



2010 PUBLIC WORKS ANNUAL REPORT



**PUBLIC WORKS DIVISION
OF THE
CITY OF BRENHAM
2010 ANNUAL REPORT**

ADMINISTRATION

Doug Baker	Director of Public Works
Kim Hodde	Administrative Assistant
Doris Burk	Administrative Secretary
Allen Jacobs	Building Official
Paul Kendall	Building Inspector
Becky Squyres	GIS Technician

Service Awards

Kim Hodde – 20 years



PROJECTS

US 290 Pass Through: TxDot completed the plans and specifications for the US 290 Pass Through Project and began advertising for bids in November. The majority of the design work was done in the Yoakum District. TxDOT increased the scope of the project by adding the extension of Handley Street to the project with the understanding that the City would provide any additional right of way needed for the extension. Five tracts are needed. The acquisition process must be in accordance with TxDOT guidelines. Kathy McKinney performed the appraisals and Sandy Rials performed the review appraisals. The acquisition process is ongoing. Conversations began in the summer about the possibility of adding an overpass at Stringer Street to the project. This became official in December when TxDOT informed us that the bids for the Pass Through Project were expected to be below the amount appropriated for the project, and therefore, the third overpass would be funded with the remaining funds. Plans and Specifications are being prepared and the project should be awarded this summer.

Railroad Quiet Zone: The City entered into an agreement with Gene Kruppa for services necessary to implement a railroad quiet zone in Brenham. Mr. Kruppa surveyed each crossing and submitted a Notice of Intent to establish a Quiet Zone. Diagnostic meetings were held at each railroad crossing to determine what improvements existed at each crossing and what improvements needed to be made to implement the quiet zone. Attendees included representatives from BNSF, TxDOT – Austin, TxDOT – Bryan, Washington and the City. By the end of year, it was determined that the crossing at FM 109 could not be included in the quiet zone because of the cost to upgrade the existing signal equipment, and it was uncertain as to whether or not the crossing at FM 577 could be included in the quiet zone because of the length of the cross arms. The issue is being resolved and the implementation process should resume this spring.

Stringer Street: Prior to TxDOT's decision to construct an overpass at Stringer Street, there were numerous discussions with their design staff concerning the location of the overpass. It was determined that, in keeping with the City's and TxDOT's design standards, the center of the overpass should be approximately 85 feet west of the existing centerline of Stringer Street. This decision will require the relocation of approximately 500 feet of Stringer Street and the acquisition of right of way for the relocation.

Westwood Lane: Prior to 2010, we had held informal conversations with TxDOT about the possibility of installing a traffic signal at the intersection of US 290 and Westwood Lane. We also discussed with the business owners in that area the possibility of extending Westwood Lane to Old Mill Creek Road as a backage road as some time in the future. By the end of the year, TxDOT committed to the construction of the signal along with the construction of a median along US 290 in both directions from the intersection. We engaged the services of O'Malley Engineers for the purpose of determining width of the existing right of way on Westwood Lane, what street improvements should be made on Westwood Lane, and how much additional right of way will be needed for the improvements. This project is ongoing.

Amphitheater, Sports Building, and Restrooms: At the beginning of 2010, progress on these projects has come to a standstill because of differences of opinion as to where the facilities should be located and how they should be funded. The Parks and Recreation Advisory Board's recommendation to construct the Sports Building at Lounge Road and the BCDC's decision to fund the construction of the restrooms opened the door for the continuance of the projects. The Sports Building is under construction and the architectural design of the amphitheater is nearing completion.

The Public Works Department received and processed 14 permit/event applications during 2010 for the following events:

- 2010 Blue Bell Fun Run
- 2010 Country Flavors Festival
- 2010 Maifest
- 2010 Downtown Concert Series – Hot Nights, Cool Tunes
- 2010 Juneteenth Parade
- Brenham Cub Band March-a-thon
- Washington County Fair Kickoff Parade
- Brenham High School Homecoming Parade
- Downtown Christmas Stroll
- 2010 Lighted Christmas Parade
- 2010 Jingle Bell Stroll Fun Run
- Adam's Angel Fun Run
- Breath of Life Foundation's 5K Race
- "Fun day" for individuals with disabilities

The City of Brenham Street Department provided barricades, cones, and/or personnel for the detour routes.

