

## MINUTES

### BRENHAM COMMUNITY DEVELOPMENT CORPORATION

January 26, 2023

A special meeting of the Brenham Community Development Corporation was held on Thursday, January 26, 2023 at City Hall, Conference Room 2A, 200 W. Vulcan, Brenham, Texas beginning at 7:30 a.m.

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

Board members absent: Bill Betts

City of Brenham staff members present were Carolyn Miller, Jeana Bellinger, Dane Rau, Stacy Hardy, Stephanie Doland, Susan Cates, Tim McRoberts and Shawn Bolenbarr

Others present: Jared Engelke and Kelly Hajek

#### 1. Chairman Charles Moser called the meeting to order

### WORK SESSION

#### 2. Discussion and Presentation on Possible Funding Methods for Future Priorities

Director of Finance Stacy Hardy provided the Board with the following FY23 projections for economic development:

Fund Balance, after Chick-Fil-A Incentive	1,540,938
Funding of Projects on Agenda:	
No. 3 – Utility Extensions	(45,564)
No 4 – Sewer Extension in BBC	(883,000)
No. 6 – Jake Pickle Extension	(148,000)
No. 7 – Blue Bell Road Extension	(115,000)
Remaining Fund Balance	349,374

Hardy also advised the Board of an expected \$1,478,803 in additional revenues in FY23 due to land sales to Project Stones Throw (\$978,803) and Project Color Guard (\$500,000).

**REGULAR SESSION**

**3. Discuss and Possibly Act Upon Utility Improvements in the Southwest Industrial Park and Authorize the President to Execute Any Necessary Documentation**

City Manager Carolyn Miller presented this item. Miller explained that the cost to extend water, sanitary sewer, and natural gas utilities to this tract from where it currently terminates (near the intersection of Industrial Blvd. and the entrance to the manufactured housing park) has been estimated to cost \$45,563.53 broken down as follows:

- Water: \$ 22,103.29
- Sewer: \$18,841.55
- Gas: \$4,618.69

A motion was made by Jim Kolkhorst and seconded by Darrell Blum to extend utility improvements in the Southwest Industrial Park at a cost of \$45,563.53 and authorize the President to execute any necessary documentation.

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

Chairman Charles Moser	Yes
Vice Chairman Darrell Blum	Yes
<b>Board Member Bill Betts</b>	<b>Absent</b>
Board Member Gary Crocker	Yes
Board Member John Hasskarl	Yes
Board Member Jim Kolkhorst	Yes
Board Member Ken Miller	Yes

**4. Discuss and Possibly Act Upon a Professional Services Agreement with Strand Associates Related to Sanitary Sewer Improvements Along James Nutt Blvd. in the Brenham Business Center and Authorize the President to Execute Any Necessary Documentation**

City Manager Carolyn Miller presented this item. Miller stated that at the January 19<sup>th</sup> meeting, the Board discussed the need of sanitary sewer to serve the properties along James Nutt Blvd. Miller advised the opinion of probable cost (OPC) received from Strand Associates was \$883,000.00.

A motion was made by Jim Kolkhorst and seconded by John Hasskarl to approve a Professional Services Agreement between the City of Brenham and Strand Associates, Inc. in the amount of \$883,000.00 related to sanitary sewer improvements along James Nutt Blvd. in the Brenham Business Center and authorize the President to execute any necessary documentation.

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

Chairman Charles Moser	Yes
Vice Chairman Darrell Blum	Yes
<b>Board Member Bill Betts</b>	<b>Absent</b>
Board Member Gary Crocker	Yes
Board Member John Hasskarl	Yes
Board Member Jim Kolkhorst	Yes
Board Member Ken Miller	Yes

**5. Discuss and Possibly Act Upon Providing Alternative Sanitary Sewer Service in the Brenham Business Center and Authorize the President to Execute Any Necessary Documentation**

This item was passed due to the approval of a Professional Services Agreement between the City of Brenham and Strand Associates, Inc. for sanitary sewer improvements along James Nutt (Item 4 above).

**6. Discuss and Possibly Act Upon the Allocation of Funds for Design and Engineering Services Related to the Extension of Jake Pickle Drive in the Southwest Industrial Park and Authorize the President to Execute Any Necessary Documentation**

Director of Economic Development Susan Cates reminded the Board about the options for the extension of Jake Pickle Road presented at the January 19<sup>th</sup> meeting:

- Extend Jake Pickle just over the drainage channel behind NextLink at a cost of approximately \$870,000. This option leaves the site whole should a single buyer be interested, while providing access to the back portion of property to market the option of smaller parcels. The estimated cost does not include utilities.
- Extend Jake Pickle to Longwood at a cost of approximately \$1,979,500. This option would complete all infrastructure in SWIP and would provide the most complete “shovel-ready” option for marketing the site including all utility infrastructure and accounting for the challenging topography by allowing for the possibility of smaller parcels that can be terraced to maximize developable land.

After further discussion, the Board advised staff to obtain a cost estimate for the extension of Jake Pickle from Longwood Drive; therefore, not have to cross the drainage channel behind NextLink. Cates stated that she would work with Strand and bring back a OPC for this option at a later date or during the FY24 budget process.

**7. Discuss and Possibly Act Upon the Allocation of Funds for Design and Engineering Services Related to the Extension of Blue Bell Road in the Brenham Business Center and Authorize the President to Execute Any Necessary Documentation**

Director of Economic Development Susan Cates reminded the Board the extension of Blue Bell Road presented at the January 19<sup>th</sup> meeting. Cates advised that in the FY2023 budget, the Board had allocated \$150,000 for the design and engineering portion to extend Jake Pickle. Due to Jake Pickle being put on hold for further evaluation the Board could reallocate the \$150,000 for the design and engineering of the extension of Blue Bell Road.

A motion was made by Ken Miller and seconded by Jim Kolkhorst to reallocate \$150,000 in FY23 budgeted funds for Jake Pickle Road to the design and engineering of the extension of Blue Bell Road in the Brenham Business Center and authorize the President to execute any necessary documentation.

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

Chairman Charles Moser	Yes
Vice Chairman Darrell Blum	Yes
<b>Board Member Bill Betts</b>	<b>Absent</b>
Board Member Gary Crocker	Yes
Board Member John Hasskarl	Yes
Board Member Jim Kolkhorst	Yes
Board Member Ken Miller	Yes

The Board did not adjourn into Executive Session.

### **EXECUTIVE SESSION**

- 8. Texas Government Code Section 551-072-Real Property-Deliberation Regarding the Possible Sale, Exchange, Transfer and/or Acquisition of Real Property in Washington County, Texas**

### **RE-OPEN REGULAR SESSION**

The meeting was adjourned.

*Charles Moser*

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Charles Moser  
Chairman

**ATTEST:**

*Jeana Bellinger*

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Jeana Bellinger, TRMC, CMC  
City Secretary/BCDC Secretary