



CITY OF BRADY COUNCIL AGENDA  
REGULAR CITY COUNCIL MEETING  
JUNE 2, 2015 AT 6:00 PM

NOTICE is hereby given of a meeting of the City Council of City of Brady, McCulloch County, State of Texas, to be held at 6:00pm on June 2, 2015, at the Ed Davenport Civic Center located at 200 Country Club Road, Brady, Texas, for the purpose of considering the following items. The City Council of the City of Brady, Texas, reserves the right to meet in closed session on any of the items listed below should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

Tony Groves  
Mayor

Latricia Doyal  
Mayor Pro Tem

Kathy Gloria  
Council Member

Shelly Perkins  
Council Member

Marilyn Gendusa  
Council Member

Jack Turk  
Council Member

Kim Lenoir  
City Manager

Raika Rowe  
City Attorney

Tina Keys  
City Secretary

Platinum  
Level



Texas Comptroller  
Leadership Circle

**1. CALL TO ORDER, ROLL CALL & CERTIFICATION OF A QUORUM**

**2. INVOCATION & PLEDGE OF ALLEGIANCE**

**3. APPROVAL OF AUDIT BOARD**

**4. APPROVAL OF MINUTES 5-19-15; 5-26-15**

**5. PUBLIC COMMENTS**

Public comments are reserved for items NOT listed on the agenda. Please address public comments regarding items ON the agenda under "Individual Concerns" during public comments and discussion of those items. To speak, please fill out notecard and give to City Secretary.

**6. JOINT PUBLIC HEARING WITH PLANNING AND ZONING COMMISSION**

- A. Open Joint P&Z Meeting – Call to Order, Roll Call and Certify a Quorum
- B. Presentation of Zoning Request by Texas Housing Foundation
- C. Open Public Hearing to hear comments FOR or AGAINST rezoning the property from Commercial District (C) to Multi-Family (MF) Zoning, located at the intersection of West 17<sup>th</sup> and Nine Road, legal description being 1412 F. Wellegehausen Addition, Block 400, as requested by the Texas Housing Foundation for the purpose of residential construction of an apartment complex.
- D. Close Public Hearing, Recess City Council Meeting for P&Z to deliberate (approximately 15 minutes)
- E. Reconvene City Council Meeting
- F. Presentation of P&Z Commission recommendation to the City Council

**7. INDIVIDUAL CONCERNS**

- A. Discussion, consideration, and possible action regarding first reading of Ordinance 1173 to rezone property from Commercial to Multi-family Zoning located at the intersection of West 17<sup>th</sup> and Nine Road, legal description being 1412 F. Wellegehausen Addition, Block 400, as requested by the Texas Housing Foundation for the purpose of residential construction of an apartment complex.

- B. Discussion, consideration, and possible action regarding 100% Plan Review for the expansion and renovations of the Civic Center Project by KSA Engineers.
- C. Discussion, consideration and possible action on Resolution 2015-028 and Agreement with the Brady Economic Development Corporation (BEDC) to use ¼ cent sales tax to fund the Ed Davenport Civic Center Renovation and Expansion Project, authorized by the voters in May 2009 (not to exceed Certificate of Obligation financing of \$1,555,000 and total project expense not to exceed estimated budget of \$1,781,000).
- D. Discussion, consideration, and possible action authorizing KSA Engineers and City Staff to proceed with advertising and bidding of the Ed Davenport Civic Center Renovation and Expansion Project.
- E. Discussion, consideration, and possible action regarding **second** reading of Ordinance 1172 of the City of Brady, Texas amending FY2014-2015 Budget, including fund transfers, and including BEDC Budget Amendments.

## 8. STAFF REPORTS

- A. June 9 – 4:00pm - City Council FY16 Goals and CIP Review Work Session at Brady Housing Authority Conference Room
- B. Introduce Summer Intern Courtney Voelker, Kansas State University
- C. June 3 – Annual LCRA Rates and Resources Meeting in Austin
- D. June 9 – Council Work Session on Goals for FY16 Budget and 5-year CIP, 4pm
- E. June 10 – Quarterly Airport Advisory Board Meeting, 5pm
- F. June 16 – TWDB Meeting for EDAP Grant Award on 100% DW design grant

## 9. ANNOUNCEMENTS

Pursuant to the Texas Government Code § 551.0415, City Council Members and City staff may make reports about items of community interest during a meeting of the governing body without having given notice of the report.

Items of community interest include:

- Expressions of thanks, congratulations, or condolence;
- An honorary or salutary recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutary recognition for purposes of this subdivision;
- Information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; and
- Announcements involving an imminent threat to public health and safety of people in the municipality that has arisen after the posting of the agenda.

## 10. EXECUTIVE SESSION

The City Council of the City of Brady reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed on this agenda as authorized by the Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), 551.086 (Deliberations, vote or final action about competitive matters of the public power utility), and 551.087 (Economic Development). Additionally, the following items are anticipated for Executive Session:

- A. Pursuant to 551.072 (Deliberations about Real Property)
  - B. Pursuant to Section 551.086 (Deliberations, vote or final action about competitive matters of the public power utility) - Electric Competitive Matters
  - C. Pursuant to Section 551.074 (Personnel Matters) City Council will meet to deliberate the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of (and if necessary, seek advice from City Attorney under 551.071):
    - a. Board Appointments
  - D. Pursuant to Section 551.071 (Consultation with Attorney). The City Council will seek and receive advice from the City Attorney on the following matters:
    - a. Pending and/or contemplated litigation
    - b. To seek legal advice regarding the city's authority to regulate water supply and groundwater use within the City Limits
  - E. Pursuant to Section 551.087 (Economic Development)
    - a. Discussion of potential economic development projects
11. Open Session Action on Any Executive Session Item listed above, if needed.

## 12. ADJOURNMENT

I certify that this is a true and correct copy of the City of Brady City Council Meeting Agenda and that this notice as posted on the designated bulletin board at Brady City Hall, 201 E. Main St., Brady, Texas 76825; a place convenient and readily accessible to the public at all times, and said notice was posted on \_\_\_\_\_ by 6:00 p.m. and will remain posted continuously for 72 hours prior to the scheduled meeting pursuant to Chapter 551 of the Texas Government Code.

\_\_\_\_\_  
Tina Keys, City Secretary

In compliance with the American with Disabilities Act, the City of Brady will provide for reasonable accommodations for persons attending public meetings at City Facilities. Requests for accommodations or interpretive services must be received at least 48 hours prior to the meeting. Please contact the City Secretary at 325-597-2152 or citysec@bradytx.us.

**NOTICE is hereby given of possible quorum:** There may be a quorum present of the Brady Economic Development Corporation, Planning and Zoning Commission, Airport Advisory Board, Zoning Board of Adjustments and/or the Charter Review Commission during this meeting, but they will not deliberate on any city business.

STATE OF TEXAS

COUNTY OF McCULLOCH

CITY OF BRADY

The City Council of the City of Brady, Texas met in a Regular Meeting on Tuesday, May 19, 2015 at 6:00p.m. at the Ed Davenport Civic Center, 200 Country Club Rd, Brady, Texas with Mayor Anthony Groves presiding. Councilmembers present were Jack Turk, Marilyn Gendusa, Latricia Doyal, Kathy Gloria, Linda Lott, incoming Councilmember Shelly Perkins. City staff present were City Manager Kim Lenoir, City Secretary Tina Keys, Public Works Director Steven Miller, Finance Director Lisa Remini, City Attorney Raika Rowe, Police Chief Steve Thomas, Police Officer Terry Bishop, Jessica Sutton, Bonney Smith, and Mike Adams. Others in attendance were Christy Badilla, Dub Smith, Lynn Farris, Bill Easley, Carol Easley, Teresa Liefeste, Chris Liefeste, Maggie Sawyer, Bill Neslage, Jon Chase, Neal Ulmer, Chris Calley, Clinton Colley, Tannya Lacy, Alysa Lacy, Joe Sanchez, Joe Whitehead, James Griffin, Susan Jolliff, Anita Ellison and John Campbell.

#### **1. CALL TO ORDER, ROLL CALL & CERTIFICATION OF A QUORUM**

Mayor Groves called the meeting to order at 6:02 p.m. Roll was then called for Council and a quorum was certified.

#### **2. INVOCATION & PLEDGE OF ALLEGIANCE**

Council Member Doyal gave the invocation, and the Pledge of Allegiance was recited.

#### **3. APPROVAL OF AUDIT BOARD**

Council Member Gendusa made a motion to approve the audit board. Seconded by Council Member Jack Turk. All Council Members voted "aye" and none "no". Motion carried.

#### **4. APPROVAL OF MINUTES for 5/5/2015 and 5/12/2015**

Council Member Gendusa made a motion to approve minutes. Seconded by Council Member Lott. All Council Members voted "aye" and none "no". Motion carried.

#### **5. PUBLIC COMMENTS**

Chris Calley-Civic Center renovation issues of concern

#### **6. PRESENTATIONS**

Introduction of Police Chief Steve Thomas and Police Officer Terry Bishop

#### **7. INDIVIDUAL CONCERNS**

- A. Discussion, consideration, and possible action regarding Resolution 2015-025 and 2015-026 to Canvass the May 9, 2015 elections. Council Member Marilyn Gendusa made a motion to accept resolutions. Seconded by Council Member Jack Turk. All Council Members voted "aye" and none "no". Motion carried.
- B. Administer Oath of Office and Swearing In of the newly elected officers: Shelly Perkins, Councilmember Place 2 and Marilyn Gendusa, Councilmember Place 3. Oath administered by Christy Badilla, former City Secretary.

- C. Recognition of outgoing term-limited Councilmember Linda Lott and former City Secretary Christy Badilla was shared by the Mayor and Council Members. Linda Lott and Christy Badilla both shared fond memories and well wishes. Council recessed at 6:20pm for reception and reconvened at 6:47pm.
- D. Election of Mayor Pro Tem – The City Council drew numbers to have a roll call vote, including the Mayor. Latricia Doyal received 6 votes. Councilmember Gloria made motion to appoint Latricia Doyal as Mayor Pro Tem. Seconded by Councilmember Gendusa. All Council Members voted “aye” and none “no”. Motion carried.
- E. Annual review, discussion, consideration, and possible action to amend the Fund Balance / Working Capital Policy No. 2013-1 (reserve fund policy). Finance Director Lisa Remini presented. Councilmember Gendusa made motion to approve. Seconded by Councilmember Turk. All Council Members voted “aye” and none “no”. Motion carried.
- F. Discussion, consideration, and possible action regarding approval of the Brady Economic Development Corporation (BEDC) recommended FY2015 Budget Amendments. Finance Director Lisa Remini presented. Councilmember Gendusa made motion to approve. Seconded by Councilmember Gloria. All Council Members voted “aye”, and none “no”. Motion carried.
- G. Discussion, consideration, and possible action regarding first reading of Ordinance 1172 of the City of Brady, Texas amending FY2014-2015 Budget, including fund transfers, and including BEDC Budget Amendments. Finance Director Lisa Remini presented.. Councilmember Gendusa made motion to approve, second by Councilmember Doyal. Per City Charter Section 6.5, a majority vote of the full membership of the Council must be present to vote on Budget Amendments, the vote was delayed until Councilmember Turk returned to the dias. Council temporarily moved on to item H. Council returned to item and all members voted “aye” and none “no”. Motion carried.
- H. Discussion, consideration, and possible action regarding Resolution 2015-027 regarding the use of Richard’s Park and designated street for the purpose of the Salute Run 5k. City Manager Kim Lenoir presented.. Councilmember Gendusa made motion to approve. Seconded by Councilmember Doyal. All Council Members voted “aye” and none “no”. Councilmember Turk did not vote on item. Motion carries.

## 8. STAFF REPORTS

- A. Monthly Financial Reports for April reviewed by Finance Director Lisa Remini
- B. Monthly Activity Reports of Golf and BPD were included, Senior Citizen Meals Report will be distributed tomorrow to the Councilmembers
- C. Aquatic Center / Swimming Pool Opens for season May 30
- D. May 25 – City Offices Closed
- E. May 25 – Residential Trash Services – Mon pick-up Tues; Tues pick-up Wed
- F. May 26 – 5pm ZBA Meeting – Service Center
- G. June 2 – Joint P&Z Public Hearing for rezoning the Apartment Complex site from Commercial to Multi-family
- H. June 2 – 100% Construction Plan Review for Civic Center
- I. FY2016 Budget Calendar and scheduled Work Session Meetings
- J. Hand-out Open Meetings Act

## 9. ANNOUNCEMENTS

Marilyn Gendusa – thanked those for coming out to Fly-in on Saturday. They had a nice turn-out despite the area stormy weather.

## 10. EXECUTIVE SESSION

Council recessed at 7:25 pm for executive session. Went into executive session at 7:38 pm to...

- A. 551.072 (Deliberations about Real Property)
- B. 551.086 (Deliberations, vote or final action about competitive matters of the public power utility) - Electric Competitive Matters
- C. 551.074 (Personnel Matters) City Council will meet to deliberate the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of (and if necessary, seek advice from City Attorney under 551.071):
  - a. Board Appointments
- D. 551.071 (Consultation with Attorney). The City Council will seek and receive advice from the City Attorney on the following matters:
  - a. Charter Election
  - b. Pending and/or contemplated litigation
  - c. To seek legal advice regarding the city's authority to regulate water supply and groundwater use within the City Limits
- E. Section 551.087 (Economic Development)
  - a. Discussion of potential economic development projects

Executive Session adjourned at 8:18pm.

No action was taken during or as a result of executive session.

Regular Session reconvened at 8:19pm.

## 11. ADJOURNMENT

There being no further business the Mayor adjourned the meeting at 8:20p.m.

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Mayor Anthony Groves

Attest: \_\_\_\_\_  
Tina Keys, City Secretary

STATE OF TEXAS

COUNTY OF McCULLOCH

CITY OF BRADY

The City Council of the City of Brady, Texas met in a Special Session on May 26, 2015 at 3:00pm at the Brady Housing Authority located at 405 E. Main St., Brady, Texas. Mayor Groves presided over the meeting. City Council Members present were Latricia Doyal, Shelly Perkins, Marilyn Gendusa, and Jack Turk. City staff present were Community Services Director Peter Lamont and City Manager Kim Lenoir.