Six noise variance requests were received and processed for the following:

- Relay for Life Event held on April 30th – May 1st, 2010
- Grace Fellowship Baptist Church event held on July 4, 2010
- Ebony Class of 1974 event held on June 26, 2010
- Downtown Concert Series – Hot Nights, Cool Tunes events held on July 3, 10, 17, 24, & 31, 2010
- Champion Fellowship Church event held on September 19, 2010
- WC Tea Party event held on October 9, 2010

BUILDING INSPECTION

During 2010, two hundred sixteen (216) building permits were issued for residential construction having a total value of \$8,301,016. This included fifty-four (54) new residential permits having a construction value of \$6,388,470, and two (2) new multi-family permits having a construction value of \$10,513,000 – Blinn Student Housing (\$9,313,000) and Cortin Village (\$1,200,000). During the year 2009, there were two hundred forty-three (243) residential building permits issued having a total value of \$12,633,338. The majority of the new single family residential permits issued were for construction in Overlook Estates and the Woodbridge Subdivision. Overlook Estates is nearing 100% completion and Woodbridge Subdivision is approximately 75% complete.



New residential construction on Ruth Circle

Woodbridge Subdivision



During 2010, one hundred thirty-six (136) permits were issued for new commercial and remodeling having a total value of \$26,768,176. This included seven (7) new commercial projects having a construction value of \$13,566,808, which included the Blinn College Ag Building and Classroom. During the year 2009, there were ninety-seven (97) commercial permits issued having a total value of \$6,850,225.



Advanced Data Storage



Brenham Dermatology Clinic



Cielito Lindo Restaurant/Super 8 Motel



Hyundai Dealership of Brenham



Cortin Village Apartments



Blinn College Student Housing



Simon Center

Washington County Courthouse Annex



One thousand nine hundred fifty-six (1,956) inspections were performed by the Building Inspectors in 2010 compared to one thousand seven hundred eighty-eight (1,788) in 2009. Residential projects require an average of ten (10) inspections per project for new construction. The number of required inspections for a Commercial project varies and is dependent on the size of the project as well as the phasing of the construction but can vary from as few as ten (10) inspections to as many as eighty (80) inspections per project.

BOARD OF ADJUSTMENTS AND APPEALS

The Board of Adjustments and Appeals held five (5) meetings during the year 2010. Seven (7) building setback variances were presented to the Board of Adjustments and Appeals; whereas, five (5) were approved, one (1) was denied, and one (1) was tabled. One screening variance was considered and approved for a business (beauty salon)

2/08/10	706 Pecan Street	Accessory building side yard variance
	103 Barbee Street	Front yard variance
3/08/10	2501 Valley Drive	Carport/accessory building variance
	1200 Green Street	Accessory building variance
	703 E. Sixth Street	Accessory building setback variance
4/12/10	2805 Weeping Willow	Rear yard/building line variance
9/13/10	1000 S. Austin Street	South side buffer yard & screening variance, and a Business parking paving variance

PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission held seven (7) meetings during the year 2010. The P & Z Commission approved four (4) subdivision plats/amended plats and one (1) residential subdivision preliminary plat. There was one (1) new residential subdivision plat (Stone Hill Center) approved in 2010, consisting of seven (7) lots. The final plat for the Southwest Industrial Park – Section 111, consisting of 88.358 total acres was approved. There were also three (3) minor plats approved during the year 2010. Workshop discussions were held on allowable uses in the B1: Local Business/Residential Mixed Use District, on Specific Use Permits, and for a review of allowable uses in the R3: Manufactured Home Residential District.

- 3/1/10 Consideration of approval of a Preliminary Replat of Lot 6A, Stone Hill Center, Block II – seven (7) Lots – 1.114 acres
- Discussion to consider proposed layouts for the proposed Creekwood Subdivision, Section II, a subdivision consisting of six (6) acres
- 4/05/10 Consideration of approval of a Final Replat of Lot 6A, Stone Hill Center, Block II, Seven (7) Lots – 1.114 acres
- 6/07/10 Consideration of approval of a Preliminary Plat for the Southwest Industrial Park, Section III
- Workshop Discussion pertaining to the B-1, Local Business/Residential Mixed Use District
- Workshop Discussion pertaining to future Specific Use Permit requests for building additions at Far View Bed & Breakfast located at 1804 S. Park Street
- 9/07/10 Consideration of approval of a Preliminary Plat of the Southwest Industrial Park, Section III
- Discussion and request for an opinion from the Planning and Zoning Commission in reference to the allowed uses in the R-3, Manufactured Home Residential District
- 10/04/10 Consideration of approval of a Final Plat of the Southwest Industrial Park, Section III
- Public Hearing to consider the request for a Specific Use Permit at 1804 S. Park Street. The property owner (Far View Bed & Breakfast Estate) is requesting a Specific Use Permit in an effort to construct an addition to the existing Bed & Breakfast House at this location
- 11/01/10 Workshop and discussion pertaining to Planned Unit Development (PUD)

BUILDING STANDARDS COMMISSION

The Building Standards Commission was not requested to take any action pertaining to substandard properties. However, there were seven (7) building demolition permits issued, whereas, several property owners voluntarily removed the substandard structures. One (1) of the demolitions was for a commercial structure that was completely destroyed by fire.

