CITY OF BRENHAM
CAPITAL IMPROVEMENT ADVISORY COMMITTEE
April 29, 2026

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

A regular meeting of the Capital Improvements Advisory Committee (CIAC) was held on April 29, 2026, at 4:00 pm in the Brenham Municipal Building, Conference Room 2A, at 200 West Vulcan Street, Brenham Texas.

Committee Members present:
Wende Lewis Buckley
Paul F. LaRoche, III
Blake Lucherk
Dale Martin
Cayte Neil
Elizabeth Price

Committee Members absent:
Blake Brannon

Staff present:
Stephanie Doland
Shauna Laauwe
Shawn Bolenbarr
Dane Rau
Julie Flagg
Kim Hodde

Citizens / Media present:
Jared Engelke

1. Call Meeting to Order

Chair Cayte Neil called the meeting to order at 4:00 pm with a quorum of six (6) Committee Members present.

2. Public Comments

There were no public comments.

CONSENT AGENDA

3. Statutory Consent Agenda

The Statutory Agenda includes non-controversial and routine items that the Committee may act on with one single vote. A Committee Member may pull any item from the Consent Agenda in order that the Committee discuss and act upon it individually as part of the Regular Agenda.

3-a. Minutes from December 9, 2025, Capital Improvements Advisory Committee (CIAC) Meeting.

Chair Neil called for any corrections or additions to the minutes as presented. A motion was made by Dale Martin and seconded by Paul LaRoche, III to approve the Consent Agenda (minutes from the December 9, 2025, meeting), as presented. The motion carried unanimously.

REGULAR SESSION

4. Presentation, Discussion, and Possible Action to Adopt the Semi-annual report on 2026 Development Projects and Impact Fees.

Stephanie Doland, Development Services Director, presented the semi-annual report and reminded the CIAC members that in accordance with Chapter 395 of the Texas Local Government Code, the Capital Improvements Advisory Committee (CIAC) must meet at least twice each year to review development conditions, impact fees collected, and the progress of the capital improvement plan, as well as to evaluate the assessment of impact fees. The CIAC last met on December 9, 2025, and generally the 2025 calendar year was solid in terms of permits issued relative to prior years. In 2025, single-family residential permits were up significantly at 193 compared to 109 in 2024. Commercial permits were down at 60 in 2025 from 72 in 2024. However, Brenham, the surrounding markets, and Texas, in general, have seen the retail and commercial markets slow in terms of growth due to inflation, increased building costs, and elevated property costs. This first CIAC meeting for 2026 provided an update on impact fees and development to date.

Ms. Doland noted that Brenham's population in 2020 was 17,178 and in 2025 it had risen to 19,142. When the Land Use Assumptions (LUA's) were done in 2023, the current population was 18,549 and the 10-year growth assumption was 27,062 people as of 2033. The land use assumptions are used to understand the projected growth of the City.

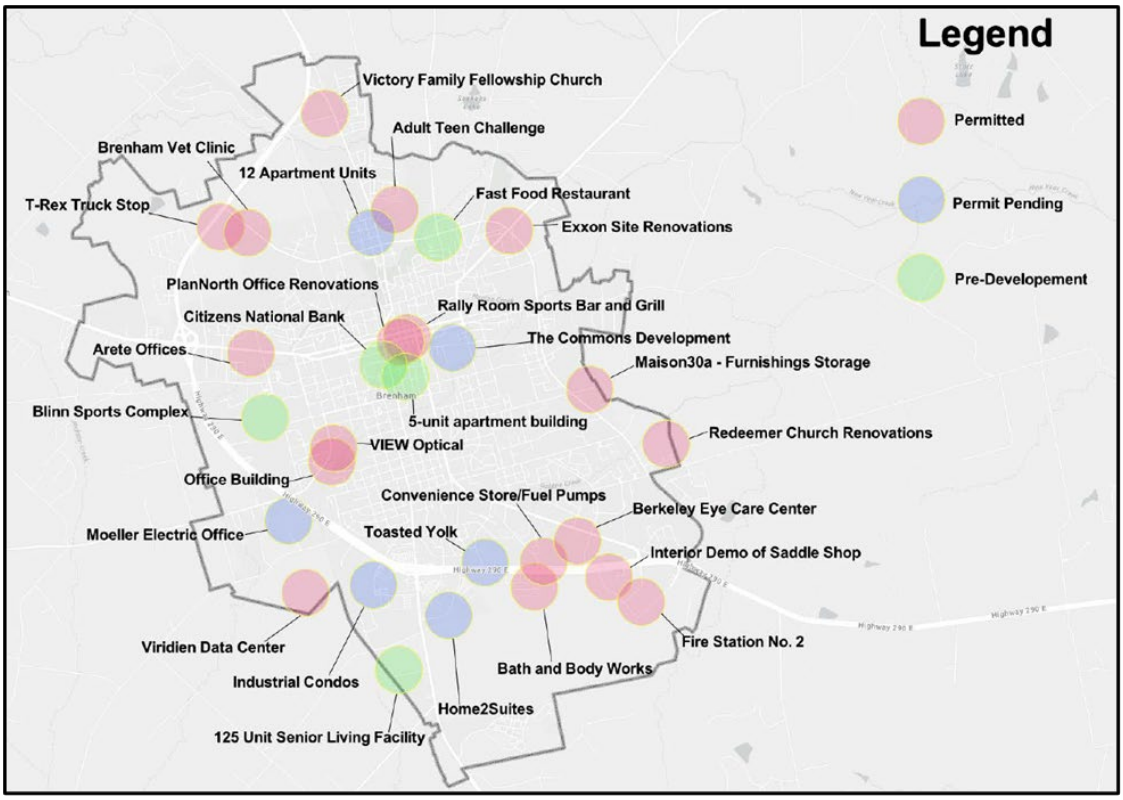
Ms. Doland provided the building permit data for 2025 and 2026 to date (see below), noting that permit activity to date is ahead of last year's permit numbers and valuation for the same period.