**1. CALL TO ORDER, ROLL CALL & CERTIFICATION OF A QUORUM**

Mayor Groves called the meeting to order at 3:02pm and adjourned into a joint executive session with MCHD, County Commissioners Court and Brady Economic Development Corporation.

**2. EXECUTIVE SESSION**

The City Council of the City of Brady will adjourn into Executive Session to discuss any of the matters listed on this agenda as authorized by the Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), and 551.087 (Economic Development).

- A. 551.087 (Economic Development)
  - a. Discussion of potential economic development projects

Executive Session ended at 4:10pm, no action was taken.

**3. ADJOURNMENT**

There being no further business, the meeting was adjourned at 4:10p.m.

\_\_\_\_\_  
Anthony Groves, Mayor

Attest: \_\_\_\_\_  
Tina Keys, City Secretary



**CITY OF BRADY  
PLANNING AND ZONING COMMISSION  
PUBLIC HEARING AGENDA  
JUNE 02, 2015 AT 6:00 P.M.**

NOTICE is hereby given of a Public Hearing of the Planning and Zoning Commission of the City of Brady, McCulloch County, State of Texas, to be held at 6:00 p.m. on Tuesday, June 02, 2015, at the Ed Davenport Civic Center located at 200 Country Club Rd, Brady, Texas for the purpose of considering the following items.

**Nick Blyshak**  
Chairperson

**Ronnie Aston**  
Vice Chairperson

**Jeff Bedwell**  
Commission Member

**Connie Easterwood**  
Commission Member

**Lewis Jordan**  
Commission Member

**Amy Greer**  
Commission Member

**Tom Flanigan**  
Commission Member

**1. CALL TO ORDER, ROLL CALL & CERTIFICATION OF A QUORUM**

**2. PUBLIC HEARING**

- A. PUBLIC HEARING** to receive comments for/against a zoning change from Commercial District (C) to Multi-Family District (MF) for property located at the intersection of West 17<sup>th</sup> Street and Nine Road with the legal description being the 400 Block of the F Wellegehausen Addition, Section 1412 as requested by the Texas Housing Foundation for the purpose of residential construction of an apartment complex.

**3. ITEMS FOR DISCUSSION AND CONSIDERATION**

- A.** Discussion, consideration and possible action to make a recommendation to City Council to approve/disapprove a zoning change from Commercial District (C) to Multi-Family District (MF) for property located at the intersection of West 17<sup>th</sup> Street and Nine Road with the legal description being the 400 Block of the F Wellegehausen Addition, Section 1412 as requested by the Texas Housing Foundation for the purpose of residential construction of an apartment complex.

**4. ADJOURNMENT**

I certify that this is a true and correct copy of the Planning and Zoning Commission Meeting Agenda and that this notice as posted on the designated bulletin board at Brady City Hall, 201 E. Main St., Brady, Texas 76825; a place convenient and readily accessible to the public at all times, and said notice was posted on 5-29-15 by 6:00 p.m. and will remain posted continuously for 72 hours prior to the scheduled meeting pursuant to Chapter 551 of the Texas Government Code.

  
Kimberly Davee, Secretary

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# City Council

## City of Brady, Texas

### Agenda Action Form

<b>AGENDA DATE:</b>	06/02/2015	<b>AGENDA ITEM</b>	6 - C
<b>AGENDA SUBJECT:</b>	Public Hearing to receive comments for/against a zoning change from Commercial District (C) to Multi-Family Residential (MF) in the Zoning Ordinance for property located at the intersection of West 17 <sup>th</sup> Street and Nine Road as requested by the Texas Housing Foundation for the purpose of residential construction of an apartment complex.		
<b>PREPARED BY:</b>	Kimberly Davee	<b>Date Submitted:</b>	05/28/2015
<b>EXHIBITS:</b>	Zoning Application Report Notice of Public Hearing Application for Zoning Change as submitted by the applicant		
<b>BUDGETARY IMPACT:</b>	<b>Required Expenditure:</b>	\$00.00	
	<b>Amount Budgeted:</b>	\$00.00	
	<b>Appropriation Required:</b>	\$00.00	
<b>CITY MANAGER APPROVAL:</b>			

<b>SUMMARY:</b>
The Texas Housing Foundation has requested a zoning change from Commercial District (C) to Multi-Family Residential (MF) on the property at the intersection of West 17 <sup>th</sup> and Nine Road. They will be submitting plans for an apartment complex if the zoning change passes.

<b>RECOMMENDED ACTION:</b>
No action needed.

## Zoning Application Report

- Request:** The Texas Housing Foundation is requesting a zoning change from Commercial District (C) to Multi-Family (MF) for property located at the intersection of West 17<sup>th</sup> Street and Nine Rd, legal description being 1412 F. Wellegehausen Addition, Block 400
- Owner:** George Nasso is reported to be the owner but does not live in town so James Long Real Estate is acting on behalf of Mr. Nasso.

### Statement of Facts:

The current zoning in the area is predominantly Commercial District (C) with the Northern half being Single-Family Residential (SF-5) across West 17<sup>th</sup> Street. The East, West, and South sides are not in the City limits but the Eastern and Southern portions are occupied with residential homes. The West side is vacant with the Heart of Texas Hospital on the South side of the vacant lot which is in the City limits.

The current zoning of the property is Commercial District (C) which is designed to provide for commercial service-related establishments, such as wholesale product sales, welding shops, automotive repair services, upholstery shop restaurants, feed and grain store, kennel, distribution centers, motels, retail sales, and other similar commercial uses.

The proposed zoning change to Multi-Family Residential (MF) is an attached residential district intended to provide the highest residential density of twenty-five dwelling units per acre. Multi-Family Residential (MF) should be located adjacent to a major thoroughfare and serve as a buffer between retail/commercial development or heavy automobile traffic and medium or low density residential development.

Multi-Family Residential (MF) also allows for recreational, religious, health and educational uses as well as the multiple family dwellings.

This property is a prime location for the MF District since it would be a buffer between commercial development and medium to low density residential development.

## NOTICE OF PUBLIC HEARING

Re: Request for a zoning change from Commercial District to Multi-Family District (MF) for property located at the intersection of West 17<sup>th</sup> Street and Nine Road with the legal description being the 400 Block of the F Wellegehausen, Section 1412 for the purpose of residential construction of an apartment complex.

Dear Property Owner:

You are receiving this letter because you own property within 200 feet of the above referenced location.

The applicant, Texas Housing Foundation, has submitted an application for a zoning change at the above location to allow for Multi-Family District in the City of Brady zoning ordinance.

The City of Brady Planning and Zoning Commission and the City of Brady City Council will consider this request at a public hearing on Tuesday, June 2, 2015 at 6:00 p.m. The Commission and Council will meet at the Ed Davenport Civic Center, 200 Country Club Road, Brady, Texas.

Because this request may affect your property, you are encouraged to participate in the zoning process. The public will be given an opportunity to speak during the hearings. If you wish to comment but are unable to attend, written comments may be submitted to the Planning and Zoning Commission or to the City Council prior to the meetings.

Additional information regarding the proposed zoning is available for public review at the Service Center during normal business hours. Should you have questions, please contact Planning and Zoning Secretary Kimberly Davee at 325-597-2244 ext. 201 or City Secretary Tina Keys at 325-597-2152 ext. 207.

### CITY OF BRADY

Please submit written comments to:

City of Brady  
Planning and Zoning Commission  
PO Box 351  
Brady, TX 76825

or

City of Brady  
City Council  
PO Box 351  
Brady, TX 76825

APPLICATION FOR ZONING CHANGE

The undersigned hereby makes applications to the City of Brady Planning and Zoning Commission to amend the Zoning Ordinance of the City of Brady, Texas, by changing the zoning classification of property legally described as:

See attached legal description and McCulloch County Central Appraisal District property  
Information.

in the City of Brady, Texas, from C-Commercial District  
to MF - Multi-Family Residential District

for the purpose of developing and constructing apartment homes.

Attached herewith is a plat and a certified list of names and addresses of all property owners within two hundred (200) feet of the perimeter of the property proposed to be changed.

Accompanying this application is the \$100.00 re-zoning fee.

THF Brady Housing, Ltd.  
OWNER/APPLICANT

2/14/2015  
DATE

Dru Childre -   
AUTHORIZED AGENT



## SEARCHERS LAND SURVEYING

**P.O. Box 528, Mason, TX 76856**  
**325-347-7489 • searchersls.com**  
**Firm # 10193966**

LEGAL DESCRIPTION: Being 4.508 acres of land, out of the Friedrich Wellgehausen Survey No. 400, Abstract No. 1412, in McCulloch County, Texas and all of that certain 0.571 acre tract described in Volume 419, Page 109 of the Official Public Records of McCulloch County, Texas, all of that certain 3.940 acre tract described in Volume 419, Page 109 of said Official Public Records; Said 4.508 acre tract being more particularly described as follows and as surveyed under the supervision of Searchers Land Surveying in January, 2015:

BEGINNING at a bent 3/8 inch iron rod found for the northeast corner of that certain 0.12 acre tract described in Volume 177, Page 15 of the Deed Records of McCulloch County, Texas, the northwest corner of that certain 4.11 acre tract described in Volume 77, Page 280 of said Deed Records and the southeast corner that certain 0.39 acre tract described in Volume 177, Page 23 of said Deed Records, the southwest corner of said 3.940 acre tract and the northwest corner of a certain 2.218 acre tract surveyed this same day by Searchers Land Surveying being a portion of said 4.11 acre tract and a corner hereof;

THENCE along the southeast line of said Old Nine Road the following 2 courses:

1. North 39°39'14" East a distance of 92.41 feet along the northwest line of said 3.940 acre tract and the southeast line of said 0.39 acre tract and the to a 1/2 inch iron rod found;
2. North 38°30'49" East a distance of 564.18 feet along the northwest line of said 3.940 acre tract and the southeast line of said 0.39 acre tract and the northwest line of said 0.571 acre tract to a 1/2 inch iron rod found in the south line of Farm to Market Highway No. 2028 for the northwest corner of said 0.571 acre tract, the northeast corner of said 0.39 acre tract and the northwest corner hereof;

THENCE South 71°33'02" East a distance of 178.10 feet along the south line of said Farm to Market Highway to a calculated point for the northeast corner of said 0.571 acre tract, the northwest corner of the remaining portion of that certain 6.4 acre tract described in Volume 175, Page 112 of said Official Public Records, and the northeast corner hereof, and from which a 1/2 inch iron rod found bears North 11°33'42" East a distance of 1.82 feet and a cut-off 8-inch pine fence corner post found bears South 40°18'16" West a distance of 3.85 feet;

THENCE along the west line of said remainder of 6.4 acre tract, the following 3 courses:

1. South 11°06'38" West a distance of 487.00 feet to a 1/2 inch iron rod found;
2. North 79°27'03" West a distance of 59.31 feet to a 1/2 inch iron rod found;
3. South 10°47'55" West a distance of 128.17 feet to a 1/2 inch iron rod found with cap marked SKG Engineering in the north line of said 4.11 acre tract, for the southwest corner of said remainder of 6.4 acre tract, and a corner hereof;

THENCE North 71°16'00" West, along the north line of said 4.11 acre tract and the south line of said 3.940 acre tract at a distance of 77.82 feet to a 1/2 inch iron rod set for the northeast corner of said 2.218 acre tract continuing along the north line of said 2.218 acre tract for a total distance of 347.78 feet to the POINT OF BEGINNING containing 4.508 acres more or less, and as shown on certified plat hereon.

Property ID: 28919

Owner: NASSO GEORGE

Property ID:

28919

Account Number:

00000-07901-05000-000000

Property Legal Description:

1412 400WELLEGEHAUSEN F

Deed Information:

Volume:	419
Page:	109
File Number:	41629
Deed Date:	8/30/2006

Property Location:

BRADY TX 76825

Block: 400

Survey / Sub Division Abstract:

WELLEGEHAUSEN F

Section / Lot:

1412

Owner Information:

NASSO GEORGE

Property Detail:

Property Exempt:	
Category / SPTB Code:	C1
Total Acres:	4.511
Total Living Sqft:	See Detail
Owner Interest:	1.000000
Homestead Exemption:	
Homestead Cap Value:	0
Land Ag / Timber Value:	0
Land Market Value:	31,010
Improvement Value:	0
Property Market Value:	31,010

P O BOX 100

MAXWELL, TX 78656

Previous Owner:

NASSO JOHN M

Jur Code	Jur Name	Total Market	Homestead	Total Exemption	Taxable
00	MCCULLOCH CAD	31,010		0	31,010
01	MCCULLOCH COUNTY	31,010		0	31,010
01IS	MCCULLOCH COUNTY I&S	31,010		0	31,010
01A	COUNTY SPECIAL	31,010		0	31,010
10	CITY OF BRADY	31,010		0	31,010
30	BRADY ISD I&S	31,010		0	31,010
30A	BRADY ISD M&O	31,010		0	31,010
50	HICKORY WATER	31,010		0	31,010
60	HOSPITAL DIST	31,010		0	31,010

Property ID: 28919

Owner: NASSO GEORGE

Land Detail

Land Sequence 1		
Acres: 4.511	Market Class: RL1412	Market Value: 31,010
Land Method: AC	Ag/Timber Class: ANP1	Ag/Timber Value: 290
Land Homesiteable: NO	Land Type: NATP	Ag Code:
Front Foot: N/A	Rear Foot: N/A	Lot Depth: N/A
Front Ft Avg: N/A	Lot Depth %: N/A	Land Square Ft: N/A
Land Note:		

Total Land Value: \$ 31,010

Property ID: 28919

Owner: NASSO GEORGE

## Previous Owner Information

Parcel ID	Seller	Buyer	Volume	Page	File Number	Deed Date
28919	NASSO JOHN M	NASSO GEORGE	419	109	41629	8/30/2006
28919	MITCHELL DAVID ETAL	NASSO JOHN M	342	17		5/5/2004
28919	GRIFFIN JAMES	NASSO JOHN M	342	8		5/5/2004
28919	BRADY LAND CO, INC	GRIFFIN JAMES	296	547		7/13/1998
28919		BRADY LAND CO, INC	0	0		8/22/1997

