

**CITY OF BRENHAM
PLANNING AND ZONING COMMISSION
SPECIAL MEETING (TRAINING) MINUTES**

February 5, 2026

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

A special joint meeting (Training) with the Brenham Planning and Zoning Commission, Brenham Community Development Corporation, and the City of Brenham City Council was held on February 5, 2026, in Morriss Hall at the Barnhill Center, located at 106 S. Douglas Street, Brenham, Texas.

P & Z Commissioners present:

Keith Behrens, Chair (entered at 3:12 pm)
Deanna Alfred, Vice Chair (entered at 3:10 pm)
Darren Heine
Calvin Kossie
Cyndee Smith

P & Z Commissioners absent:

Chris Cangelosi
Cayte Neil

City Councilmembers present:

Mayor Atwood C. Kenjura
Mayor Pro Tem Clint Kolby
Councilmember Steve Soman
Councilmember Leah Cook
Councilmember Dr. Paul F. LaRoche, III
Councilmember Albert Wright

City Councilmembers absent:

Councilmember Adonna Saunders

BCDC Members present:

John Hasskarl
Darrell Blum
Ken Miller
Charles Moser
Gary Crocker
Wade Seidel
Jim Kolkhorst

BCDC Board Members absent:

None

Staff present:

Carolyn D. Miller, City Manager
Megan Mainer, Assistant City Manager
Stephanie Doland, Development Services Director
Shauna Laauwe, City Planner
Jeana Bellinger, City Secretary
Gabriela Trejo, Deputy City Secretary
William Bisette, General Manager of Public Utilities
Julie Flagg, Chief Financial Officer
Teresa Rosales, Economic Development Director

Speakers and Citizens present:

David Hawes, Hawes Hill & Associates, LLC
Naina Magon, Hawes Hill & Associates, LLC
Scott Bean, Hawes Hill & Associates, LLC
Jared Engelke, Strand Associates
Mary K. Maxwell, Citizen
Jason May, Banner Press
Joshua Blaschke, KWHI

1. Call Meeting to Order

Atwood Kenjura, Mayor, called the Brenham City Council meeting to order at 3:03 pm with a quorum of six (6) members present.

Charles Moser, Chair, called the Brenham Community Development Corporation meeting to order at 3:03 pm with a quorum of seven (7) members present.

Keith Behrens, Chair, called the Brenham Planning and Zoning Commission meeting to order at 3:12 pm with a quorum of five (5) members present.

WORKSHOP AGENDA

2. Discussion and Presentation on Special Utility Districts, Including Public Utility Districts and Municipal Utility Districts.

Stephanie Doland, Director of Development Services, explained that during the development review process, staff has received inquiries about the availability of special utility districts (SUD's) within the city. At this time, no SUD's exist within either the City or Washington County. Ms. Doland stated that special utility districts such as public improvement districts (PIDs) and municipal utility districts (MUDs) are increasingly common as financing mechanisms for development. These districts are regulated by the Texas Commission on Environmental Quality (TCEQ) and the Texas Water Code, and they may be used to finance public improvements such as water, sewer, drainage, streets, and parks.

Ms. Doland introduced the speakers: David Hawes, Naina Magon, and Scott Bean of Hawes Hill & Associates, which is a consulting firm with experience in creating development financing tools, to provide information on special districts. Mr. Hawes, Ms. Magon, and Mr. Bean co-presented the training session on Special Districts as tools for growth, infrastructure, and Economic Development that included topics such as:

Special Districts

- Tax Increment Reinvestment Zone (TIRZ)
- Municipal Management District (MMD)
- Public Improvement District (PID)
- Municipal Utility District (MUD)
- Special Utility District (SUD)
- Purpose and Use of Special Districts

Tax Investment Reinvestment Zones

- Explanation of a TIRZ
- Benefits of a TIRZ
- How a TIRZ works
- Eligible Items Funded by A TIRZ
- Important Things to Know
- Procedure for TIRZ creation

Municipal Management Districts

- Purpose / Use
- Eligibility Criteria
- Powers and Duties
- Services and Projects
- Revenue
- Creation Process

Public Improvement Districts

- Purpose
- PID Creation Process
- Revenue
- Eligible Projects
- Services and Assessment Plan
- Administration
- Development and Financing Agreements
- PID Benefits to the City
- PID Benefits to the Developer
- PID Benefits to the Property Owner
- PID Assessments
- Special Assessment Bonds – Credit Mechanics vs Land Secured
- Associated Risks and Mitigation
- Flow of Bond Proceeds
- Flow of PID Assessment

Municipal Utility Districts

- Explanation of a MUD / purpose / use
- Legislative Authority
- Creation Process
- TCEQ evaluation
- District Board
- Benefits to the Developer
- Considerations for the City

Special Utility Districts

- Key Characteristics
- Legislative Authority
- Creation Process

Layering of Tools

- Tax Increment Financing
- Municipal Management District
- Public Improvement District
- Municipal Utility District
- Other Economic Development Tools - Chapter 380 Agreements

Choosing the Right Tools

- The right tools depend on:
 - Scale of development/project
 - Greenfield vs Developed
 - Infrastructure needs
 - Financial Needs
 - Market strength
 - Political appetite
 - Local Policy & Capacity (issuance of bonds)
 - Ease of creation
 - Administrative capacity
- Ensure Benefit to the City
 - Development Agreement
 - Policy

A copy of the presentation is on file in the Development Services Department and will be emailed to all participants.

3. Adjourn

Mayor Kenjura adjourned the Brenham City Council meeting at 4:44 pm.

Chairman Moser adjourned the Brenham Community Development meeting at 4:44 pm.

Chairman Behrens adjourned the Planning and Zoning Commission meeting at 4:44 pm.

The City of Brenham appreciates the participation of our citizens, and the role of the Planning and Zoning Commission Members in this decision-making process.

Certification of Meeting Minutes:

M. Keith Behrens

 Planning and Zoning Commission

Kim Hodde

 Attest

M. Keith Behrens
 Chairman

Kim Hodde
 Staff Secretary

February 23, 2026
 Meeting Date

February 23, 2026
 Meeting Date