Commercial & Residential Building Permit Issuance (as of April 22, 2026)

	PERMITS 2026	PERMITS 2025	MONTHLY VALUATION 2026	MONTHLY VALUATION 2025
January	47	26	$ 4,964,994	$ 7,455,176
February	25	26	$ 12,497,694	$ 2,788,890
March	37	31	$ 42,308,573	$ 14,003,414
April	27	33	$ 2,915,122	$ 6,321,299
May	-	62	$ -	$ 4,987,905
June	-	122	$ -	$ 22,809,485
July	-	20	$ -	$ 1,367,705
August	-	19	$ -	$ 8,598,929
September	-	16	$ -	$ 932,991
October	-	14	$ -	$ 2,092,572
November	-	7	$ -	$ 502,500
December	-	17	$ -	$ 5,936,185
Yearly Totals	**136**	**393**	**$ 62,686,383**	**$ 77,797,051**

*Numbers in Table 2 include new, remodel and addition permits.

Ms. Doland also provided development outlook information indicating that growth is occurring all over the City and not just in certain areas. She provided the following map showing locations where projects have been permitted, have a permit pending, and where a pre-development meeting has been held and staff anticipates the project submittal soon.



Residential Development Outlook:

Single-family home construction in 2026 continued at a steady pace. As noted in the previous report, the impact fee grandfather period expired in the summer of 2025, leading to more than 100 new residential permits issued in June 2025. Most homes started during that surge are now completed or nearing completion. Because of this influx, permit numbers were relatively low at the end of 2025. However, as of April 22, 2026, Development Services has issued 51 new residential permits, which are slightly higher than the 47 issued by this time in 2025.

Staff initially anticipated a decline in new residential permits for 2026. However, DR Horton has indicated plans to complete the remaining inventory in the Liberty Village and Wilkins Valley subdivisions. Liberty Village began in 2022 with 322 single-family lots and only three lots remain without a completed home or active permit. Wilkins Valley began in 2023 with 114 lots and there are approximately 60 lots remaining. Infrastructure for Phases 1 and 2 is complete, and Phase 3 is currently under plat review.

Across the highway in Vintage Farms, Stylecraft has completed infrastructure for Phases 5–8 and has approximately 110 lots available for additional single-family homes. Stylecraft is also constructing a new product type for Brenham: 40-foot lots and 30-foot “patio-home” lots on Boehnke Pass. When complete, this cul-de-sac will include 15 patio homes. These units are expected to be priced below homes built on 50- or 55-foot lots within Vintage Farms.

Ms. Doland stated that several additional residential projects are in the development pipeline:

- A 32-unit cottage-home project on Seelhorst Street, just south of downtown, is under consideration by the Planning and Zoning Commission and City Council. The project is proposed by ChelseaBuild and follows the City's cluster-home development standards but includes requests for setback and lot-size deviations, prompting a Planned Development District zoning request. The project features luxury two-bedroom, two-bath units on small condominium-style lots with shared green space.

- Arete Property Group is currently in permit review for a 12-unit for-rent project at North Park, which will be the first market-rate multifamily development built since 2016.

- Staff recently held a pre-development meeting for a proposed 125-unit retirement village at State Highway 36 and Kuhn Lane.

- A 5-unit multifamily project at 411 Church Street, originally designed and approved in 2021, has been reactivated. The developer has submitted updated construction plans and intends to begin building by summer 2026.

All the residential developments in the pipeline will be subject to impact fees.