Property ID: 28919

Owner: NASSO GEORGE

## Property Tax Information


Jur Code	Description	Assessed Value	Tax Rate	Tax Value
01	MCCULLOCH COUNTY	31010	0.458229	142.10
01A	COUNTY SPECIAL	31010	0.0029	0.90
01IS	MCCULLOCH COUNTY I&S	31010	0.022	6.82
10	CITY OF BRADY	31010	0.30439	94.39
30	BRADY ISD I&S	31010	0.32336	100.27
30A	BRADY ISD M&O	31010	1.04	322.50
50	HICKORY WATER	31010	0.035	10.85
60	HOSPITAL DIST	31010	0.122254	37.91

Total Taxes: \$ 715.74

# Texas Housing Foundation



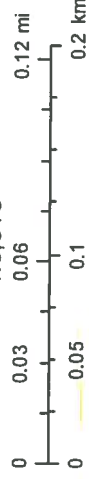
May 29, 2015

 Parcels

## Abstracts

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

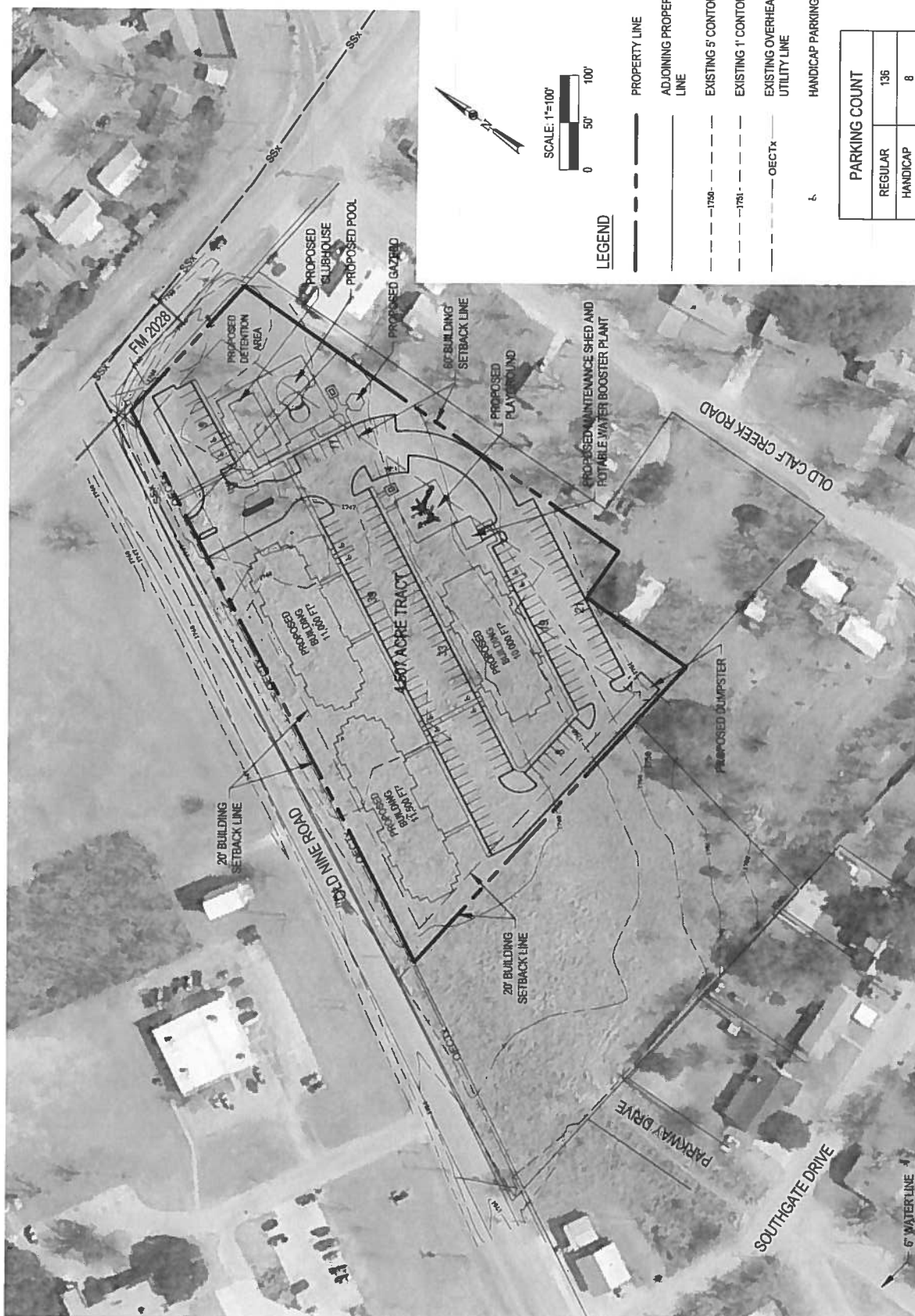
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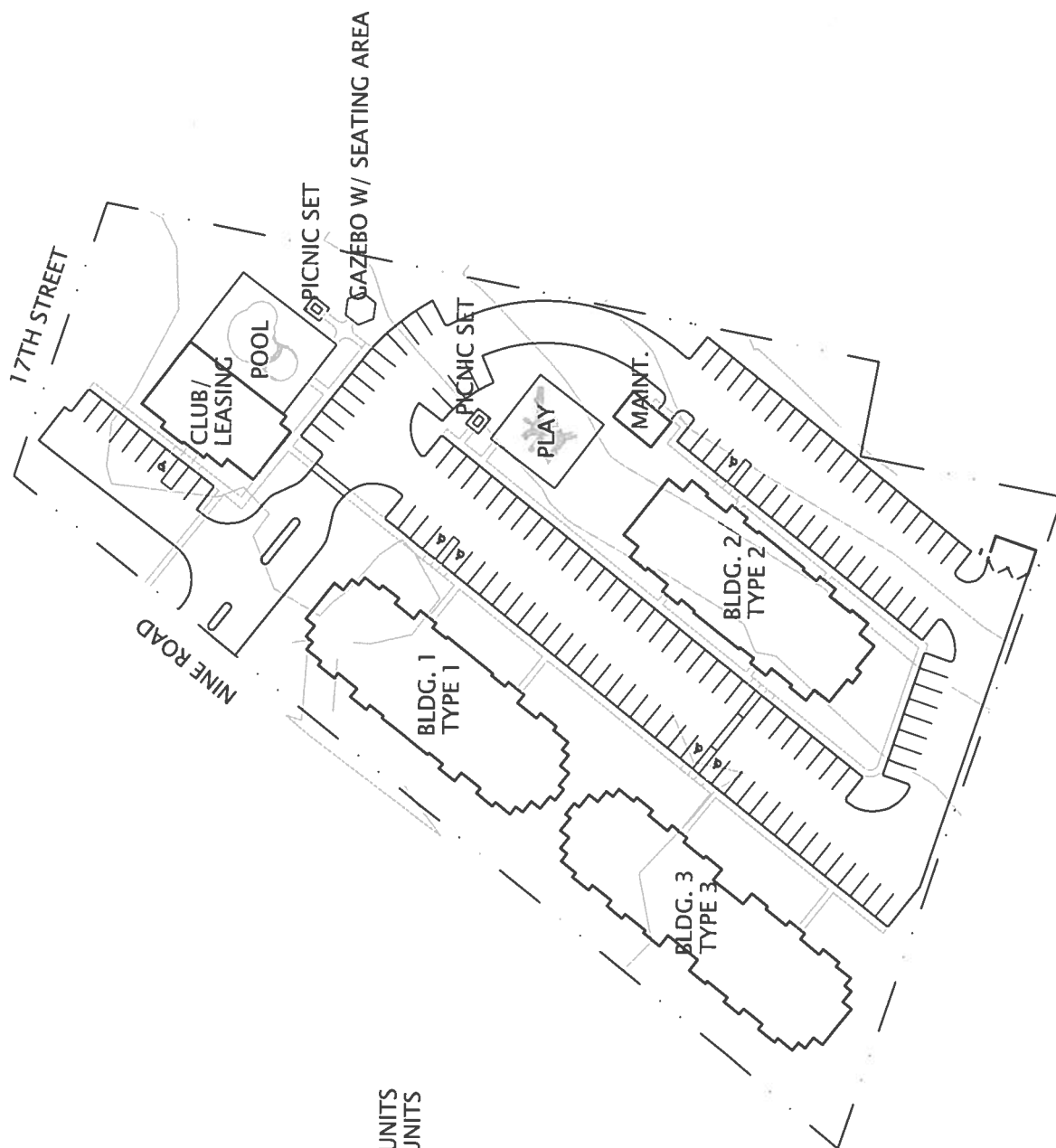


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aergrid, IGN, IGP, swisstopo, and

PROPOSED SITE PLAN  
FOR  
TRAILS OF BRADY  
BRADY, TEXAS

JOB NO.	2668.00
DATE	02/18/15
DESIGNED	GSC
CHECKED	JJV
SHEET	3.0





#### UNIT MIX:

24 A UNITS  
36 B UNITS  
12 C UNITS

#### BUILDING MATRIX:

TYPE 1: 12 A AND 12 C UNITS  
TYPE 2: 12 A AND 12 B UNITS  
TYPE 3: 24 B UNITS

#### PARKING:

24 A UNITS X 1.75 = 42  
36 B UNITS X 2 = 72  
12 C UNITS X 2.5 = 30

TOTAL PARKING = 144

**NDA**

TRAILS OF BRADY

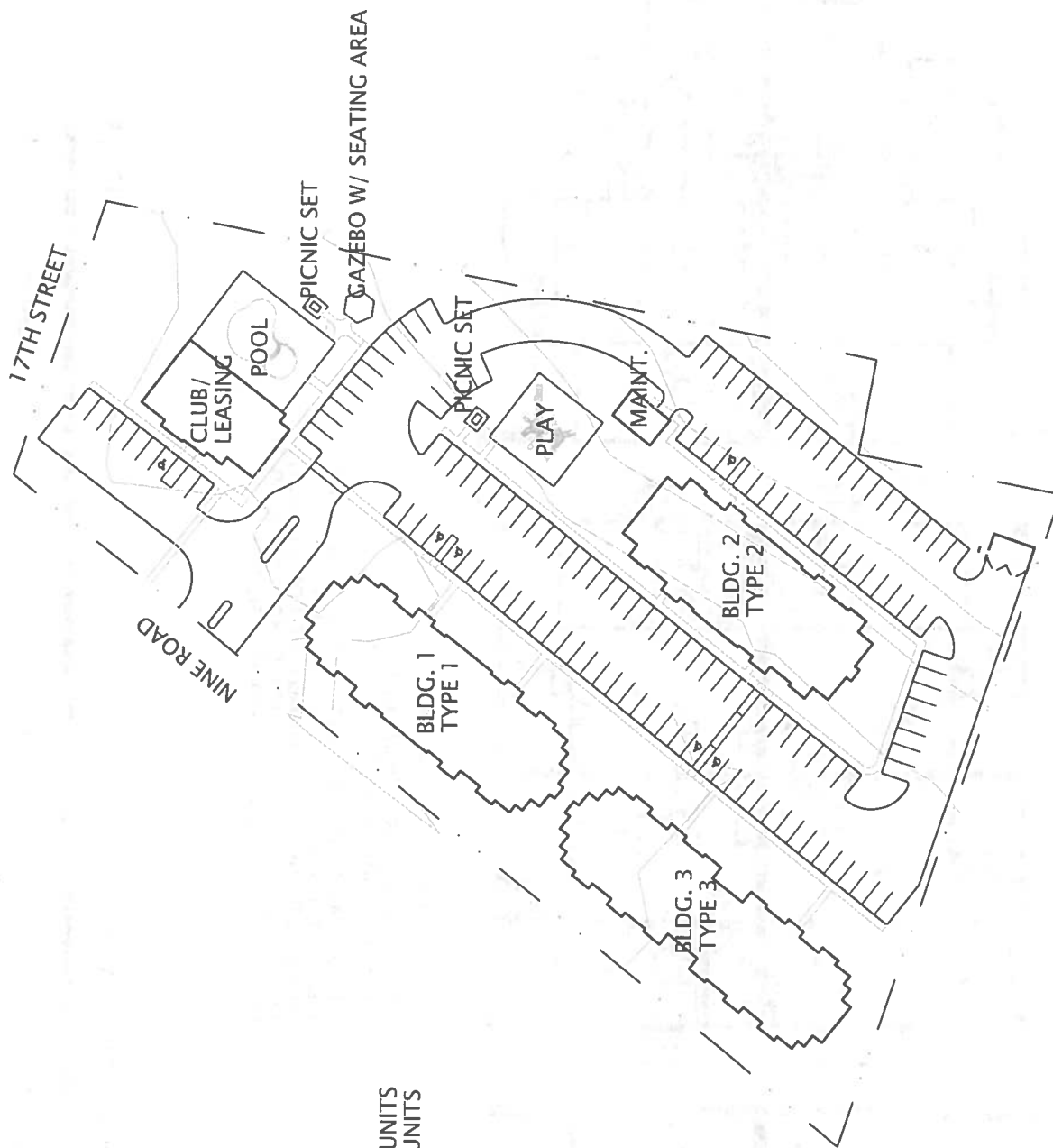
02/15

**E1**

SITE PLAN - 4.5 ACRES

SCALE: 1"=100'-0"





