



**NOTICE OF A MEETING**  
**Brenham Community Development Corporation**  
**Thursday, November 2, 2023 @ 7:30 a.m.**  
**City Hall - 2<sup>nd</sup> Floor Conference Room**  
**200 W. Vulcan St.**  
**Brenham, Texas**

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1. **Call Meeting to Order**
2. **Invocation and Pledges to the U. S. and Texas Flags**

**WORK SESSION**

3. **Discussion and Presentation Related to Proposed Changes in Calendar Year 2024 to the Blue Bell Aquatic Center's Fee Structure and Operations**
4. **Discussion and Update on the Sanitary Sewer Improvement Project Along James Nutt Blvd. in the Brenham Business Center**

**EXECUTIVE SESSION**

5. **Texas Government Code, Section 551.072 – Deliberation Regarding Real Property – Deliberation Regarding Real Estate Matters Concerning the Sale of Industrial Park Land**
6. **Texas Government Code, Section 551.071 - Consultation with Attorney and Texas Government Code, Section 551.072 – Deliberation Regarding Real Property – Consultation with Legal Counsel and Deliberation Regarding the Possible Sale, Exchange, Transfer and/or Acquisition of Real Property and Associated Matters Concerning Capital Westview Partners, LLC in the Southwest Industrial Park, Section IV, in the City of Brenham, Texas**
7. **Texas Government Code, Section 551.071 - Consultation with Attorney and Texas Government Code, Section 551.072 – Deliberation Regarding Real Property – Consultation with Legal Counsel and Deliberation Regarding the Possible Sale, Exchange, Transfer and/or Acquisition of Real Property and Associated Matters Concerning Project Color Guard in the Southwest Industrial Park, Section III, in the City of Brenham, Texas**
8. **Texas Government Code, Section 551.072 – Deliberation Regarding Real Property – Deliberation Regarding the Possible Lease of Approximately 44.068 Acres of Land Located in the Southwest Industrial Park, Section IV, in the City of Brenham, Texas**

**REGULAR SESSION**

9. **Discuss and Possibly Act Upon the Sale of Real Property in the City of Brenham Owned by the Brenham Community Development Corporation (BCDC) for Industrial Park Purposes and Authorize the President to Execute Any Necessary Documentation**
  
10. **Discuss and Possibly Act Upon the Possible Sale, Exchange, Transfer and/or Acquisition of Real Property and Associated Matters Concerning Capital Westview Partners, LLC in the Southwest Industrial Park, Section IV, in the City of Brenham, Texas and Authorize the President to Negotiate and Execute Any Necessary Documentation**
  
11. **Discuss and Possibly Act Upon the Possible Sale, Exchange, Transfer and/or Acquisition of Real Property and Associated Matters Concerning Project Color Guard in the Southwest Industrial Park, Section III, in the City of Brenham, Texas and Authorize the President to Negotiate and Execute Any Necessary Documentation**
  
12. **Board and Staff Updates**
  - **Economic Development**
  - **Parks and Recreation**
  - **Administration**

**Adjourn**

***CERTIFICATION***

*I certify that a copy of the agenda of items to be considered by the Brenham Community Development Corporation (BCDC) on Thursday, November 2, 2023 was posted to the City Hall bulletin board at 200 W. Vulcan St., Brenham, Texas on Friday, October 27, 2023 at 5:00 pm.*

***Karen Stack, TRMC***  
***Deputy City Secretary***

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 twenty-four (24) hours before the meeting) by calling (979) 337-7567 for assistance.
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I certify that this notice and agenda of items to be considered by the Brenham Community Development Corporation (BCDC) was removed by me from the City Hall bulletin board on \_\_\_\_\_ at \_\_\_\_\_.

\_\_\_\_\_  
Signature



To: Brenham Community Development Corporation  
Parks and Recreation Advisory Board

From: Tammy Jaster, Aquatics & Recreation Superintendent

Subject: Discussion Regarding Rates and Operational Changes for Blue Bell Aquatic Center for Calendar Year 2024

Date: October 25, 2023

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The Blue Bell Aquatic Center was tasked to evaluate the current budget, operating hours, and programs and compare operations to similar facilities. If possible, to present ways to increase revenue and/or lower daily operation costs.

Staff dug deeply through research and site visits to similar facilities, finding not many with the amazing amenities the City of Brenham has to offer.

Below are some findings and recommendations for consideration of the Blue Bell Aquatic Center.