Commercial Development Outlook:

Commercial development activity has increased significantly in 2026, with more prospect inquiries and permit applications than in recent years. As shown on the development outlook map, new commercial projects are occurring throughout Brenham, with all areas of the city experiencing growth. This represents a notable improvement compared to the last CIAC report, when the first non-residential impact fee had just been collected.

Ms. Doland pointed out that one of the strongest growth areas is medical-related commercial development. Two eye-care facilities are currently under construction. Earlier this year, Baylor Scott & White announced plans for a 40,000-square-foot facility in the Brenham Market Square (BMS) subdivision. Also, within BMS, an oral surgeon has purchased land and plans to begin construction later this year.

As previously reported, two hotels have purchased property in BMS, though little progress has been made on those projects. Separately, a Home2Suites by Hilton has been approved for permitting and is planned along Woodridge Boulevard. The permit was just approved and with a 3-inch water connection, this project is expected to generate additional impact fee revenue.

Several other commercial projects are under review and subject to impact fees:

- Two industrial warehouse condominium buildings with integrated office space proposed for Schulte Boulevard.

- New construction for a Citizens National Bank Branch Building at the southwest corner of South Austin Street and First Street.

- Staff recently held a pre-development meeting for a new quick-serve restaurant proposed at the corner of Gay Hill Road and FM 577. This property, currently listed for sale by Brenham Housing Authority (BHA), is part of a larger redevelopment effort on land previously developed with multifamily housing.

Impact Fees Collected To-Date:

As shown in Table 3 below, for 2026 to date, impact fees in the amount of $375,775 have been collected. on 49 single-family homes for a total of $266,526 collected. This number includes two sewer impact fee connections for residential property which already had an existing water connection and sanitary sewer service was added to the property. Also shown are the four impact fees collected this year totaling $109,249 for commercial properties:

- The project on Prairie Lea includes construction of a new location for VIEW Optometry and construction of an additional office building.

- A convenience store is under construction along the HWY 290 feeder road, and an impact fee was collected for the domestic connection and an irrigation connection. Note that irrigation meters which are a sub-meter to the main domestic connection are not assessed an impact fee and irrigation connections which are 1" are not assessed an impact fee.

- The project on Longwood Drive, the new Viridien facility, paid for a 4" water connection.

Table 3: Residential & Commercial Impact Fees Collected YTD 2026

Impact Fees (IF) Collected 2026 YTD (January - April)				
New Construction	Number of Units	Water IF Total	Wastewater IF Total	Total IF Collected
Residential	49	$ 234,906	$ 31,620	$ 266,526
Commercial	Water Connection Size			
1207 Prairie Lea	2.0	$ 15,341	$ 1,985	$ 17,326
1101 US HWY 290 E	Domestic (2)	$ 15,341	$ 1,985	$ 17,326
1101 US HWY 290 E	Irrigation (1.50)	$ 9,589	-	$ 9,589
2602 Longwood Dr	4.0	$ 57,563	$ 7,445	$ 65,008
			Commercial Total	$ 109,249
			Residential & Commercial Total	**$ 375,775**

As a comparison, Table 4 below is included to compare the collected impact fees within fiscal year to the projected impact fee revenue as forecasted in the adopted budget. With approximately five months remaining in the fiscal year and multiple commercial developments in the pipeline for approval, it is likely that the forecasted impact fee budget will be achieved.

Date	Address	Construction Type	Water Impact Fee	Sewer Impact Fee
11/4/2024	1733 Burleson St	New Residence	$4,794	$620
6/2/2025	170 Lounge Road	New Residence	$4,794	$620
7/23/2025	2432 Oak Hollow	New Residence	$4,794	$620
8/11/2025	2407 Pecan Crossing	New Residence	$4,794	$620
8/12/2025	412 Peabody	New Residence	$4,794	$620
8/19/2025	512 W Jefferson St	New Residence	$4,794	$620
8/19/2025	2405 Pecan Crossing	New Residence	$4,794	$620
10/10/2025	2408 Oak Hollow Lane	New Residence	$4,794	$620
11/17/2025	501 Oak Crest Lane	New Residence	$4,794	$620
		Total Collected	**$43,146**	**$5,580**

Table 4: Impact Fee Fiscal Year 26 Actuals and Budgeted Amount

FY26 Budget Comparison	Water IF	Wastewater IF	Total IF
Budget Amount:	$552,304	$ 71,430	$623,734
YTD Actual:	$386,433	$ 49,980	$436,413

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		Total Collected	**$43,146**	**$5,580**

Capital Improvement Plan Review

Shawn Bolenbarr, Director of Gas and Utility Services, provided updates on the capital improvement projects listed below that are currently underway by the Public Utilities Department.