#### UNIT MIX:

24 A UNITS  
36 B UNITS  
12 C UNITS

#### BUILDING MATRIX:

TYPE 1: 12 A AND 12 C UNITS  
TYPE 2: 12 A AND 12 B UNITS  
TYPE 3: 24 B UNITS

#### PARKING:

24 A UNITS X 1.75 = 42  
36 B UNITS X 2 = 72  
12 C UNITS X 2.5 = 30

TOTAL PARKING = 144

**NDA**

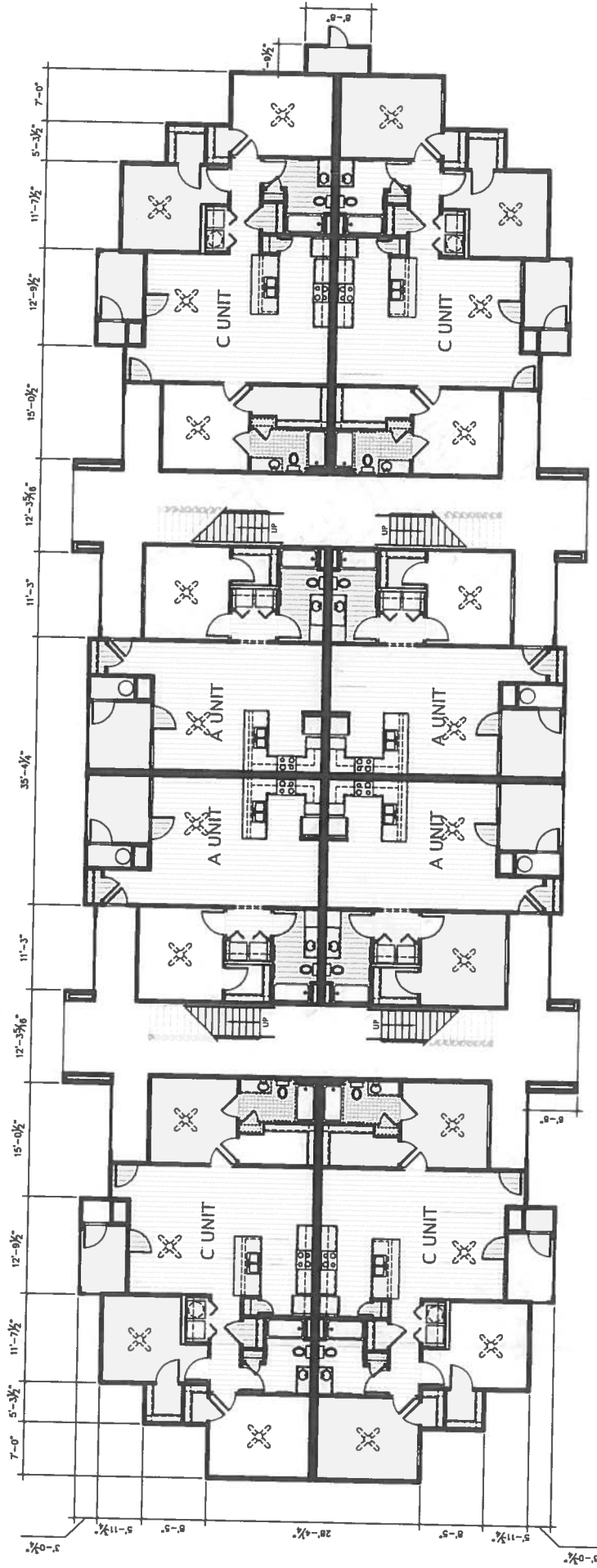
TRAILS OF BRADY

02/15

**E1**

SITE PLAN - 4.5 ACRES

SCALE: 1" = 100'-0"



ALL WALLS IN UNITS ARE 8'-0" TALL

GROSS AREA 1ST FLOOR: 10,824 SQ. FT.

GROSS AREA 2ND/3RD FLOORS: 10,791 SQ. FT.

AREA OF STAIR TOWER/BREEZEWAY PER FLOOR: 1,887 SQ. FT.

AREA OF PATIOS/BALCONIES PER FLOOR: 548 SQ. FT.

AREA OF EXTERIOR STORAGE ROOMS PER FLOOR: 142 SQ. FT.

AREA OF EXTERIOR MECHANICAL SPACES PER FLOOR: 60 SQ. FT.

AREA OF FIRE RISER CLOSET 1ST FLOOR: 33 SQ. FT.

NDA

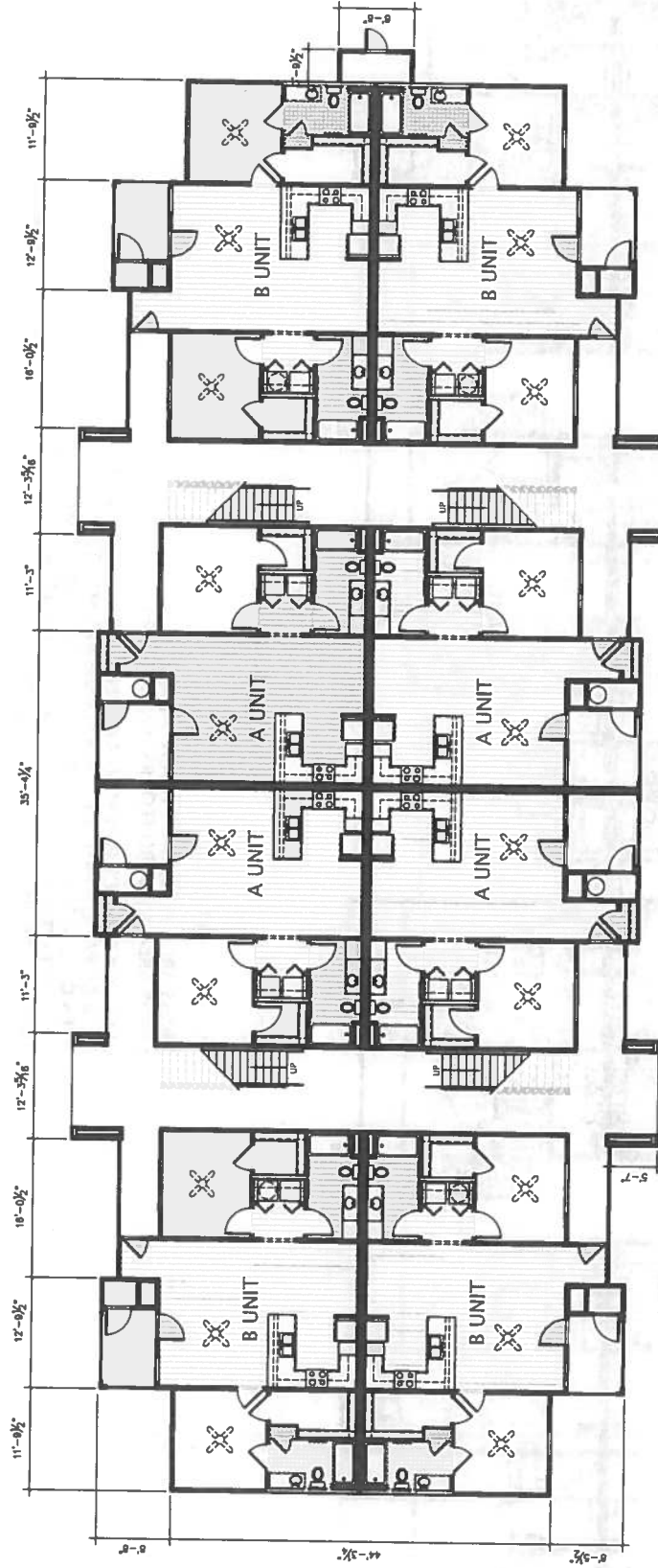
TRAILS OF BRADY

02/15

E5

BUILDING TYPE 1 - 23,892 NRA

SCALE: 1"=20'-0"



ALL WALLS IN UNITS ARE 8'-0" TALL

GROSS AREA 1ST FLOOR: 9,781 SQ. FT.

GROSS AREA 2ND/3RD FLOORS: 9,748 SQ. FT.

AREA OF STAIR TOWER/BREEZEWAY PER FLOOR: 1,890 SQ. FT.

AREA OF PATIOS/BALCONIES PER FLOOR: 558 SQ. FT.

AREA OF EXTERIOR STORAGE ROOMS PER FLOOR: 141 SQ. FT.

AREA OF EXTERIOR MECHANICAL SPACES PER FLOOR: 60 SQ. FT.

AREA OF FIRE RISER CLOSET 1ST FLOOR: 33 SQ. FT.

NDA

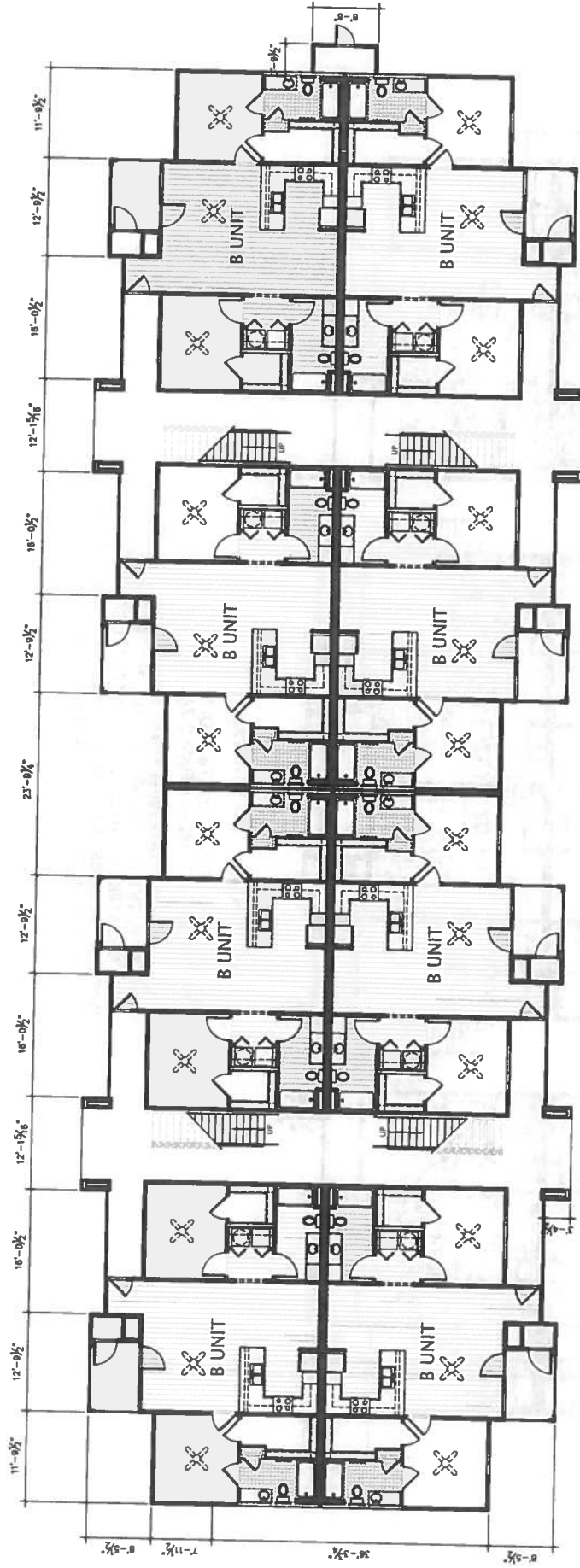
TRAILS OF BRADY

02/15

E7

BUILDING TYPE 2 - 21,108 NRA

SCALE: 1"=20'-0"



ALL WALLS IN UNITS ARE 8'-0" TALL

GROSS AREA 1ST FLOOR: 10,492 SQ. FT.

GROSS AREA 2ND/3RD FLOORS: 10,459 SQ. FT.

AREA OF STAIR TOWER/BREEZEWAY PER FLOOR: 1,725 SQ. FT.

AREA OF PATIOS/BALCONIES PER FLOOR: 485 SQ. FT.

AREA OF EXTERIOR STORAGE ROOMS PER FLOOR: 117 SQ. FT.

AREA OF EXTERIOR MECHANICAL SPACES PER FLOOR: 60 SQ. FT.

AREA OF FIRE RISER CLOSET 1ST FLOOR: 33 SQ. FT.

NDA

TRAILS OF BRADY

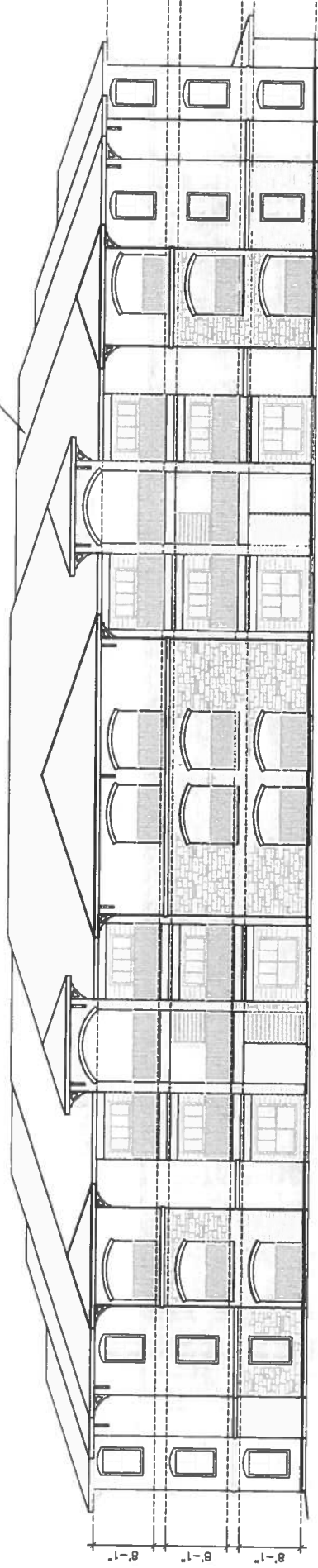
02/15

E9

BUILDING TYPE 3 - 24,024 NRA

SCALE: 1"=20'-0"