MAPPING DEPARTMENT

The mapping department incorporates graphical features with tabular data represented in map form. Some of the achievement highlights of 2010 were:

- Scanned and inventoried all of the plats and building plans (over 5500) for archive. These scanned images are available in the Digital Mapping Room on the Cob Server located in *Graphics\on Cob-server\Digital Mapping Room*
- Worked with the County and the City Secretary on redistricting voting precincts.
- Created various flyers and posters for the Parks and Recreation Department.
- Worked closely with the County and the Census Bureau on the new Census maps.
- Mapped drainage throughout the City using paving and drainage maps that were archived.
- Provided graphic support for various city departments and events by printing and plotting flyers, posters, and banners as follows:

Parks Department

Hohlt Park cartoon map for brochure
Kickball flyer and poster for 2011
Little Diggers volleyball program flyers
Eatery legend for Parks Brochure
Table tents for Blue Bell Aquatic Center Host Dinner
Fall Championship Tournament T-shirt design
Fall League Championship T-shirt design
Volleyball flyer design
Movie in the Park posters and flyers for each occasion
Fall 2010 softball brackets
Baseball flyer design
Jingle Bell Stroll flyers and posters
Community Fitness Month flyers and posters
Men's Boot Kick-off Klassics slow pitch tournament flyer

Public Utilities

Recycling Logo's

Police Department

PowerPoint video for Citizen's Police Academy Class

Logo design for Emergency Management

Logo design for PD's website on Badges

Various Holiday Posters for Citizen's Police Academy Alumni Association Fundraisers

Faith Mission

Pictures for the Cannery



AIRPORT

Kim Hodde

The final phase (the construction phase) of the 500' Runway Extension Project was completed in early 2010. The first phase of this runway extension project was to update the Airport Layout Plan. This updated ALP was completed during FY 2006-07.



Phase Two of the Runway Extension Project was the land acquisition for the clear zone requirements. This phase of the project got underway in FY 2006-07 and was completed in 2009. There were five properties being affected. Appraisals were done and TxDOT made offers and negotiated settlement with the property owners. The total cost of the land acquisition phase, including the appraisal, survey, engineering, and other costs, was \$820,704.00 with the City's 10% share being \$82,070.00.

Phase Three, the final phase, of the Runway Extension Project was the construction phase. Bids were received on March 17, 2009 with Brazos Valley Services being the low bidder. A notice to proceed was issued on May 8, 2009. All of the construction work was completed in late 2009 with the exception of the coal tar seal on all pavement surfaces and the final striping which was completed in early 2010. This project took much longer than originally planned.



We have not gotten the final audit report from TxDOT but it appears that the total cost of the construction phase, including engineering and survey costs, was approximately \$1,030,000.00 with the City's 10% share being \$103,000.00. The Brenham Municipal Airport now has a 6,000 foot runway and taxiway. Jack Hess stated that we have had an increase in Jet traffic and fuel sales since opening the extended runway.

Twenty-one (21) additional parking spaces were added at the east side of the entrance road along with steps going from the entrance road/parking area to the parking lot at the terminal/restaurant.



The city-owned T-hangars that were completed in late 2007 were at full occupancy during 2010 and remain that way today generating approximately \$30,000.00 in revenue for the Airport Budget.

A ground space lease agreement was executed with A.J. Foyt for construction of a 100 x 80 hangar just south of the hangar that Mr. Foyt currently owns. This additional lease will generate \$960.00 in revenue per year.



Roy Wright sold his hangar so a new ground space lease was executed with Ron Stegemoller and Jerry LeGard.

Southern Flyer Diner received the *Best of the Best Award* and was named as the number one fly-in restaurant for 2009 by the *\$100 Hamburger*. They have received this top award for the last several years as well as being named in the “Top Ten” list for a couple years prior to being named as number one.



The service offered by Jack and Janet Hess and their staff at the Brenham Municipal Airport remains exemplary.

