

MINUTES

BRENHAM COMMUNITY DEVELOPMENT CORPORATION

November 2, 2023

A regular meeting of the Brenham Community Development Corporation was held on Thursday, November 2, 2023 at City Hall, Conference Room 2A, 200 W. Vulcan, Brenham, Texas beginning at 7:30 a.m.

Board members present were Charles Moser, Darrell Blum, John Hasskarl, Bill Betts, Jim Kolkhorst Gary Crocker, and Ken Miller

Board members absent: None

City of Brenham staff members present were Jeana Bellinger, Stacy Hardy, Dane Rau, Teresa Rosales, Robin Hutchens and Shawn Bolenbarr

Others present: Councilmember LaRoche, and Kyle Merten

1. Chairman Charles Moser called the 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

Public Works Director Dane Rau advised that back in March, he and the Blue Bell Aquatic Center staff were tasked to find ways to increase revenue and/or lower daily operation costs. Rau stated that they did that by evaluating the current budget, BBAC operating hours/programs, and comparing current BBAC operations to similar facilities. Rau explained that their findings were presented to the Parks Board and are as follows:

- A Resident and Non-Resident Daily Admission Fee Change: Implement a small \$1.00 increase in City resident fees to \$5.00 for adult daily admission and \$3.00 daily admission for children 3 and under. Also, implement a Resident and Non-Resident rate for individual, senior, and family passes. The projected additional revenue from these small rate adjustments is estimated to be \$82,643.00.
- Carousel Fee: Increase fees from \$1.00 per day to \$1.00 per ride. Unfortunately, the estimated budget impact from this change cannot be calculated.

- Purchase of Pool Blankets: In visiting other aquatic facilities, pool blankets are used to reduce chemical and utility costs. The recommendation is to purchase one blanket for the therapy pool as a test to see if any cost savings can be realized. The cost of the pool blanket is \$20,000.00.
- Floats-n-Flicks: Charging a \$5.00 admission fee for Floats-n-Flicks movie night. Based on 2023 attendance, this change could have a positive budget impact of \$2,720.00
- Adding 1-Day Closure: Adding one day of closure would save \$37,140.00.

Rau advised that current expenditures for the Blue Aquatic Center are \$1.1 Million and revenues are \$315,000.00; however, these recommended changes could have a positive budget impact of approximately \$120,000.00 which would narrow the gap when comparing revenues and expenditures.

The Board was in support of the recommended changes.

4. Discussion and Update on the Sanitary Sewer Improvement Project Along James Nutt Blvd. in the Brenham Business Center

Utility Project Manager Shawn Bolenbarr presented this item. Bolenbarr stated that one of the issues staff has been working on with Strand Associates (Strand) and Bluebonnet Electric (Bluebonnet) is the electrical service line that is needed to serve the Brenham Business Center lift station.

Bluebonnet has provided two options for the Board to consider:

- Option 1: Tie into Bluebonnet's switchgear that is located at the intersection of Blue Bell and James Nutt Blvd. which will require a bore under the low water crossing located to the southwest of the intersection. This option will also require Bluebonnet to upsize their switchgear. The quote for this option is \$200,000.00.
- Option 2: Create temporary overhead service lines that would extend from the far southwestern property line to the lift station. This temporary overhead service would be approximately 700 feet in length. Since it will be located on the southwest side of the low water crossing, it will not be noticeable from Blue Bell Road or James Nutt Blvd. The quote for this option is between \$20,000.00 and \$40,000.00.

Bolenbarr stated that staff and Strand have evaluated both options and recommend that BCDC support Option 2 allowing a temporary service line to serve the proposed lift station. The Board agreed with the recommendation.

Bolenbarr advised that once the electrical design is completed, this item will come back to the Board for final approval and allocation of funds.

The Board adjourned into Executive Session at 7:59 a.m.

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**

Executive Session adjourned at 8:32 a.m.

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**

A motion was made by Bill Betts and seconded by Darrell Blum to approve the sale of real property in the City of Brenham owned by the Brenham Community Development Corporation (BCDC) for industrial park purposes, as discussed in Executive Session, and authorize the President to execute any necessary documentation.

Chairman Charles Moser called for a vote. The motion passed with the Board voting as follows:

Chairman Charles Moser	Yes
Vice Chairman Darrell Blum	Yes
Board Member Bill Betts	Yes
Board Member Gary Crocker	Yes
Board Member John Hasskarl	Yes
Board Member Jim Kolkhorst	Yes
Board Member Ken Miller	Yes

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

No action was taken on this item.

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

A motion was made by John Hasskarl and seconded by Jim Kolkhorst to approve 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, as discussed in Executive Session, and authorize the President to execute any necessary documentation.

Chairman Charles Moser called for a vote. The motion passed with the Board voting as follows:

Chairman Charles Moser	Yes
Vice Chairman Darrell Blum	Yes
Board Member Bill Betts	Yes
Board Member Gary Crocker	Yes
Board Member John Hasskarl	Yes
Board Member Jim Kolkhorst	Yes
Board Member Ken Miller	Yes

12. Board and Staff Updates

- **Economic Development**
 - Teresa Rosales provided Economic Development Production Reports for July through September, 2023
- **Parks and Recreation**
 - **No updates given.**
- **Administration**
 - Next BCDC meeting will be held on January 18, 2024

The meeting was adjourned.

Charles Moser

Chairman

ATTEST:

Jeana Bellinger, TRMC, CMC

City Secretary/BCDC Secretary