ROOF PITCH IS 4:12



100% MASONRY EXTERIOR - 25% STONE, 65% STUCCO, 10% CEMENTITIOUS SIDING

NDA

TRAILS OF BRADY

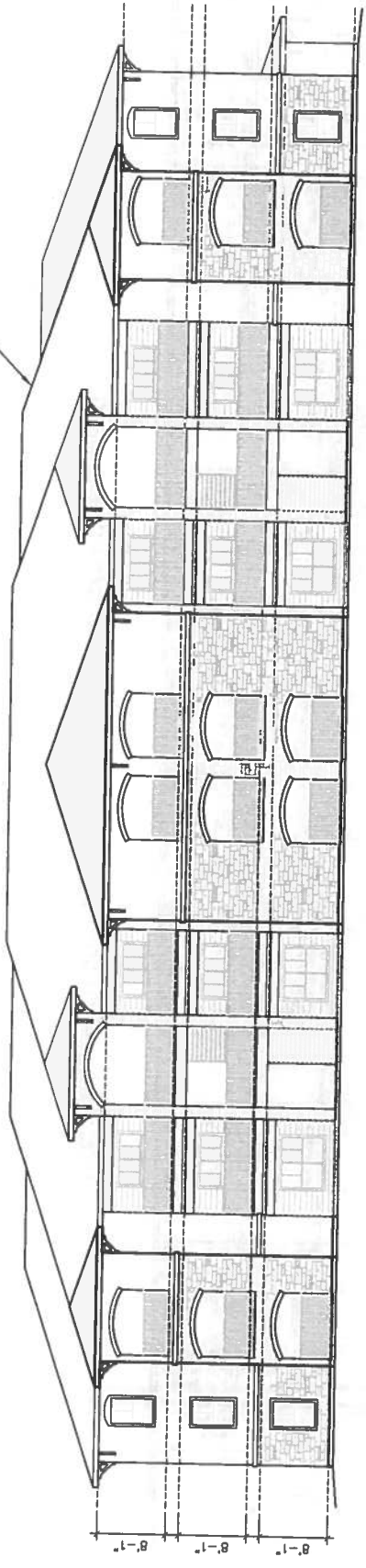
02/15

E6

BUILDING TYPE 1 ELEVATION

SCALE: 1" = 20'-0"

ROOF PITCH IS 4:12



100% MASONRY EXTERIOR - 30% STONE, 60% STUCCO, 10% CEMENTITIOUS SIDING

NDA

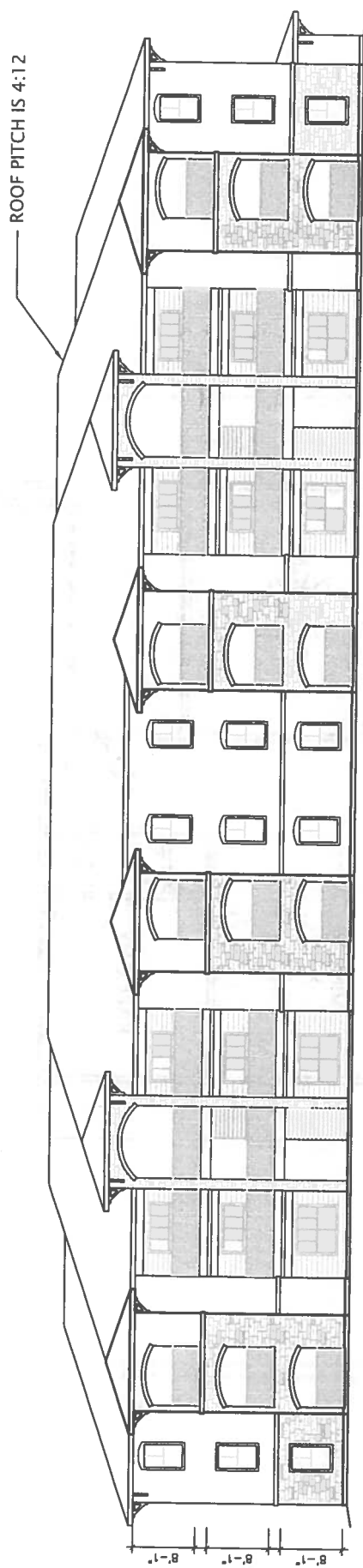
TRAILS OF BRADY

02/15

E8

BUILDING TYPE 2 ELEVATION

SCALE: 1" = 20'-0"



100% MASONRY EXTERIOR - 30% STONE, 60% STUCCO, 10% CEMENTITIOUS SIDING

NDA

TRAILS OF BRADY

02/15

E10

BUILDING TYPE 3 - ELEVATION

SCALE: 1"=20'-0"



NDA

TRAILS OF BRADY

02/15

E2

A UNIT - ONE BEDROOM/ONE BATH - 758 SQ. FT.

SCALE: 1/8" = 1'-0"



NDA

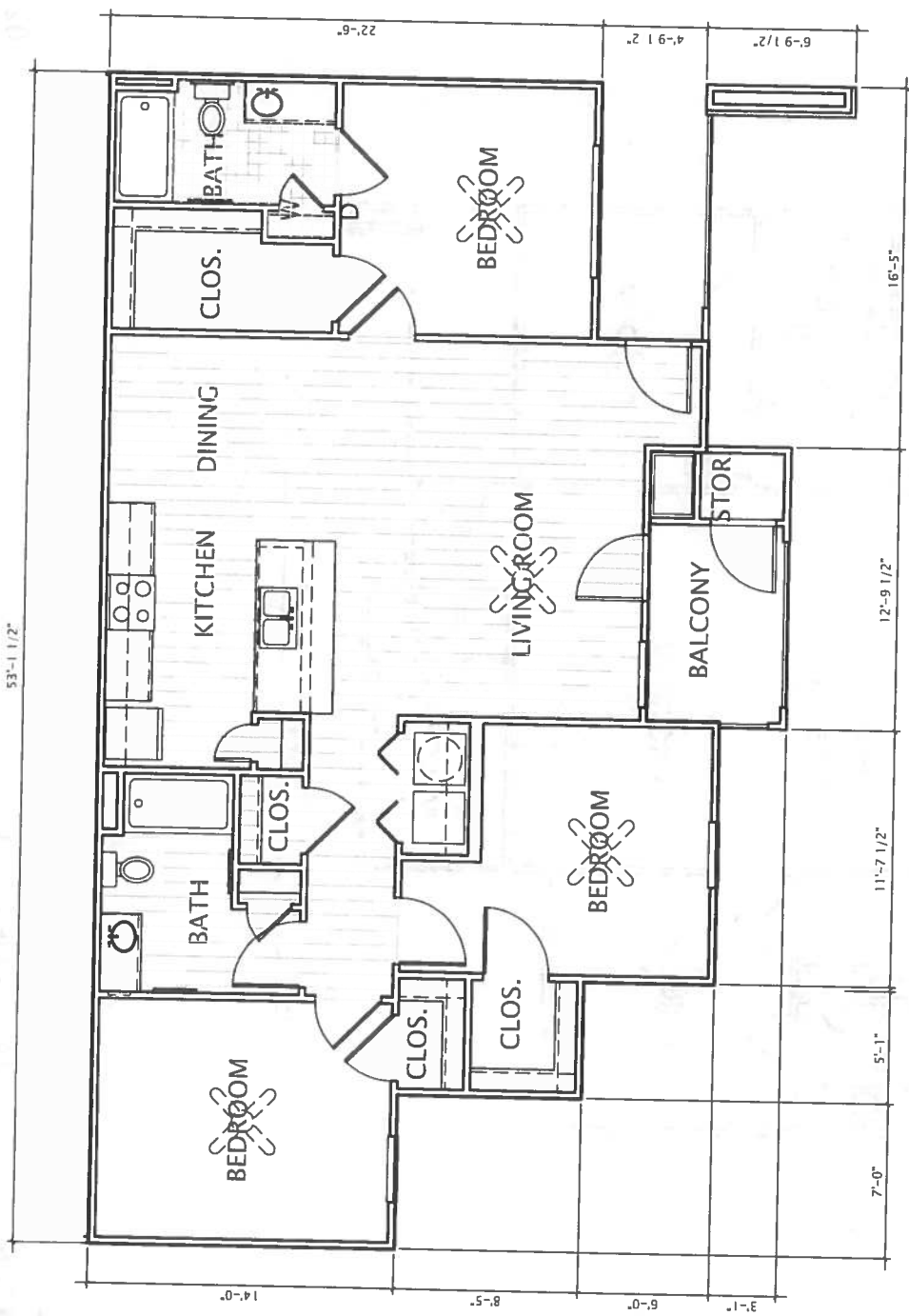
TRAILS OF BRADY

02/15

E3

B UNIT - TWO BEDROOM/TWO BATH - 1,001 SQ. FT.

SCALE: 1/8" = 1'-0"



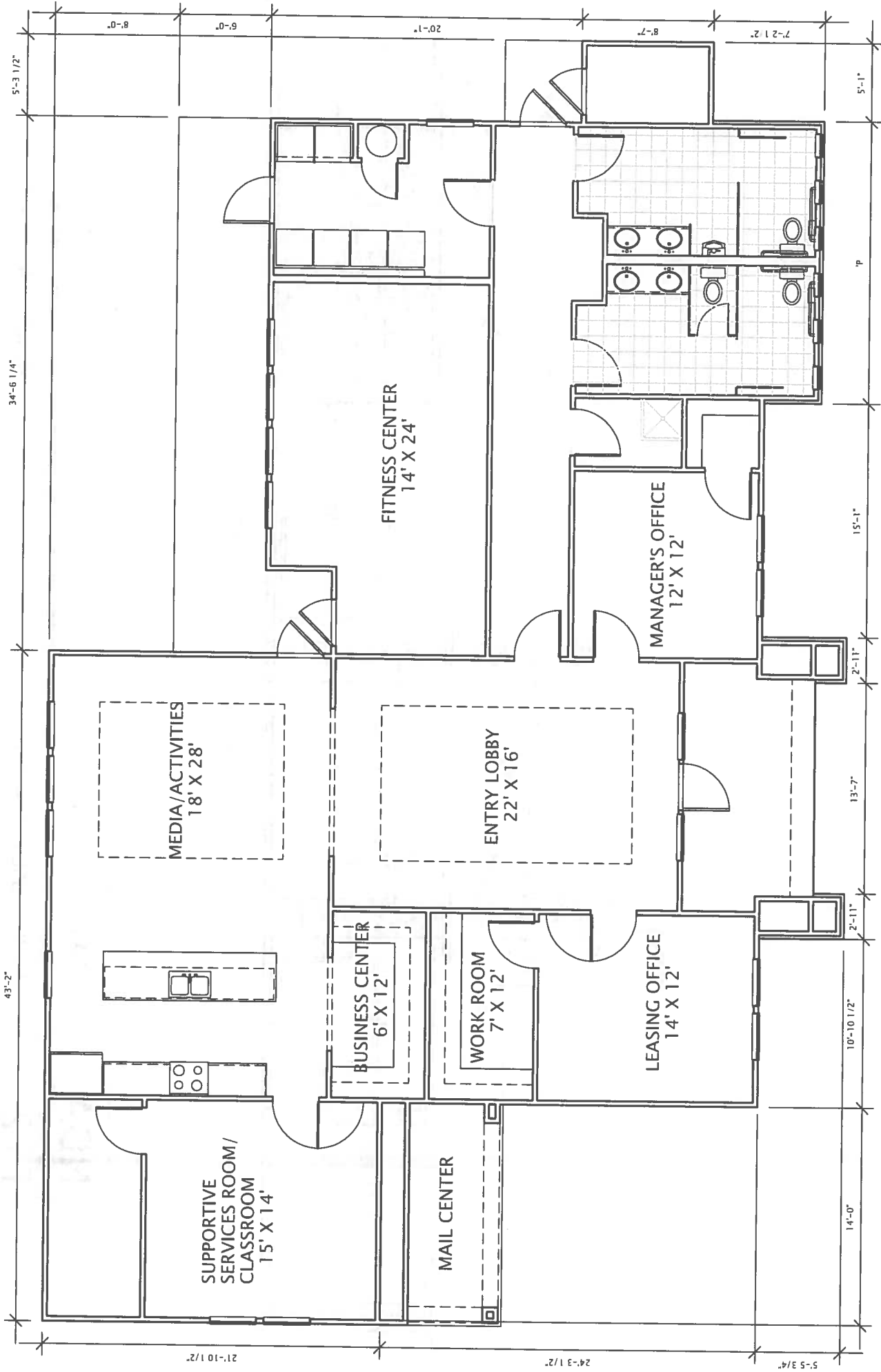
**NDA**

TRAILS OF BRADY

02/15

**E4**

C UNIT - THREE BEDROOM/TWO BATH - 1,263 SQ. FT. SCALE: 1/8"=1'-0"



**NDA**

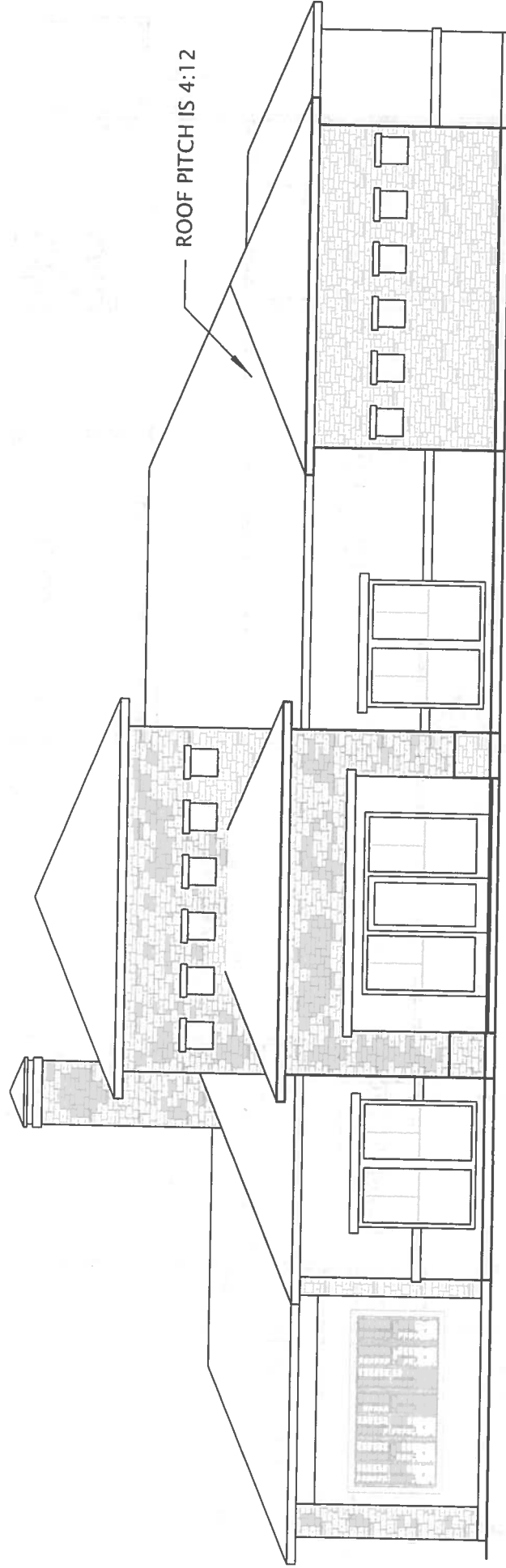
TRAILS OF BRADY

02/15

**E11**

CLUBHOUSE PLAN - 2,764 SQ. FT. NET

SCALE: 1/8" = 1'-0"