1. On October 18<sup>th</sup>, staff presented a Resident / Non-Resident Daily Admission Fee Schedule for the Blue Bell Aquatic Center to the Parks and Recreation Board. Resident Fees would slightly increase \$1, with \$5 being a year-around rate instead of just during the summer months. In addition, we looked at implementing a Non-Resident daily admission fee. The board understood the split and settled on an \$8 daily admission fee for non-city residents. Children under 3 will go to \$3 city resident and \$5 non-city resident. By implementing a resident/non-resident fee this will allow city residents to pay less than non-city residents due to them already paying taxes that support many operations of the Aquatic Center. With this change and when it is carried across the board on almost all rates associated with the Aquatic Center it will help narrow the gap on expenses and revenues. Projected additional revenue is estimated at \$82,643 for next budget year with new rate adjustments.

Visits (survey showed 2:1 resident/nonresident)	Current	Current	Resident	Non-Resident	Proposed Change	Budget Impact
Daily Admission	\$4 Spring/Fall \$5 Summer	\$ 94,840.00	\$ 5.00	\$ 8.00	\$ 32,769.00	\$ 37,929.00
Children 3 & Under	\$2 Spring/Fall \$3 Summer	\$ 6,540.00	\$ 3.00	\$ 5.00	\$ 9,446.00	\$ 2,906.00
						<b>\$ 40,835.00</b>

	Current	Resident	Non-Resident	Budget Impact
Individual Monthly	\$ 35.00	\$ 35.00	\$ 50.00	\$ 4,320.00
Individual Annual	\$ 250.00	\$ 350.00	\$ 500.00	\$ 9,000.00
Individual Summer	\$ 85.00	\$ 100.00	\$ 150.00	\$ 800.00
Individual Aerobic Month	\$ 65.00	\$ 65.00	\$ 80.00	\$ 1,350.00
Seniors (55+) Month	\$ 25.00	\$ 25.00	\$ 35.00	\$ 9,690.00
Seniors (55+) Annual	\$ 250.00	\$ 250.00	\$ 350.00	\$ 21,533.33
Seniors (55+) Aerobic Month	\$ 55.00	\$ 55.00	\$ 65.00	\$ 21,891.67
Seniors (55+) Aerobic Year	\$ 550.00	\$ 550.00	\$ 650.00	\$ 9,250.00
Family Month	\$ 55.00	\$ 75.00	\$ 100.00	\$ 13,016.67
Family Annual	\$ 450.00	\$ 650.00	\$ 910.00	\$ 13,173.33
Family Summer	\$ 145.00	\$ 200.00	\$ 280.00	\$ 38,760.00
				<b>\$ 41,808.00</b>
<b>TOTAL BUDGET IMPACT</b>				<b>\$ 82,643.00</b>

2. Staff proposed a slight increase or change to the Carousel fee changing from \$1/rider per day to \$1/ride.
  - It is hard to tell what this budget impact would be but for the 2023 Season we had 5217 riders that had unlimited rides the days they were there.
  
3. Staff is recommending that we purchase pool blankets for the Therapy Pool. The City of Conroe uses blankets for their outdoor heated pools to keep the heat in as well as preventing as much evaporation. Staff would like to invest in blankets to try in the therapy pool. This would allow us to determine how much savings we would have in electrical, water, and chemicals. If this proves to be substantial, we can consider blankets for the competition pool as well.
  - a. It is hard to tell exactly what this budget impact would be, but we should see savings in electrical, water and chemicals.
  - b. The cost of a Pool Blanket for Therapy Pool would be - \$20,000.

4. Staff are recommending that we charge for Floats-N-Flicks movie nights at the BBAC. Normally this event is free to the public, as the event license and equipment is funded by BCDC, but the event does require that we have staff and Lifeguards onsite to work, that cost is not included in the funding. Recommendation from staff is the regular entrance fee or pool pass.

## Floats-n-Flicks

	Visitors	Current	Recommendation Individual	Budget Impact	Budget based on 1/3 attendance
June	373	\$ 0	\$ 5.00	\$ 620.00	124 x \$5.00
July	171	\$ 0	\$ 5.00	\$ 285.00	57 x \$5.00
<b>TOTAL BUDGET IMPACT</b>		<b>FREE</b>		<b>\$ 905.00</b>	

5. Finally, Staff has been asked to consider closing one day per week and what that might look like. Currently the Blue Bell Aquatic Center is open at the peak of the season (June-August) 7 days a week. In the Fall/Spring we are open 6 days a week. Staff have looked at all programming, schedules, staffing, etc. and are recommending the following.
- a. Year Round Closing on Mondays
  - b. Peak Season being open Tuesday – Sunday (Memorial Day – Labor Day)
  - c. Off Season being open Tuesday – Saturday (Labor Day – Memorial Day)
    - i. This would affect aerobic schedules, swim team schedules, programming for camps, etc.

