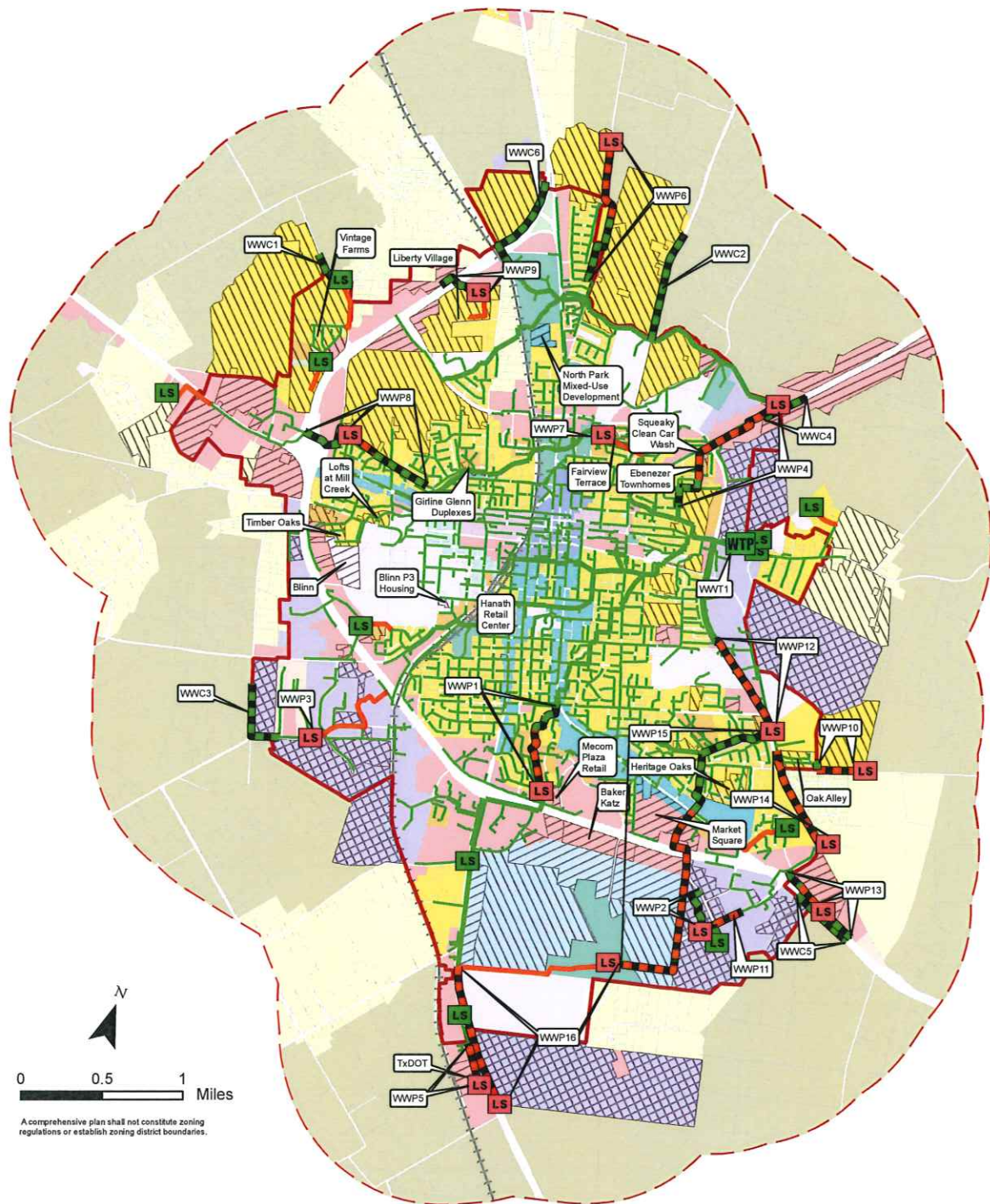
- Water Main
- Elevated Storage Tank
- Water Treatment Plant