100% MASONRY EXTERIOR: 30% STONE, 70% STUCCO

**NDA**

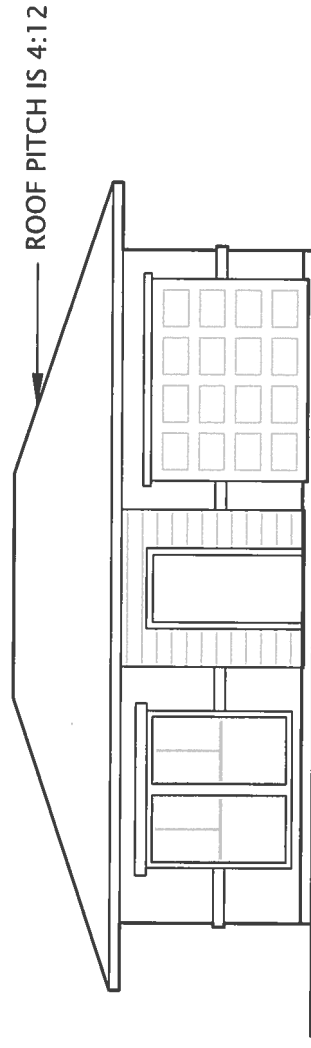
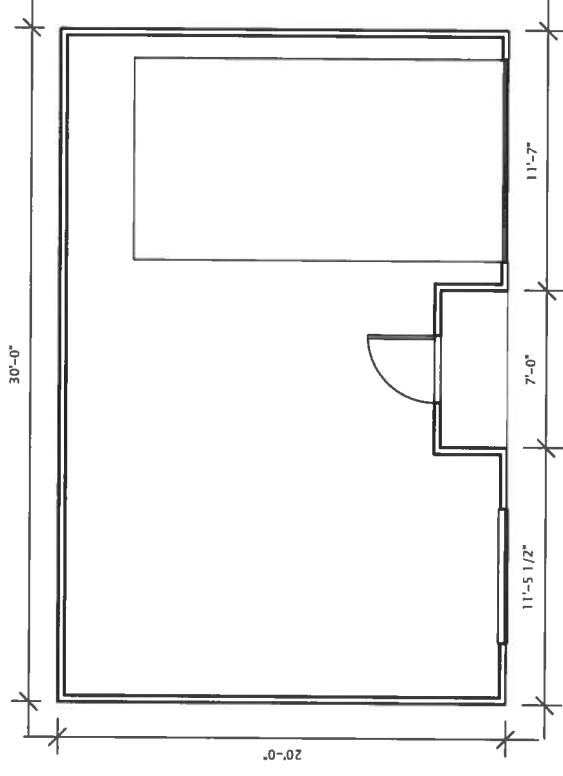
TRAILS OF BRADY

02/15

**E12**

CLUBHOUSE ELEVATION

SCALE: 1/8" = 1'-0"



100% MASONRY EXTERIOR: 90% STUCCO, 10% CEMENTITIOUS SIDING

**NDA**

TRAILS OF BRADY

02/15

**E13**


MAINTENANCE BUILDING - 600 SQ. FT.

SCALE: 1/8" = 1'-0"

# City Council

## City of Brady, Texas

### Agenda Action Form

<b>AGENDA DATE:</b>	06/02/2015	<b>AGENDA ITEM</b>	7- A
<b>AGENDA SUBJECT:</b>	Discussion, consideration, and possible action regarding the first reading of Ordinance 1173 to allow for a zoning change from Commercial District (C) to Multi-Family Residential (MF) in the Zoning Ordinance for property located at the intersection of West 17 <sup>th</sup> Street and Nine Road as requested by the Texas Housing Foundation for the purpose of residential construction of an apartment complex.		
<b>PREPARED BY:</b>	Kimberly Davee	<b>Date Submitted:</b>	05/28/2015
<b>EXHIBITS:</b>	Ordinance 1173		
<b>BUDGETARY IMPACT:</b>	<b>Required Expenditure:</b>		\$00.00
	<b>Amount Budgeted:</b>		\$00.00
	<b>Appropriation Required:</b>		\$00.00
<b>CITY MANAGER APPROVAL:</b>			
<b>SUMMARY:</b>			
First reading of Ordinance 1173 to rezone the intersection of West 17 <sup>th</sup> and Nine Road			
<b>RECOMMENDED ACTION:</b>			
It is recommended that City Council approve the first reading of Ordinance 1173 to rezone the intersection of West 17 <sup>th</sup> Street and Nine Road from Commercial District to Multi-Family Residential			

**ORDINANCE NO. 1173**

**REZONING CERTAIN PROPERTY FROM C - COMMERCIAL DISTRICT TO MF – MULTI-FAMILY RESIDENTIAL UPON APPLICATION BY THE TEXAS HOUSING FOUNDATION, APPLICANT.**

**WHEREAS**, Chapter 211 of the Texas Local Government Code empowers a city to enact zoning regulations and provide for their administration, enforcement and amendment; and

**WHEREAS**, the City has previously deemed it necessary and desirable to adopt zoning regulations to provide for the orderly development of property within the City in order to promote the public health, safety, morals and general welfare of the residents of the City, and

**WHEREAS**, the Brady Code of Ordinances Chapter 14 constitutes the City's Zoning Regulations and requires property to be zoned in accordance with proper designations as defined by the City; and

**WHEREAS**, the Planning and Zoning Commission of the City of Brady provided adequate notice and held a public hearing on June 02, 2015 in accordance with the Brady Code of Ordinances and Chapter 211 of the Texas Local Government Code; and

**WHEREAS**, the Planning and Zoning Commission of the City of Brady has recommended approval of the re-zoning of the designated properties and has confirmed that the re-zoning is uniform and conforms to the plan and design of the City of Brady's Zoning regulations; and

**WHEREAS**, the City Council of the City of Brady held a public hearing on June 02, 2015 regarding the re-zoning on affected properties and complied with notice provisions of the Texas Local Government Code; and

**WHEREAS**, the City Council of the City of Brady believes the re-zoning of affected properties will not adversely affect the character of the area of the neighborhood in which it is proposed to re-zone; will not substantially depreciate the value of adjacent or nearby properties; will be in keeping with the spirit and intent of the City's Zoning Ordinance; will comply with applicable standards of the district in which located; and will not adversely affect traffic, public health, public utilities, public safety and the general welfare of the residents of the City of Brady;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF  
BRADY, TEXAS, THAT:**

1. Property being described as Block 400 of the F. Wellegehausen Addition, Abstract 1412, located at the intersection of West 17<sup>th</sup> Street and Nine Road from Commercial District to Multi-Family Residential.
2. The City staff is hereby authorized to issue said zoning when all conditions imposed by the City Council have been addressed and complied with in full.

**PASSED** and **APPROVED** this the \_\_\_\_\_ day of \_\_\_\_\_ 2015.

\_\_\_\_\_  
Anthony Groves, Mayor


ATTEST:

\_\_\_\_\_  
Tina Keys, City Secretary

# City Council

## City of Brady, Texas

### Agenda Action Form

<b>AGENDA DATE:</b>	6-2-2015	<b>AGENDA ITEM</b>	1- B
<b>AGENDA SUBJECT:</b>	Discussion, consideration, and possible action regarding 100% Plan Review for the expansion and renovations of the Civic Center Project		
<b>PREPARED BY:</b>	Kim Lenoir	<b>Date Submitted:</b>	5-26-2015
<b>EXHIBITS:</b>	Life Safety Plan, Site Plan, Floor Plan, Exterior Elevation Plan		
<b>BUDGETARY IMPACT:</b>	<b>Required Expenditure:</b>	\$1.781M for construction	
	<b>BEDC Amount Budgeted:</b>	\$225,000 for planning & design	
	<b>Appropriation Required:</b>	\$100,000 annual payment, plus up to 50% max of reserve fund	
<b>CITY MANAGER APPROVAL:</b>			
<b>SUMMARY:</b>			
KSA Engineers will present the 100% plan review and answer questions. A full set of the plans are available to review at City Hall.			
<b>RECOMMENDED ACTION:</b>			
Move to accept the 100% plans, as discussed.			

**LIFE SAFETY LEGEND:**

- [XX] OCCUPANT LOAD
- XX EGRESS LOAD
- XX PATH OF EGRESS
- XXX REQUIRED EXIT LOAD
- XXX PROVIDED EXIT CAPACITY
- EXIT SIGN
- FIRE EXTINGUISHER BUCKET MOUNTED
- FIRE EXTINGUISHER W/ CABINET
- 1 HOUR FIRE WALL CONSTRUCTION

**KSA**  
ALLIANCE, INC.

1111 Hawn Avenue  
Shreveport, LA 71107  
phone 318.221.7501  
fax 318.221.7635  
www.ksaalliance.com

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Project Name  
**Brady Civic Center  
Renovations  
Brady, Tx**

Project Title  
**LIFE SAFETY PLAN  
SEATING LAYOUT #1  
CHAIRS**

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Designed	JES
Drawn	BAS
Checked	JES
Project Name	CONSTRUCTION DOCUMENTS
Date	MAY, 2015
Project No.	BRA-041
Scale	1/8" = 1'-0"
Drawing No.	G1.03



01 ARCHITECTURAL SITE PLAN  
1" = 1'-0"

**KSA**  
ALLIANCE, INC.

1111 Hawn Avenue  
Shreveport, LA 71107  
phone 318.221.7501  
fax 318.221.7635  
www.ksaalliance.com

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Project Name  
Brady Civic Center  
Renovations  
Brady, Tx  
Sheet Title  
ARCHITECTURAL SITE PLAN

No.	Description	By	Date

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Designed  
JES

Checked  
BAS

Project Manager  
JES

Construction Documents

Date  
MAY, 2015

Project No.  
BRA.041

Scale  
1" = 10'-0"

Drawing No.  
AS1.01



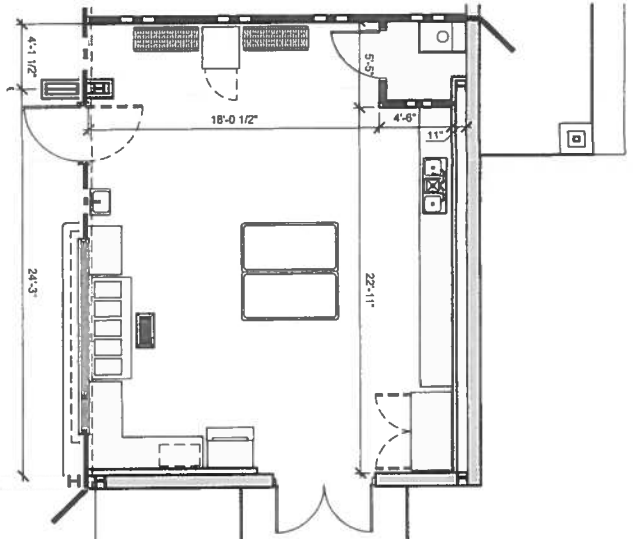
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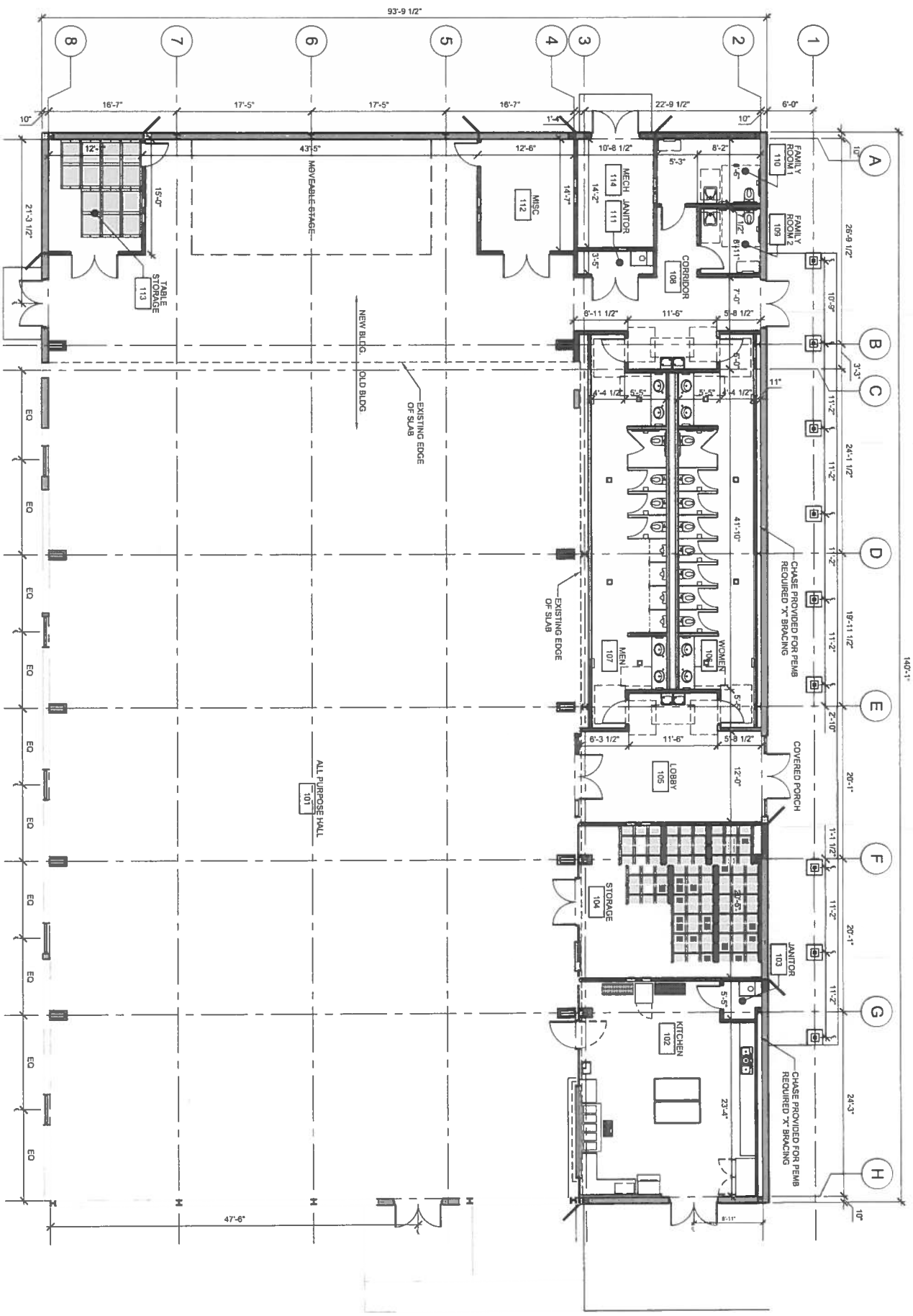
Project Name Brady Civic Center Renovations Brady, Tx	
Sheet Title FLOOR PLAN DIMENSION	
NO.	Revised
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10
11	11
12	12
13	13
14	14
15	15