## Adding 1 Day Closure

	Number of Days	Number of total Hours Saved:	Number of Staff Saved:	Budget Savings:
Peak Season	14	1890	8	\$ 18,900
Off Season	38	1824	21	\$ 18,240
<b>TOTAL SAVINGS</b>				<b>\$ 37,140</b>

If all these items were put in motion it could result in an estimated \$82,643 in new revenue and savings of about \$38,000. New rates will be taken to City Council in November for final approval, and we will keep working with Parks Board on adjustments to operations at the Blue Bell Aquatic Center.

Currently expenditures for the Blue Aquatic Center are \$1.1 Million and revenues are \$315,000. By making these changes it could have an impact of \$120,000 narrowing that gap when comparing revenues and expenditures.

# 2024 Parks and Recreation Fee Schedule

## Facility Rentals

	Current Half Day	Proposed Half Day	Current Whole Day	Proposed Whole Day
All Sports Building			\$200	\$250
Fireman's Kitchen	\$100	\$150	\$150	\$200
Add Finke Pavilion			\$300	\$350
Fireman's Rock Room	\$60	\$75	\$100	\$150
Henderson Kitchen	\$60	\$75	\$100	\$150
Jackson Street Kitchen	\$60	\$75	\$100	\$150
Amphitheatre	\$100	\$150	\$150	\$200

Half days are 7am - 2pm or 3pm - 10pm  
 Whole days are 7am - 10pm  
 All rentals require a \$100 deposit

Carousel \$1/ride or \$40 min/hour

## Field Rentals

Tournament Reservations	Current Rate	Proposed Rate
Baseball/Softball Field per Day	\$125	\$150
Baseball/Softball TURF Field per Day		\$250
Schulte Baseball Field per Day	\$200	\$250
Henderson Baseball Field per day	\$200	\$250
Fireman's Baseball Field per day	\$275	\$300
Additional Field Prep per Game	\$35	\$35
Multi-use Field per Day	\$100	\$100
Rankin Field per Day	\$275	\$300
Pickleball Courts (6 complex)		\$300
Disc Golf (18 Hole complex)		\$300

Fields require a \$50 deposit per field  
 Insurance required for tournaments, league play, and select teams

Field Reservations - recreational use

Recreational use per day	\$75
Coaching Lessons per year	\$100
Local League fee per player	\$10
Select Team per year	\$350

## Blue Bell Aquatic Center

	Current Rate	Resident	Non-Resident
Daily Admission	\$4 fall / \$5 summer	\$5	\$8
Children 3 & under	\$2 fall / \$3 summer	\$3	\$5
	Current Rate	Resident	Non-Resident
Individual Monthly	\$35	\$35	\$50
Individual Annual	\$250	\$350	\$500
Individual Summer	\$85	\$100	\$150
Individual Aerobic Month	\$65	\$65	\$80
Seniors (55+) Month	\$25	\$25	\$35
Seniors (55+) Annual	\$200	\$250	\$350
Seniors (55+) Aerobic Month	\$55	\$55	\$65
Family Month	\$55	\$75	\$100
Family Annual	\$450	\$650	\$910
Family Summer	\$145	\$200	\$280

\*Family (max 6): Family consists of two adults and children in the same house.

## Private Party Rentals

	Current Rate	Resident	Non-Resident
Therapy	\$200	\$200	\$250
Competition	\$250	\$250	\$300
Outdoor Leisure	\$350	\$350	\$400

## Regular Party Rentals

Spring/Fall (Comp Pool Only): Basic \$75 \$100  
 add-on inflatable package starting at \$75-\$150

Summer: Splash \$125 \$150

Packages Include: Admission for 8 people  
 6 tables & 16 Chairs (Pavilion has 8 Picnic Tables) 30 min of prep time. Extras:  
 Bring your own food: \$50; Extra time: \$60/3hrs; Extra Tables: \$5/table

