

Main Street Board Minutes

October 3, 2022

A regular meeting of the Main Street board was held on Monday, October 3, 2022 at 4:00 PM in the Brenham City Hall, conference room 2-A, 200 West Vulcan Street, Brenham, Texas.

Board members present

Margie Young- chair

Tiffany Morisak

Melinda Faubion

Connie Wilder

Pete Simpson

Wendy Meaux

Elizabeth Price

Jon Hill

Lowell Ogle*

Tom Whitehead **Absent**

Doug Peck **Absent**

*Lowell Ogle left before the meeting was called to order

A quorum is present

Staff present

Monique Breaux-Main St. Manager

Susan Cates- Economic Dev. Director

Cynthia Timpa-Assistant

Guests present

Leah Cook-Brenham City Council

Media present

None

1. Call meeting to order

Chair Margie R. -Young called the meeting to order at 4:04 PM

2. Citizen/visitor comments

None

3. Discuss and possibly act upon minutes from September 6,2022 board meeting

Discussion that the printed minutes have a duplication on page 2. Motion was made by Jon Hill to correct the minutes, seconded by Pete Simpson. Chair Young called for the vote which passed unanimously.

4. Discuss and possibly act upon Economic Vitality Committee recommendation to approve Economic Impact and Innovation Grant Fund reimbursement for the Brenham Heritage Museum.

Board members Tiffany Morisak and Elizabeth Price recused themselves from this vote due to their membership on the Heritage Museum board. They will sign the form of Recusal when Monique gets it to them.

It was discussed that the grant is for the actual exhibits and displays inside the museum. There is no agreement to fund the façade through this proposed grant. Pictures were presented showing the ongoing work. The museum is scheduled to open on November 17, 2022.

Susan Cates reminded the board that the EEIG grant of \$15,000 is divided between BCDC and Main Street, making contribution to the grant fund \$7500 for each entity.

Motion was made by board member Faubion and seconded by board member Hill to approve the grant. Chair Young called for a vote which passed unanimously.

5. Update on parklet application-Mescalito Coffee (100 E. Alamo)

Susan Cates presented this item and reported that the application has been completed by Jared Anderson, and that the legal considerations have been vetted by the city attorney. This parklet will follow the 96 West agreement. City staff will communicate with the businesses across Park Street from Mescalito to inform them of the parklet.

6. Discuss Floyd's Wine Lounge's request to place a shipping container behind their patio for additional storage.

Item was presented by Pete Simpson (owner of Floyd's) as an explanation of his request to Development Services. Both Pete and Monique presented pictures/drawings of the proposed storage and examples of shipping containers with murals painted on them. Pete is proposing the shipping container be located between his outdoor patio and the railroad track alongside his leased property.

Susan Cates reviewed the criteria for a storage building or shipping container which states it must be anchored, vented, and doors which open outwards. Since this property is located within the Historic Preservation overlay, it will need to be approved by HPO board.

Both Pete and Susan asked for feedback from the board about the idea of a storage container in the downtown area. Several concerns were mentioned:

- **Why not build a permanent storage building?**
 - The property is leased, therefore not financially reasonable.
- **What is the size of the container?**
 - 20 x 8

- **What precedent will this set for other people wanting to put shipping containers on vacant lots in the downtown area?**
 - Any container will need to have approval by the HPO board, and placement is a key factor. Pete's is next to the railroad track on the edge of the overlay, making it more reasonable than one on a vacant lot in the downtown area.
- **If we allow this, what's next in terms of buildings or storage containers being added to the landscape of downtown?**
 - HPO board will need to approve any request and preserving the history and landscape of downtown is dictated by the rules and guidelines of that organization.

Pete reminded the board that this container is similar to food trucks and how they impact the landscape.

7. Discuss Strategic Planning Workshop held on September 26, 2022

Review: Member Jon Hill stated that he appreciated the plan of action and seeing it in writing.

The Strategic Masterplan was discussed, and Margie Young felt that the masterplan and parking is really a City issue, and that the board should not be concerned with making plans and recommendations on those issues.