STREET DEPARTMENT

Leslie Kelm Street Superintendent
William Herrin Crew Leader
Freddie Garcia Crew Leader
Shane Winkler Crew Leader
Carter Akers
David Bartkowiak
Andrew Felder
Jason Janes
Michael Kohring
Willie Joe Manas
John Simack
Brian Smith
Leonard Smith
Dale Steinfeld
Eliborio Villarreal
Dustin Wendler
T.C. Gooden, part time



SERVICE AWARDS

Leslie Kelm - 5 years
Dale Steinfeld – 15 years

TRAINING

Supervisory Leadership Training - one day a week for six weeks

Leslie Kelm
William (Bubba) Herrin
Shane Winkler

Pesticide Applicator Mosquito Control – *3.5 hours of General Pest Control, 1.5 hours of Integrated Pest Management, and 1 hour of Laws and Regulations*

Leslie Kelm
Shane Winkler

Installation & Maintenance of Signs – 12 hours & Installation of Pavement Markings – 4 hours

William (Bubba) Herrin
Brian Smith

Chemical Spill Response Training – 8 hours

Leslie Kelm
Shane Winkler

Texas Vegetation Management Association Training for Non Commercial Political Pesticide Applicator License – 20 hours of training on the following subjects: *Hitch and trailer safety, herbicide symptomology and weed identification, equipment demonstrations, bare ground/broadleaf trails, brush control, erosion control, State & National Legislative update, utility right of way, complaint handling, and staging in your right of way*

Leslie Kelm
Shane Winkler

Safety training attended monthly by various members of the department.

During 2010, the Street Department received approximately 300 work orders. Approximately 188 utility cut patches were done. Over 1,800 tons of hot mix was used for street repairs.

Street reconstruction work (2,758 feet) was done on the following streets:

- Blake Drive (320 feet)
- Kori Lane (560 feet)
- Chappell Hill Street (1,078 feet)
- Old Masonic Road (800 feet)

Chip seal work (2,758 feet) was done on the following streets:

- Blake Drive (320 feet)
- Kori Lane (560 feet)
- Chappell Hill Street (1,078 feet)
- Old Masonic Road (800 feet)



Approximately \$212,984 was spent on 3,950 tons of hot mix overlay for the following streets:

- Martin Luther King, Jr. Parkway (2,000 feet) – 743 tons of hot mix
- Blake Drive (320 feet) – 101 tons of hot mix
- Kori Lane (560 feet) – 180 tons of hot mix
- E. Academy Street (2,220 feet) – 906 tons of hot mix
- Chappell Hill Street (3,080 feet) – 1097 tons of hot mix
- Niebuhr Street (2,700 feet) – 847 tons of hot mix
- Barbee Street (388 feet) – 76.5 tons of hot mix

\$242,245.00 was appropriated for the Street Overlay projects along with \$364,800 that was budgeted for regular street maintenance.



The Street Department set a goal to complete the Street Overlay Project in house in addition to the regular street maintenance and was able to complete 1/3 of the identified streets in a year's time.

Patching and pothole repair is done on a continual basis. 594 tons of cold mix was used for miscellaneous patch repairs.

825 tons of road mix, 200 tons of fly ash, 3,500 tons of limestone base, 200 tons of Grade 4 pre-coated rock, 200 tons of Grade 4 white rock, 2,750 gallons of tack oil, and 2,500 gallons of MC-30 primer oil was used for street repairs for 2010.

Approximately \$110,417 was spent on concrete work within the City of Brenham. This work includes flat work, valley gutter, curb & gutter, sidewalk, inlet boxes, and driveway repairs that were necessary due to street repairs or various other reasons.

Approximately \$8,993 was spent on culverts for Old Masonic Road and to correct a drainage issue behind 1203 Tracy Lee Street.



The street sweeper is used on a continual basis. Without any call-in interruptions, it takes the sweeper approximately 1 month to sweep the entire City of Brenham. However, there are always call-ins requesting the street sweeper for a variety of reasons.



The Vegetation Management personnel are responsible for the creek mowing, shredding, and spraying the downtown area and all of the City streets for unwanted vegetation. They also shred at the Brenham Municipal Airport and spray the runway and taxiway for unwanted vegetation. Last year, approximately 30 gallons of Journey was used along with 5 gallons of MSO.

Miscellaneous projects such as the building pad for the All Sports Building at Hohlt Park and removing the culvert pipe and draining a pond at the Southwest Industrial Park were also completed by the Street Department.



Pad work for the All Sports Building

Removal of culvert pipe at the Southwest Industrial Parks