## Locker Rentals

	Large Locker	Small Locker
Year	\$150	\$100
Semester	\$65	\$45
Month	\$15	\$10

## Programs

	Current	Resident	Non Resident
Aerobic Daily Drop In		\$10	\$15
Swim Lessons			
Spring & Fall	\$25	\$35	\$45
Summer	\$35	\$35	\$45
Water Babies			
Spring & Fall	\$25	\$35	\$45
Summer	\$35	\$35	\$45
Private Swim Lessons	\$70/4 lessons	\$70/4 lessons	\$100/4 lessons
Lifeguard Training	\$200	\$200	\$250
Lifeguard Instructor	\$250	\$250	\$300
Lifeguard	\$100	\$100	\$150
Recertification			
Athletic Programs	\$35	\$35	\$45
Splash Splash Spring	\$10	\$20	\$40
Break	/week	/week	/week
Camp CASCADE	\$100	\$100	\$125
Junior Guard	\$100	\$100	\$125





## MEMORANDUM

To: BCDC

From: Shawn Bolenbarr

Subject: Update on the Sewer Main Extension and Over Head Electrical Lines at the Brenham Business Center

Date: 10/26/2023

Currently Strand Associates is 95% complete with the design of the sewer main extension and lift station at the Brenham Business Center. Bidding was anticipated for October 17 but has been postponed to January 2024. Strand Associates suggested holding off on bidding the project out due to a bid opening that they recently held for a lift station project in a neighboring community. In this bid opening they only received one bid, and the cost received was substantially higher than the expected cost. Strand reached out to other contractors to see why they did not bid, and they stated that their workload was too heavy at the time and would not be looking to bid more projects till after the new year. Due to these reasons City staff felt like Strands recommendation was the best approach for moving forward with the project.

One item The City of Brenham and Strand Associates have been working through is the electrical service for the lift station. The City of Brenham Public Utilities Department along with Strand Associates have been in conversation with Bluebonnet Electrical Cooperative regarding the electrical service line that is to serve the Brenham Business Center lift station. Bluebonnet has proposed two options, please see each option below:

- Option Number 1 – Tie into Bluebonnet’s switchgear that is located at the intersection of Blue Bell and James Nutt Blvd. To get the primary cable to the lift station it will require a bore under the low water crossing that is located to the Southwest of the intersection. Bluebonnet will also have to upsize the existing switchgear that they will be tying into. While Bluebonnet has not given an exact price, they are expecting the quote to be around \$200K.
- Option Number 2 – Create a temporary overhead service line that would extend from the far Southwestern property line to the lift station. This temporary overhead service would be approximately 700 ft in length. Being that it will be placed on the Southwest side of the low water crossing it will not be noticeable from the Blue Bell Road or James Nutt Blvd. Please see Exhibit A for the proposed route. While Bluebonnet has not given us an exact

cost for this option, they have stated that it would be a much cheaper option and should be around the 20K to 40k range.

The City of Brenham Public Utilities Department has met and discussed both options and feels that Option Number 2 is the best option at this time.

Listed below are the concerns that we have for Option Number 1:

- Without knowing the potential electrical loads that could come to the developments that would be located on the Southwest side of the low water crossing, there is a chance that the electrical that would be installed could be too small and would have to be upgraded again causing more financial cost.
- Without having a design for the low water crossing improvements, there is a possibility that the electrical lines could become in conflict with future low water crossing design causing the electrical line to have to be relocated. This could lead to challenges for keeping the lift station in service during construction of the low water crossing.

The City of Brenham Public Utilities Department requests that BCDC approves Option Number 2. allowing a temporary overhead power line to serve the proposed lift station. After the final electrical design is completed the Public Utilities, Department will come back before BCDC to inform them of the exact cost of the service and receive approval for all financial costs associated with the electrical service.

Sincerely,

Shawn Bolenbarr  
Public Utilities Project Manager



# Exhibit A

**Legend**

- Bluebonnet Electric Switch Gear
- Del Sol Food Co Inc. Shipping
- Lift Station
- Pole
- Precision Polymer Engineering Ltd?
- Untitled Path





# Brenham | Washington County Economic Development

## Production Report – Jul 1 – Jul 31, 2023

### **BRE Visits**

Corrosion Resistant Alloys (CRA)

Tax Phase-In Site Visit

Kountry Boys

Tour



### **Meetings/Events**

Economic Development ILA Group

Main Street Board and Committee Meetings

Commissioner's Court presentations

Brenham Community Development Corporation (BCDC)