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Designed	JES
Checked	BAS
Reviewed	JES
Project Name	CONSTRUCTION DOCUMENTS
Date	MAY, 2015
Project No.	BRA041
Scale	1/8" = 1'-0"
Drawing No.	A1.01



02 ENLARGED FLOOR PLAN (DIMENSION)  
3/16" = 1'-0"



01 FLOOR PLAN (DIMENSION)  
1/8" = 1'-0"





# City Council

## City of Brady, Texas

### Agenda Action Form

<b>AGENDA DATE:</b>	6-2-2015	<b>AGENDA ITEM</b>	7.C.						
<b>AGENDA SUBJECT:</b>	Discussion, consideration and possible action on Resolution 2015-028 and Agreement with the Brady Economic Development Corporation (BEDC) to use ¼ cent sales tax to fund the Ed Davenport Civic Center Renovation and Expansion Project, authorized by the voters in May 2009 (not to exceed Certificate of Obligation financing of \$1,555,000 and total project expense not to exceed estimated budget of \$1,781,000).								
<b>PREPARED BY:</b>	Kim Lenoir	<b>Date Submitted:</b>	5-26-2015						
<b>EXHIBITS:</b>	Resolution 2015-028 & Agreement EDC Minutes 5-26-15								
<b>BUDGETARY IMPACT:</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;"><b>Required Expenditure:</b></td> <td>\$1.781M for construction</td> </tr> <tr> <td><b>BEDC Amount Budgeted:</b></td> <td>\$225,000 for planning &amp; design</td> </tr> <tr> <td><b>Appropriation Required:</b></td> <td>\$100,000 annual payment, plus up to 50% max of reserve fund</td> </tr> </table>			<b>Required Expenditure:</b>	\$1.781M for construction	<b>BEDC Amount Budgeted:</b>	\$225,000 for planning & design	<b>Appropriation Required:</b>	\$100,000 annual payment, plus up to 50% max of reserve fund
<b>Required Expenditure:</b>	\$1.781M for construction								
<b>BEDC Amount Budgeted:</b>	\$225,000 for planning & design								
<b>Appropriation Required:</b>	\$100,000 annual payment, plus up to 50% max of reserve fund								
<b>CITY MANAGER APPROVAL:</b>									

<b>SUMMARY:</b>	<p>At the April 28, BEDC Quarterly Meeting, this item was approved with additions recommended. To clarify the additions, staff wanted to include the new wording on the resolution and agreement for BEDC to review at a Special Meeting on May 26, 2015. BEDC unanimously approved, vote of 5-0, the following changes and the presented resolution and agreement for the City Council to consider on June 2.</p> <p>Changes requested by BEDC and now included:</p> <p style="padding-left: 20px;">Additional paragraph added to Resolution, as follows –</p> <p style="padding-left: 20px;"><b><i>WHEREAS, in consideration of the Corporation paying the debt service on the financing, the City will not charge cost of maintenance and operation for this project to the Corporation during the debt service period.</i></b></p> <p style="padding-left: 20px;">In Agreement, previous 2.1 became 2.2 and added new wording to 2.1, as follows -</p> <p style="padding-left: 20px;"><b><i>2.1 Will provide a one-time cash contribution, not to exceed 50% of fund balance reserves, which will also not exceed total Civic Center project costs (estimated not to exceed \$1,781,000), less net proceeds from the Certificates of Obligations issued by the City for this project.</i></b></p> <p style="padding-left: 20px;">Previous 2.1 is now 2.2 with no changes</p>
-----------------	--

<b>RECOMMENDED ACTION:</b>	Move to approve Resolution 2014-028 and Agreement with BEDC and authorize Mayor Groves to sign.
----------------------------	---

**RESOLUTION NO. 2015-028**

**RESOLUTION AUTHORIZING THE AGREEMENT WITH THE CITY OF  
BRADY, TEXAS TO PROVIDE DEBT SERVICE PAYMENTS ON  
OBLIGATIONS ISSUED TO EXPAND AND RENOVATE THE ED  
DAVENPORT CIVIC CENTER**

WHEREAS, the Brady Economic Development Corporation, Texas (the "Corporation") is a non-profit industrial development corporation organized and existing under the laws of the State of Texas, specifically Chapters 501 and 504 of the Texas Local Government Code, formerly known as the Development Corporation Act of 1979, Tex. Rev. Civ. Stat. Article 5190.6 (the "Act") as a Type A Corporation; and

WHEREAS, under the authority granted by the Act, the City of Brady (the "City") has levied a Sales Tax (as defined herein) for the benefit of the Corporation for the purposes identified in the Act; and

WHEREAS, under the authority of Section 501.152 of the Texas Local Government Code, the City held an election to authorize the Corporation to expend 4A sales tax revenues for expansion and renovation of the City's Ed Davenport Civic Center, a 4B project; and

WHEREAS, the proposition presented the voters at the May 9, 2009 election and provided: "The use of 4A sales and use tax proceeds for the expansion and renovation of the Ed Davenport Civic Center, a project of the Brady Economic Development Corporation, including, but not limited to, costs of renovations and expansion, extension of a sewer line, costs of maintenance, operations and debt service related to the project"; and

WHEREAS, the City is able to finance the cost of the expansion and renovation of the Ed Davenport Civic Center on more favorable terms than can be obtained by the Corporation; and

WHEREAS, if the City will finance the cost of the expansion and renovation of the Ed Davenport Civic Center, the Corporation is willing to pay the City's debt service on such financing; and

WHEREAS, in consideration of the Corporation paying the debt service on the financing, the City will not charge cost of maintenance and operation for this project to the Corporation during the debt service period.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE BRADY ECONOMIC DEVELOPMENT CORPORATION:

SECTION 1. As an inducement to have the City finance the cost of the expansion and renovation of the Ed Davenport Civic Center, the Corporation agrees to

enter into an agreement with the City wherein it will provide payment of the City's debt service on such financing, based on a principal amount not to exceed \$1,555,000.

SECTION 2. Findings. The declarations, determinations and findings declared, made and found in the preamble to this Resolution are hereby adopted, restated and made a part of the operative provisions hereof.

SECTION 3. Public Meeting. It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, Texas Government Code, as amended.

SECTION 4. Effective Date. This Resolution shall be in force and effect from and after its passage on the date shown below.

*[The remainder of this page intentionally left blank.]*

PASSED AND ADOPTED, this 26<sup>th</sup> day of may, 2015.

BRADY ECONOMIC  
DEVELOPMENT CORPORATION

  
\_\_\_\_\_  
President, Board of Directors

ATTEST:

  
\_\_\_\_\_  
Secretary

[CORPORATION SEAL]

ENDORSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF  
BRADY, TEXAS, this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

CITY COUNCIL OF CITY OF BRADY, TEXAS

\_\_\_\_\_  
Mayor

## **AGREEMENT**

This Agreement is made this 26th day of May, 2015, by and between the City of Brady, Texas (the "City") and the Brady Economic Development Corporation (the "Corporation").

WHEREAS, the City and the Corporation wish to expand and renovate the City's existing Ed Davenport Civic Center to better serve entertainment and tourist activities and to encourage development of additional tourist and entertainment activities within the City; and

WHEREAS, the voters in the City approved a proposition on May 9, 2009 to authorize the Corporation to use 4A revenues for a 4B project: "The use of 4A sales and use tax proceeds for the expansion and renovation of the Ed Davenport Civic Center, a project of the Brady Economic Development Corporation, including, but not limited to, costs of renovations and expansion, extension of a sewer line, costs of maintenance, operations and debt service related to the project"; and

WHEREAS, the Ed Davenport Civic Center has been identified as needing to be expanded to keep and attract tourists and provide entertainment opportunities in the City; and

WHEREAS, the Corporation could issue its Brady Economic Development Corporation sales tax revenue bonds to fund the expansion and renovation of the Ed Davenport Civic Center; and

WHEREAS, the City can obtain financing on more favorable terms than could the Corporation; and

WHEREAS, the City has the staff necessary to supervise the construction for the expansion and renovation of the Ed Davenport Civic Center;

NOW, THEREFORE, in consideration of the foregoing and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Duties of the City. The City hereby agrees to perform the following duties:

1.1 The City shall take all actions necessary or helpful in the construction of expansion and renovation of the Ed Davenport Civic Center.

1.2 The City shall issue certificates of obligation, tax notes or other obligations (the "Obligations") in one or more series to provide the initial capital required for the expansion and renovation of the Ed Davenport Civic Center. The City shall be responsible for making annual payments of principal and interest on

this indebtedness pursuant to terms and conditions for issuance of the Obligations. These payments shall be referred to as the Annual Debt Service Payments (principal and interest). The principal amount of such Obligations shall not exceed \$1,555,000.

2. Duties of the Corporation. The Corporation hereby agrees to perform the following duties:

2.1 Will provide a onetime cash contribution, not to exceed 50% of fund balance reserves, which will also not exceed total Civic Center project costs (estimated not to exceed \$1,781,000), less net proceeds from the Certificates of Obligations issued by the City for this project.

2.2 In consideration of the City's agreement to undertake the actions set forth in paragraph 1 hereof, the Corporation shall utilize the gross revenues derived from the Sales Tax to reimburse the City for such Annual Debt Payments on the Obligations that shall not exceed a principal amount of \$1,555,000.

3. General Provisions.

3.1 All notices provided for under this Agreement shall be given by certified mail, return receipt requested, and any such notice shall be deemed to have been given on and as of the date when the same was deposited for mailing, with postage prepaid, in a regular United States Post Office, and shall be deemed to have been received on the date of receipt appearing upon the return receipt. All notices shall be addressed to the parties at their addresses set forth below or at such other address as any party may have filed with the other party in writing. Delivery by any means shall always be effective on the date of actual receipt.

*Parties:* City of Brady  
201 East Main Street/P.O. Box 351  
Brady, Texas 76825  
Attn: City Manager

Brady Economic Development Corporation  
201 East Main Street/ P.O. Box 351  
Brady, Texas 76825  
Attn: President

3.2 This Agreement shall be governed and construed in accordance with the laws of the State of Texas, and is fully performable in McCulloch County, Texas.

3.3 No promise, condition, representation or warranty, express or implied, not set forth herein or in any writing contemporaneous herewith shall bind any party hereto. None of the terms and conditions of this Agreement may be changed, modified, waived or canceled orally or otherwise except by a writing signed by all of the parties hereto, specifying such change, modification, waiver or cancellation of waiver of such terms and conditions, or of any preceding or succeeding breach thereof, unless expressly so stated.

3.4 In the event it is necessary for either party to commence legal action of any kind to enforce its rights hereunder, the prevailing party in such litigation shall be entitled to collect all court costs and reasonable attorney's fees and expenses incurred in connection therewith.

3.5 In the event that either party shall be entirely prevented from completing performance of its obligations hereunder by an act of God or any other occurrence whatsoever which is beyond the control of such party, then such party shall be excused from any further performance of its obligations and undertakings hereunder. In the event that the performance of either party of any obligations or undertakings hereunder shall be interrupted or delayed by any occurrence and not occasioned by the conduct of either party hereto, whether such occurrence be an act of God or the common enemy or the result of war, riot, civil commotion, sovereign conduct, or the act or conduct of any person or persons not party or privy hereto, then he shall be excused from such performance for such period of time as is reasonably necessary after such occurrence to remedy the effects thereof.

3.6 Should any section, sentence, clause or phrase contained in this Agreement be held to be unconstitutional, illegal or unenforceable, such section, sentence, clause or phrase shall not affect the constitutionality, legality or enforceability of the remaining sections, sentences, clauses or phrases of this Agreement.

*[ The remainder of this page intentionally left blank. ]*

Approved and executed this 26th day of May, 2015.

**BRADY ECONOMIC DEVELOPMENT  
CORPORATION**

By: \_\_\_\_\_

  
Jon Chase, President

Approved and executed this 2nd day of June, 2015.

**CITY OF BRADY, TEXAS**

By: \_\_\_\_\_

Anthony Groves, Mayor

STATE OF TEXAS  
COUNTY OF McCULLOCH  
CITY OF BRADY

DRAFT

The Economic Development Corporation of the City of Brady, Texas met in a Special Session on May 26, 2015 at 3:00pm at the Brady Housing Authority located at 405 E. Main St., Brady, Texas. EDC President Jon Chase presided over the meeting. EDC board members present were Charlotte Harper, Lauren Bedwell, Charles Stokes, and Tracy Pitcox. City staff present were EDC Director Peter Lamont, City Manager Kim Lenoir, and Secretary Tina Keys. Others in attendance were Erin Corbell, Latricia Doyal, Shelly Perkins, Marilyn Gendusa, Neal Ulmer, and Mayor Groves.

#### 1. CALL TO ORDER, ROLL CALL & CERTIFICATION OF A QUORUM

EDC President Jon Chase called the meeting to order at 3:02pm and adjourned into a joint executive session with MCHD, County Commissioners Court and City Council.

#### 2. EXECUTIVE SESSION

The Brady Economic Development Corporation of the City of Brady will adjourn into Executive Session to discuss any of the matters listed on this agenda as authorized by the Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), and 551.087 (Economic Development).