Susan Cates suggested that the Main Street board should look at the revised plan which was developed by the Main Street board prior to Covid-19. After review and possible updates, take it to City Council and see if they can approve it at this time.

Member Faubion asked if they can have a copy of the revised plan for review. Monique committed to get copies to all the board members.

Margie Young brought up the parking issues which were discussed at the training session. Monique reminded the board that there are close to 780 parking spaces in the downtown area. Chair Young stated that she does not hear any complaints about downtown parking from questions she proposes to her colleagues. Board member Wilder reminded the board that the issue is employees taking up the prime spaces in front of businesses and the courthouse. Susan Cates stated that discussions are needed to address non-structural parking sites. The Economic Vitality Committee will work on this.

Monique added that Main Street will have Alysia Cook back in the spring for additional training and planning. Chair Young suggested that an effort needs to be made by Main Street to have more committee members attend the training session.

WORK SESSION

8. Promotions Committee Report

Monique presented this report in the absence of Tom Whitehead. She reported that the Scarecrow contest has a Judges winner which is the Vin Diesel exhibit (stacked tires). The voting by the public has 65 votes with 20 days remaining.

Taste of Texas is on the schedule for Dec. 3rd or 10th, TBD, and Ladies Night Out is scheduled for Nov 3rd or Nov 17. TBD. Shannon Canales is leading these two events which are not Main Street events.

The goals of this committee were presented by member Price as follows: (1) Secure sponsorships for major events and (2) recruit additional members for committees.

9. Design Committee Report

Member Price reported that Washington County is now responsible for the Christmas trees on the courthouse property as well as the light tree atop the courthouse. She reported that the tree lights on the courthouse will continue to be colored lights.

The Decorations sub-committee will use existing Christmas decorations, and simply revive them from storage. This revitalization of decorations will begin mid-November, with installation the week before Thanksgiving.

The goals of this committee are to re-establish the “ride-around” to assess conditions downtown, work on the Austin Alley project specifically to secure funding in the form of a grant.

10. Economic Vitality Committee Report

This report was presented by Jon Hill. A welcome was extended to board member Connie Wilder to this committee. He supported the suggestion that Jamie Rankin, Washington County Chamber president, be included in the effort to start a downtown business alliance, and that emails will be sent to downtown businesses to suggest the alliance.

Chair Young stated that Aleesa Hardage (owner of Timeless Designs and Brenham Wine Bar) is starting a new business named “Brenham Coach and Tour”. This is a business which will conduct tours of Brenham in their company van.

The goals of this committee are to identify areas downtown with the most potential for parking, and to establish the Downtown Business Alliance.

11. Organization Committee Report

This committee had no meeting this past month due to no pressing business.

Local History Day was discussed, with Monique reporting that she reached out to BISD who showed no interest in putting it on their calendar.

Tiffany reported that their strategic planning goals are to determine how many members each committee in Main Street needs and help secure those members.

12. Staff Report

Monique made this report. She stated that the promotions committee is considering changing their monthly meeting dates earlier in the month in an effort to get items on the City Council agenda in a timelier fashion.

Farmers market is full for this month and is scheduled for October 7th.

The Christmas Parade and Stroll are December 3rd. A high school band from Houston is participating this year.

Bluebonnet Abstract has requested Christmas lights on their building and have made the proper request on paper.

BBA Architects has won the state recognition for Best Renovation in a downtown area. The awards banquet is in San Marcos on November 2nd. Economic Development/Main Street is buying 2 tables and board members are invited to join.

Texas Art and Music festival is scheduled for October 15th and 16th.

A Pub Run is scheduled for October 15th. The route is from ReMax Real Estate to Los Americas. Anyone completing the run gets a free beer. This event begins at 9:00 AM

The New Belle (mascot Dalmatian) is ready for install. The previous statue has been vandalized.

Tiffany suggested that the Toubin Park sign needs repair/attention.

The Merchant Mixer is scheduled for October 27th from 5:30-7:00 PM in the Bullock Ballroom at Barnhill Center. Board members are invited to attend.

Next Main Street board meeting is November 7, 2022.

Chair Young adjourned the meeting

Margie Routt Young
Board Chair

Cynthia Timpa
Attest