CITY OF BRENHAM, TEXAS
IMPACT FEE CAPITAL IMPROVEMENT PLANS
WASTEWATER CAPITAL IMPROVEMENT PLAN PROJECTS

ID	PROJECT NAME	COST
WWT1	Wastewater Treatment Plant Expansion Study	\$ 150,000.00
WWP1	Stone Hollow Lift Station, Force Main, and Gravity Sewer Replacement	\$ 2,115,000.00
WWP2	Business Center Lift Station-Phase 1, Force Main, and Gravity Sewer Replacement	\$ 1,413,000.00
WWP3	Industrial Boulevard Lift Station, Force Main, and Gravity Sewer Replacement	\$ 1,762,000.00
WWP4	Highway 105 Lift Station, Force Main, and Gravity Sewer Replacement	\$ 5,126,000.00
WWP5	TxDOT Lift Station and Force Main	\$ 942,000.00
WWP6	Old Masonic Road Lift Station, Force Main, and Gravity Sewer	\$ 1,707,000.00
WWP7	Henderson Park Lift Station (Pump Replacement), Force Main, and Gravity Sewer Replacement	\$ 456,000.00
WWP8	Munz Lift Station, Force Main, and Gravity Sewer Replacement	\$ 5,104,000.00
WWP9	Liberty Village Lift Station (Pump Replacement) and Gravity Sewer Replacement	\$ 764,000.00
WWP10	Mustang Road Lift Station, Force Main, and Gravity Sewer	\$ 1,122,000.00
WWP11	Business Center Lift Station-Phase 2 Force Main Replacement	\$ 611,000.00
WWP12	Ralston Creek Lift Station (Pump Replacement) and Force Main Replacement	\$ 1,504,000.00
WWP13	Highway 290 East Lift Station-Phase 1, Force Main, and Gravity Sewer	\$ 1,008,000.00
WWP14	K of C Hall Lift Station and Force Main	\$ 1,806,000.00
WWP15	Baker Katz Lift Station, Force Main, and Gravity Sewer Replacement	\$ 3,525,000.00
WWP16	Highway 36 South No. 2 Lift Station and Force Main	\$ 2,074,000.00
WWC1	Dixie Road Gravity Sewer Extension	\$ 223,000.00
WWC2	Farm-to-Market (FM) 2935 Gravity Sewer Extension	\$ 697,000.00
WWC3	FM 332 Gravity Sewer Extension	\$ 509,000.00
WWC4	Highway 105 Gravity Sewer Extension	\$ 515,000.00
WWC5	Highway 290 East Gravity Sewer Extension-Phase 2	\$ 249,000.00
WWC6	Highway 36 North Gravity Sewer Extension	\$ 772,000.00
Study	Wastewater Impact Fee Study	\$ 110,000.00
WASTEWATER CAPITAL IMPROVEMENT PLAN PROJECTS - TOTAL COST:		\$ 34,264,000.00

Assumptions:

1. Costs are listed in 2023 dollars.



Brenham, TX Wastewater Impact Fee Service Area

Legend

Future Land Use Plan

- Rural
- Open Space
- Park
- Estate Residential
- Single Family Residential
- Manufactured Homes
- Multi-Family Residential

- Mixed Use Blinn Adjacent
- Mixed Use Downtown Adjacent
- Corridor Mixed Use
- Planned Development
- Downtown
- Local Public Facilities
- Commercial
- Industrial

City Limits

- Extraterritorial Jurisdiction Boundary
- Railroad
- Future Commercial
- Future Industrial
- Future Residential

Existing Infrastructure

- Gravity Sewer >12"
- Gravity Sewer <12"
- Force Main
- WWP Wastewater Treatment Plant
- Lift Station