Human Resources (HR) Roundtable

Connect After 4 – Appel Ford

Brenham Housing Authority Board Meeting

Various ribbon cuttings, chamber breakfasts and Blue Blazer meetings

### **Projects (Follow up work on existing projects)**

Academy

Quest Specialty

Corrosion Resistant Alloys

Del Sol Foods

Double R Brand Foods

Lisciotti Development – Chick-fil-A

Valmont

Plan North

MIC Group

209 S. Market

### **In Process**

Interviews for Full-Time Administrative Assistant

Update BrenhamED.com website with entrepreneur enhancement features – ongoing

Business tours and meet/greet with stakeholders countywide – ongoing

Create Action Items from comprehensive plan – ongoing

### **Complete**

ED Newsletter – Summer 2023

# Metrics – Jul 1 – Jul 31, 2023



**2 Visits**

## BRE Visits

CRA  
Kountry Boys

3+ planned for August



## Housing

Recommendations  
1-4 to P&Z 7/24  
CC Meeting tabled  
item for future  
date



**28 Meetings**


## Meetings Attended

Main Street Board  
Main Street Committees  
Chamber Events  
Joint ED Subcommittee  
Stakeholders



## Next Issue

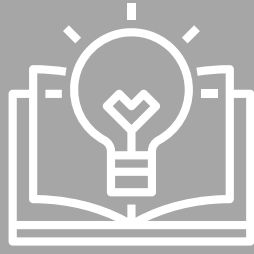
Summer 2023 –  
Completed



**1**

## HR Roundtable

Qtrly meeting theme  
– Employee  
Development  
–23 Members



## Upcoming

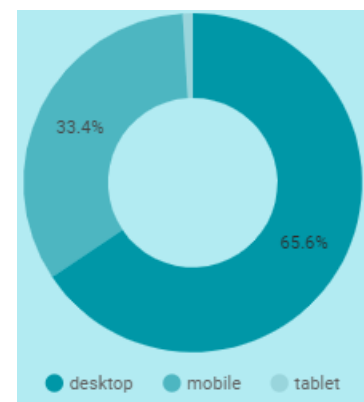
SEDC Conference  
– Aug 2023 –  
TEDC Conference  
– Oct 2023  
Basic Econ Dev  
Course – Oct 2023



**10 In Process**

## Projects

See list of Projects on  
page 1



## BrenhamED.com

### YTD

Users 5,206 ↑  
Sessions 6,661 ↑

### July 2023


Users 771 ↑  
Sessions 820 ↑



**2 Inquiries**

## Inquiries

One (1) RFP inquiry

 1,726 Followers ↑

 417 Followers ↑

 78 Followers ↑

# Brenham | Washington County Economic Development

## Production Report – Aug 1 – Aug 31, 2023

### **BRE Visits**

Double R Brand Foods

Tax Phase-In Site Visit

RR Donnelley

Open House

Academy

Site Visit

Brenham Housing Authority

Property site visit



### **Meetings/Events**

Main Street Board and Committee Meetings

Brenham Community Development Corporation (BCDC)

Various ribbon cuttings, chamber breakfasts and Blue Blazer meetings

Southern Economic Development Council (SEDC) Conference

Community Tailgate

### **Projects (Follow up work on existing projects)**

Academy

Quest Specialty

Corrosion Resistant Alloys

Del Sol Foods

Double R Brand Foods

Lisciotti Development – Chick-fil-A

Valmont

Plan North

MIC Group

209 S. Market

Baker Katz – Brenham Crossing

### **In Process**

Update BrenhamED.com website with entrepreneur enhancement features – ongoing

Business tours and meet/greet with stakeholders countywide – ongoing

Create Action Items from comprehensive plan – ongoing

Begin work on RFP criteria for Economic Development Consultant work

Housing Task Force – Recommendations 1-4 (CC meeting pending)

1

### **Complete**

Hired Admin Assistant – Christine Simich

# Metrics – Aug 1 – Aug 31, 2023



**3 Visits**

## BRE Visits

Double R Brand Foods  
RR Donnelley  
Academy



## Building Permits

August  
34  
Valued at  
\$4,038,353



**21 Meetings**

## Meetings Attended

Main Street Board  
Main Street Committees  
Chamber Events  
Joint ED Subcommittee  
Stakeholders