Water Utility

- Surface Water Treatment Plant Improvements

  This project includes upgrades, replacements and expansion to the existing surface water treatment plant located on South Austin Street. A Professional Services Agreement was awarded to Strand Associates for engineering and design services. The engineering design is completed, TCEQ approval has been obtained, and the competitive bidding process completed. Bids were opened in September 2025, and the project was awarded to Dudley Construction with a total project cost of $25,770,000. Construction began in January 2026. The building and clarifier have been demolished as well as non-used piping system. The new drain line for the backwash recycle tank has been installed. Awaiting change order for relocation of the water line around the new clarifier.
- Loesch Street Water Wells and Treatment Plant

  This project includes the drilling of two water wells on City property located on Loesch Street to provide an additional water source and treated water capacity. These wells are planned to access the Jasper and Catahoula Aquifers. This project consists of two phases and is currently in phase one. Phase one consists of installing a test well, water quality testing, water capacity testing, blending study, and final construction of the wells. Phase two will consist of design and construction of a water treatment facility to be located at the same property as the water wells. Contractors are currently working on the final well-casing, pump installation and lowering turbidity levels. Once the turbidity level is down to five (5), the testing can begin.
- Highway 36 South Elevated Storage Tank

  This project includes the construction of an elevated storage tank connected to the westside pressure plane. Construction of this additional storage tank will help accommodate the projected

growth of the city. An application has been submitted for the TWDB-Water Supply and Infrastructure Grant. Strand Associates is currently researching site and design options.

Wastewater Utility

- Industrial Boulevard Lift Station
  This project is complete and is in the one-year warranty phase and included the replacement of the existing lift station with a new 600-gpm duplex lift station with the ability to expand to a triplex lift station in the future.
- Business Center Sanitary Sewer Extension and Lift Station Installation
  This project is complete and is in the one-year warranty phase and included the installation of 3,800 linear feet of gravity sewer line, approximately 442-feet of 4" force main and a 126-gpm duplex lift station.
- Highway 105 Lift Station Improvements and Force Main Replacement
  This project consists of installing a new 2,250 gallon per minute lift station at Linda Anderson Park and installing a new force main. The project is currently in the design phase by Strand Associates as well as having the Geotech survey underway. The project is anticipated to be advertised for bidding in April 2026 with construction beginning in July 2026. Julie Flagg noted that the Brenham Community Development Corporation (BCDC) funded a large portion of this project.
- Knights of Columbus (KC) Lift Station and Force Main Replacement
  The Knights of Columbus Lift Station includes the construction of a 500-gallon per minute (gpm) lift station and installation of 3,700 linear feet of force main. This project is currently in the design phase and discussions with property owners regarding property acquisition (purchase) are beginning. Julie Flagg noted that the Brenham Community Development Corporation (BCDC) funded approximately $200,000 for this project.

Stephanie Doland stated that the Capital Improvement Plan was adopted in 2023 and Impact fees were adopted as follows:

- 90% water impact fee
- 20% wastewater impact fee
- No roadway impact fee was adopted

Ms. Doland stated that staff has not seen a lot of pushback or concern over the impact fees during predevelopment meetings.

Julie Flagg, Chief Financial Officer, stated that the impact fees will help offset debt service payments on bonds issued for these projects; however, the wastewater impact fee is not substantially contributing to the debt service.

Dane Rau reiterated that when water and wastewater impact fees were adopted, the City of Brenham did not adopt a roadway impact fee. He stated that the total projected costs for roadway projects identified in 2023 were $78,099,000 with a 10-year escalated project cost of $90,380,835; therefore, these projects cannot be funded through the general budget and will require bond issuances. He further stated that another challenge being faced is property that has been annexed into the City, but the roadways have not been improved. He stated that general maintenance is typically performed in-house but the larger road projects require bond funds to complete.

Stephanie Doland stated that in accordance with the state statute, impact fees can only be increased every three (3) years thus Brenham cannot increase fees until July 1, 2027. Discussions will begin at the next CIAC meeting to consider whether to adopt a roadway impact fee and to increase the sanitary sewer

impact fee. Jared Engelke, with Strand Associates, stated that the process has changed and it now takes longer than when the impact fees were initially adopted.

A motion was made by Elizabeth Price and seconded by Wende Buckley to adopt the Semi-Annual Report on 2026 Development Projects and Impact Fees, as presented. The motion carried unanimously.

The next meeting of the Capital Improvements Advisory Committee will be in the final quarter of 2026, likely in November.

6. Adjourn.

A motion was made by Elizabeth Price and seconded by Dale Martin to adjourn the meeting at 4:47 pm. The motion carried unanimously.

The City of Brenham appreciates the participation of our citizens, and the role of the Capital Improvements Advisory Committee (CIAC) in this decision-making process.

Certification of Meeting Minutes:

Paul F. LaRoche Capital Improvements Advisory Committee	Paul F. LaRoche, III Vice Chair	November 2, 2026 Meeting Date
Kim Hodde Attest	Kim Hodde Staff Secretary	November 2, 2026 Meeting Date