Proposed Improvements

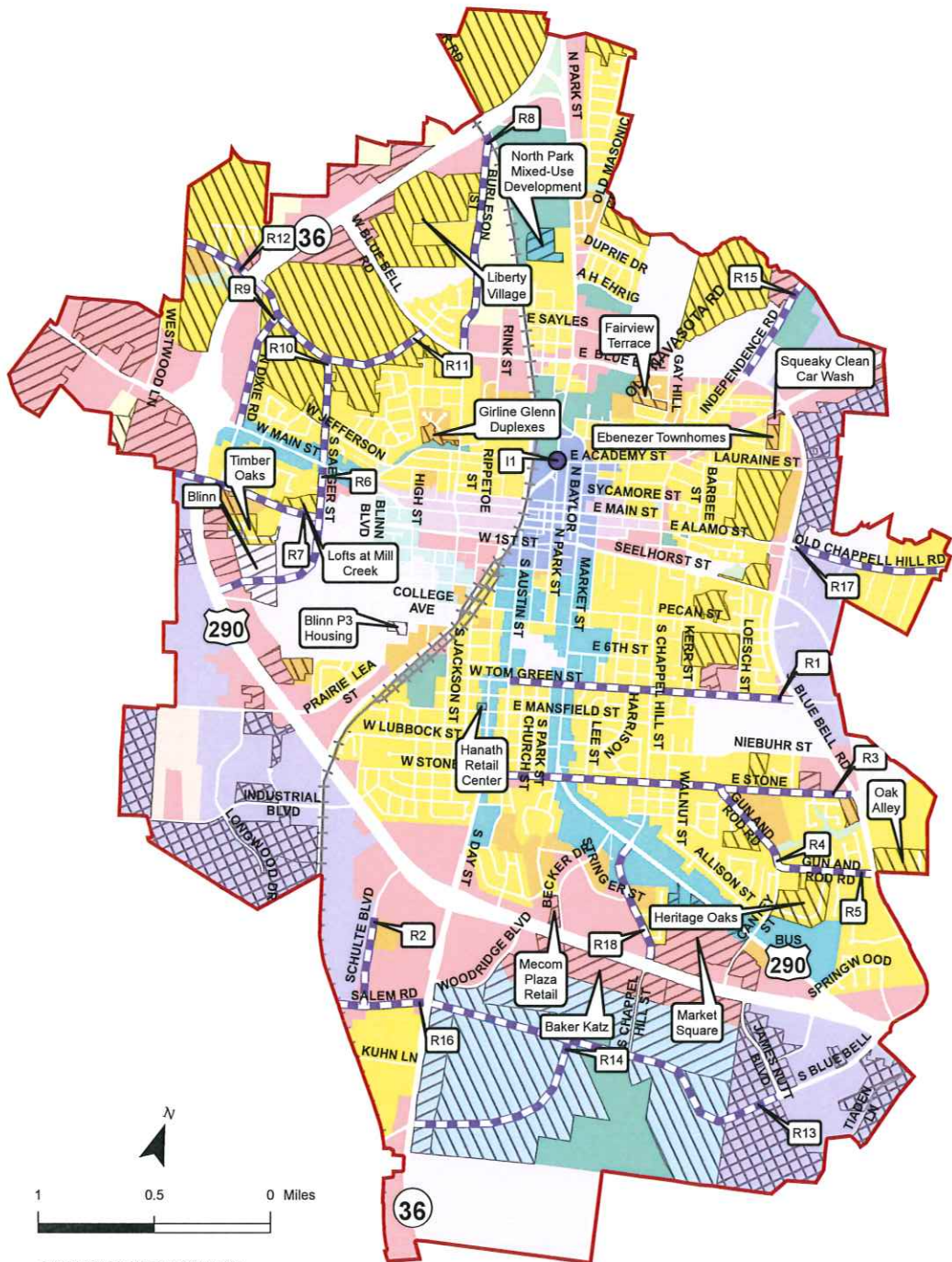
- Gravity Sewer
- Force Main
- Lift Station

CITY OF BRENHAM, TEXAS
IMPACT FEE CAPITAL IMPROVEMENT PLANS
ROADWAY CAPITAL IMPROVEMENT PLAN PROJECTS

ID	PROJECT NAME	COST
R1	Tom Green Street	\$ 6,581,000.00
R2	Schulte Boulevard Extension	\$ 2,483,000.00
R3	East Stone Street	\$ 6,580,000.00
R4	West Gun and Rod Road	\$ 2,618,000.00
R5	East Gun and Rod Road	\$ 2,591,000.00
R6	South Saeger Street	\$ 5,230,000.00
R7	Old Mill Creek Road	\$ 4,181,000.00
R8	Burleson Street	\$ 5,464,000.00
R9	North Dixie Street	\$ 4,181,000.00
R10	North Saeger Street	\$ 2,896,000.00
R11	Dixie Road Extension	\$ 3,680,000.00
R12	North Dixie Street	\$ 2,125,000.00
R13	South Blue Bell Road Extension	\$ 17,733,000.00
R14	Small Area Plan Collector	\$ 5,572,000.00
R15	Independence Road	\$ 2,869,000.00
R16	Salem Road	\$ 1,320,000.00
R17	Old Chappell Hill Road	\$ 724,000.00
R18	South Chappell Hill Street	\$ 1,100,000.00
I1	Academy-Austin Intersection	\$ 96,000.00
Study	Roadway Impact Fee Study	\$ 75,000.00
ROADWAY CAPITAL IMPROVEMENT PLAN PROJECTS - TOTAL COST:		\$ 78,099,000.00

Assumptions:

1. Costs are listed in 2023 dollars.



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

Brenham, TX Roadway Impact Fee Service Area

Legend

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|---|---|---|
| <p>Future Land Use Plan</p> <ul style="list-style-type: none"> Rural Open Space Park Estate Residential Single Family Residential Manufactured Homes Multi-Family Residential | <ul style="list-style-type: none"> Mixed Use Blinn Adjacent Mixed Use Downtown Adjacent Corridor Mixed Use Planned Development Downtown Local Public Facilities Commercial Industrial | <ul style="list-style-type: none"> City Limits Railroad Future Commercial Future Industrial Future Residential Roadway CIP Projects Intersection CIP Projects |
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