## Next Issue

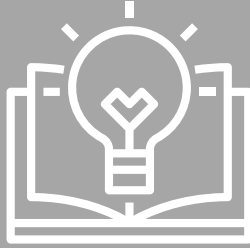
Fall 2023



**11 In Process**

## Projects

See list of Projects on  
page 1



## Upcoming

TEDC Conference  
– Oct 2023  
Basic Econ Dev  
Course – Oct 2023



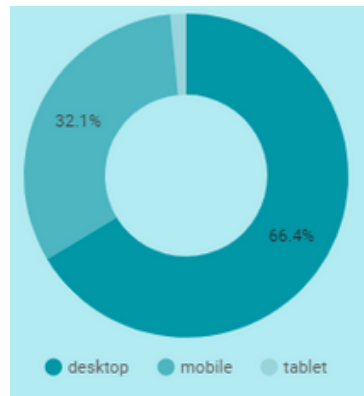
**MAIN STREET**  
B R E N H A M

## Main Street

Summer Sip 2023 –  
Raised \$20,479 (a 67%  
increase from 2022)


## Programming

- \*Scarecrow Extravaganza
- \*Mask-erade on Main
- \*Christmas Wreath Art Walk
- \*Christmas Stroll
- \*Lighted Parade



## BrenhamED.com

YTD  
Users 5,879 ↑  
Sessions 7,498 ↑  
Aug 2023  
Users 789 ↑  
Sessions 956 ↑

 1,908 Followers ↑

 419 Followers ↑

 96 Followers ↑

# Brenham | Washington County Economic Development

## Production Report – Sep 1 – Sep 30, 2023

### **BRE Visits**

A. W. Hodde Technical Center

Tour of facility



### **Meetings/Events**

Main Street Board and Committee Meetings

Brenham Community Development Corporation (BCDC)

Brenham Economic Development Foundation (EDF)

Brenham ISD Anniversary Luncheon

Various ribbon cuttings, chamber breakfasts and Blue Blazer meetings

Meeting with Navasota Economic Development Director

Small Area Plan Meeting – Morris Hall

BISD – Community Input Meeting

### **Projects (Follow up work on existing projects)**

Academy

Quest Specialty

Corrosion Resistant Alloys

Del Sol Foods

Double R Brand Foods

Lisciotti Development – Chick-fil-A

Valmont

Plan North

MIC Group

209 S. Market

Baker Katz – Brenham Crossing

### **In Process**

Update BrenhamED.com website with entrepreneur enhancement features – ongoing

Business tours and meet/greet with stakeholders countywide – ongoing

Create Action Items from comprehensive plan – ongoing

Begin work on RFP criteria for Economic Development Consultant work

### **Complete**

Housing Task Force – Recommendations 1-4 approved at CC Meeting 9/21/2023

# Metrics – Sep 1 – Sep 30, 2023



**1 Visit**

## BRE Visits

A. W Hodde Technical Center



## Building Permits

September  
36  
Valued at  
\$2,173,669



**26 Meetings**

## Meetings Attended

Main Street Board  
Main Street Committees  
Chamber Events  
Joint ED Subcommittee  
Stakeholders



## Next Issue

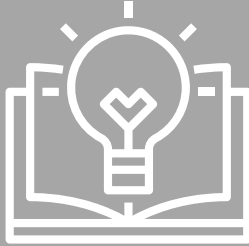
Fall 2023



**11 In Process**

## Projects

See list of Projects on page 1



## Upcoming

TEDC Conference  
– Oct 2023  
Basic Econ Dev  
Course – Oct 2023

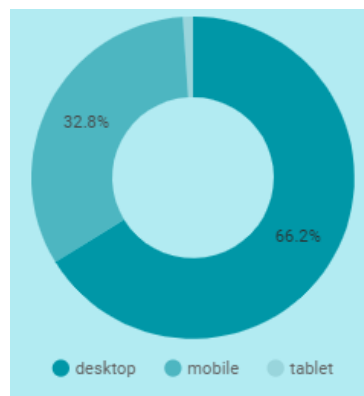


**MAIN STREET**  
B R E N H A M

## Main Street

Secured Sponsors for  
Farmer's Market &  
Mask-erade on Main  
**Programming**

- \*Scarecrow Extravaganza (now through 10/31)
- \*Mask-erade on Main (10/28, 2-5pm)
- \*Christmas Wreath Art Walk (11/24 - 12/18)
- \*Christmas Stroll and Lighted Parade 12/2
- \*A Taste of Christmas 12/9




## BrenhamED.com

YTD		
Users	6,477	↑
Sessions	8,207	↑
<u>Sep 2023</u>		
Users	693	↓
Sessions	881	↓

 1,926 Followers



 419 Followers



 97 Followers