- A. 551.087 (Economic Development)
  - a. Discussion of potential economic development projects

Executive Session ended at 4:10pm, no action was taken. A short break was taken. Others in attendance were Shelly Perkins, Marilyn Gendusa, and Neal Ulmer.

3. EDC President Jon Chase called the open meeting to order at 4:20pm.

- A. Discussion, consideration and possible action on Resolution 2015-028 and Agreement with the City of Brady to use ¼ cent sales tax to fund the Civic Center Renovation and Expansion Project, authorized by the voters in May 2009 (not to exceed \$1,781,000).

Motion to approve the revised wording of the resolution and agreement with the City of Brady that was previously approved by EDC on April 28, was made by Charlotte Harper and seconded by Charles Stokes. Discussion continued and Lauren Bedwell requested to add to Paragraph 2.1 of the Agreement "*not to exceed 50% of fund balance reserves.*" Motion was made amend the original motion to approve Agreement as amended by Lauren Bedwell. Seconded by Tracy Pitcox. All members voted "aye" and none "no". Motion carried. President Jon Chase then called for a vote on the amended original motion to approve the revised Resolution and revised Agreement. All members voted "aye" and none "no". Motion carried.

#### 4. ADJOURNMENT

There being no further business, the meeting was adjourned at 4:50p.m.

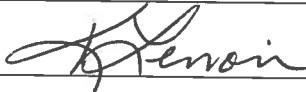
\_\_\_\_\_  
Jon Chase, President

Attest: \_\_\_\_\_  
Tina Keys, City Secretary

# City Council

## City of Brady, Texas

### Agenda Action Form

<b>AGENDA DATE:</b>	6-2-2015	<b>AGENDA ITEM</b>	7.D.						
<b>AGENDA SUBJECT:</b>	Discussion, consideration, and possible action authorizing KSA Engineers and City Staff to proceed with advertising and bidding of the Civic Center Renovation and Expansion Project								
<b>PREPARED BY:</b>	Kim Lenoir	<b>Date Submitted:</b>	5-26-2015						
<b>EXHIBITS:</b>									
<b>BUDGETARY IMPACT:</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;"><b>Required Expenditure:</b></td> <td>\$1.781M for construction</td> </tr> <tr> <td><b>BEDC Amount Budgeted:</b></td> <td>\$225,000 for planning &amp; design</td> </tr> <tr> <td><b>Appropriation Required:</b></td> <td>\$100,000 annual payment, plus up to 50% max of reserve fund</td> </tr> </table>			<b>Required Expenditure:</b>	\$1.781M for construction	<b>BEDC Amount Budgeted:</b>	\$225,000 for planning & design	<b>Appropriation Required:</b>	\$100,000 annual payment, plus up to 50% max of reserve fund
<b>Required Expenditure:</b>	\$1.781M for construction								
<b>BEDC Amount Budgeted:</b>	\$225,000 for planning & design								
<b>Appropriation Required:</b>	\$100,000 annual payment, plus up to 50% max of reserve fund								
<b>CITY MANAGER APPROVAL:</b>									

<b>SUMMARY:</b>
<p>City Council and city staff have reviewed and authorized each step of the design process from conceptual design, 10% plan review, 40% plan review to now the final 100% plan review.</p> <p>On November 4, 2014, staff summarized what they heard from the community since the September 2, 2014 vote by the City Council to proceed with plans per the May 9, 2009, election by the voters approving the BEDC to use 4A sales tax proceeds for the “expansion and renovation” of the Ed Davenport Civic Center.</p> <p>On December 22, 2009 the city applied for a USDA loan for \$1.5M to increase the capacity of the civic center to 700. In 2012, the City/KSA prepared 80% completed “renovation only” plans for the Civic Center, estimated construction cost \$350,000 to \$500,000. On April 8, 2014, three design options to “enlarge” the civic center were presented to the public for comments. On April 18, 2014, City Council directed staff and the Mayor to work on plans for the Ed Davenport Civic Center to have greater seating capacity. As the City Council worked through the FY 2014-15 Budget, they made it clear that only BEDC ¼ cent sales tax funds were to be used for the Civic Center Project due to other projects the city had underway – i.e. water/sewer/streets. Staff worked with KSA Engineers to prepare two other concept options for public comments that were presented on September 2, 2014, where city council authorized the mayor to hire KSA Engineers to plan and design expansion plans. Then a public campaign with news articles, three editorials, and a full page ad to stop the council action was launched. In response, the city held four public meetings to hear the concerns of the public in September and October.</p>

On November 4, the City Council requested KSA to provide a final concept lay-out that would expand the facility to seat at least 700 and keep the cost as low as possible. February 17, City Council reviewed 10% plans and authorized unanimously to proceed to 40% design plans. On April 7, the 40% plan, gutted the existing facility, expand west with the new kitchen/restrooms/entry/storage/new HVAC and add another 30 feet to the south side of the building, increasing new additions to 5,464 SF to the existing 7,680 SF center, totaling 13,144 SF. Auditorium seating increases to **760** with a portable stage and two multi-use rooms. Rectangular table banquet seating capacity is 648. The 40% plan review finalized locations of all major walls, added a sewer line extension, and ADA parking.

June 2, KSA presents the 100% plan review including updated cost estimates. The project is currently estimated at \$1.781 million, including FF&E (Furniture, Fixtures, and Equipment). When the project is ultimately bid, the actual construction cost and current interest rates will be available for a final decision by the City Council. City Council can now authorize KSA to bid the project with the 100% plan review. Public bids will be reviewed and considered publicly by the City Council before approval for construction and financing is authorized, projected for July 7.

**RECOMMENDED ACTION:**

Move to authorize KSA Engineers to work with City staff to proceed with bidding the project.

# City Council

## City of Brady, Texas

### Agenda Action Form

<b>AGENDA DATE:</b>	6-2-2015	<b>AGENDA ITEM</b>	7. E
<b>AGENDA SUBJECT:</b>	Discussion, consideration and possible action regarding second reading of Ordinance #1172 of the City of Brady, Texas amending FY2014-2015 Budget, including fund transfers, and BEDC Budget Amendments.		
<b>PREPARED BY:</b>	Lisa Remini <i>LR</i>	<b>Date Submitted:</b>	5-26-2015
<b>EXHIBITS:</b>	Ordinance # 1172 Budget Financial Summaries excluding Transfers Budget Summary with Transfers Amendments Summary Narrative Fund Balance Adequacy Worksheet		
<b>BUDGETARY IMPACT:</b>	<b>Required Expenditure:</b>	\$22,128,847.00	
	<b>Amount Budgeted:</b>	\$21,185,483.00	
	<b>Appropriation Required:</b>	\$943,364.00	
<b>CITY MANAGER APPROVAL:</b>	<i>Kim Jensen</i>		

<b>SUMMARY:</b>	<p>The Finance Director and City Manager met and discussed with each Division the progress of actual performance compared to the current budget through the first 6 months of the fiscal year and determined amendment recommendations to provide for the remaining fiscal year goals. Overall, net amendment requests totaled \$943,364 resulting in a 4.45% increase in the total dollars required to meet the expenditures projected for FY 2014-2015. Net revenue amendment requests total \$894,676, or a 4.23% increase in total dollars available to support the increased expenditure requests. If approved, total fund balance is projected to decrease by \$72,958. Fund Balance Reserves were verified for compliance with the City's adopted Fund Balance Reserve policy. Overall, consolidated fund balances exceed the required minimum levels for unrestricted reserves.</p> <p>Significant items include strong sales tax collections which are expected to produce \$200,000 more in revenues this fiscal year and strong motel tax collections are expected to produce an additional \$45,000 in revenue. EMS service collections are projected to be \$203,000 more. Due to unfilled positions, total personnel costs were reduced by \$121,243. Solid Waste has been struggling with mechanical problems and needs \$62,000 for repair costs and contract services.</p> <p>Additionally, staff requests to fund the following:</p> <ol style="list-style-type: none"> <li>1. \$100,000 for a possible land acquisition.</li> <li>2. \$200,000 to provide for seal coating of selected streets.</li> <li>3. \$187,000 to recognize the transfer of the BEDC funds for engineering services for the Civic Center remodel and expansion.</li> <li>4. \$80,000 to renovate the municipal court building.</li> </ol> <p>Additional transfers from surplus Water Fund reserves to the General and Electric/Sewer Funds are also requested to meet fund balance policy levels for each fund.</p>
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<b>RECOMMENDED ACTION:</b>	<p>It is recommended that Council approve ordinance #1172 amending the FY 2014-2015 Budget for the City of Brady upon second and final reading.</p>
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**ORDINANCE NO. 1172**

**AN ORDINANCE OF THE CITY OF BRADY, TEXAS AMENDING THE FISCAL YEAR 2014-2015 BUDGET**

An ordinance amending the 2014-2015 Fiscal Year Budget as follows:

Increasing total revenues by \$894,676 and expenditures by \$943,364 for an expenditures budget of \$22,128,847 as per attached summary, made a part of this ordinance.

These amendments will allow for the completion of the fiscal year operations for the City of Brady.

**NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BRADY TEXAS** that the FY 2014-2015 budget be amended accordingly.

**APPROVED UPON FIRST READING THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ 2015,**

**APPROVED AND PASSED UPON SECOND READING THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ 2015.**

\_\_\_\_\_  
Anthony Groves, Mayor

ATTEST: \_\_\_\_\_  
Tina Keys, City Secretary

RECOMMENDED BUDGET AMENDMENTS - EXCLUDING TRANSFERS  
for Fiscal Year 14-15  
per Departments

REVENUES				EXPENSES			
GENERAL FUND REVENUES				GENERAL FUND EXPENSES			
CURRENT BUDGET	AMENDED BUDGET	PROPOSED \$ CHANGE	% CHANGE	CURRENT BUDGET	AMENDED BUDGET	PROPOSED \$ CHANGE	% CHANGE
1,689,000	1,896,309	207,309	12.27%	606,295	620,308	14,013	2.31%
963,450	697,260	(266,190)	-27.63%	1,131,679	913,706	(217,973)	-19.26%
58,622	58,401	(221)	-0.38%	322,132	446,981	124,849	38.76%
				25,851	26,851	1,000	3.87%
115,600	116,403	803	0.69%	270,114	281,922	11,808	4.37%
22,500	22,500	0	0.00%	94,383	94,383	0	0.00%
82,000	86,826	4,826	5.89%	802,317	806,329	4,012	0.50%
46,580	42,760	(3,820)	-8.20%	847,807	831,726	(16,081)	-1.90%
15,000	65,000	50,000	333.33%	Emergency Management	68,275	48,300	241.80%
32,000	42,000	10,000	31.25%	Communications	17,560	17,560	5.99%
42,720	36,000	(6,720)	-15.73%	Comm Services Admin	112,805	108,085	-4.18%
38,600	99,720	61,120	158.34%	Street	783,474	200,225	25.56%
1,500	200,915	199,415	13294.33%	Civic Center	210,065	190,065	950.33%
43,500	49,500	6,000	13.79%	Municipal Court	151,551	97,350	179.61%
				Community Support	2,700	0	0.00%
	0	0	0.00%	Repair Shop	62,912	100	0.16%
	600	(300)	-50.00%	Animal Control	75,244	(19,417)	-20.51%
524,962	750,675	225,713	43.00%	EMS	753,857	48,779	6.47%
136,600	139,600	3,000	2.20%	Brady Lake	176,658	9,100	5.15%
	0	0	0.00%	G. Rollie White Complex	58,100	0	0.00%
	0	0	0.00%	Purchasing	53,494	1,450	2.71%
	0	0	0.00%	Finance	257,503	1,000	0.39%
54,300	42,617	(11,683)	-21.52%	Building Permitting	221,991	(32,148)	-14.43%
3,867,534	4,346,786	479,252	12.39%	Subtotal	7,544,086	479,272	6.78%
SPECIAL SERVICE FUND REVENUES				SPECIAL SERVICE FUND EXPENSES			
404,500	498,000	93,500	23.11%	Pass Through	498,000	93,500	23.11%
126,000	113,000	(13,000)	-10.32%	Senior Citizens	258,730	(6,438)	-2.43%
2,104,000	923,000	(1,181,000)	-56.13%	Community Development	985,750	(2,511,640)	-71.81%
2,634,500	1,534,000	(1,100,500)	-41.77%	Subtotal	1,742,480	(2,424,578)	-58.18%
6,502,034	5,880,786	(621,248)	-9.55%	TOTAL GEN/SPECIAL FUNDS	9,286,566	(1,945,306)	-17.32%
UTILITY FUND REVENUES				UTILITY FUND EXPENSES			
7,799,850	7,980,457	180,607	2.32%	Electric Service	5,299,541	97,472	1.87%
803,000	751,500	(51,500)	-6.41%	Sewer Service	523,093	(29,446)	-5.33%
	0	0	0.00%	Special Projects -CW	408,411	408,411	0.00%
	0	0	0.00%	Public Works Admin	84,059	(72,934)	-46.46%
1,926,000	1,884,848	(41,152)	-2.14%	Water Service	1,513,598	29,210	1.97%
	1,804,500	1,804,500	0.00%	Special Projects - DW	0	2,256,692	0.00%
1,481,925	1,575,514	93,589	6.32%	Gas Distribution	1,124,683	120,834	12.04%
1,069,364	1,048,956	(20,408)	-1.91%	Solid Waste Collection	1,135,611	62,586	5.83%
74,000	74,000	0	0.00%	Street Sanitation	49,108	1,000	2.08%
				Power Plant	8,000	3,000	60.00%
	0	0	0.00%	Meter	58,453	0	0.00%
	0	0	0.00%	Billing & Collection Dept.	198,733	2,710	1.36%
158,300	194,725	36,425	23.01%	Utility Support Services	179,589	9,135	5.36%
13,312,439	15,314,500	2,002,061	15.04%	TOTAL UTILITY EXPENSES	12,842,281	2,888,670	29.02%
OTHER SOURCES				TOTAL EXPENSES			
Fund Balance	1,346,740	(486,137)	0.00%				
Total Other Sources	1,346,740	(486,137)	0.00%				
21,161,213	22,055,889	894,676	4.23%	21,185,483	22,128,847	943,364	4.45%

**BUDGET BY DIVISION SUMMARY  
EXCLUDING TRANSFERS  
FISCAL YEAR 2014-2015**

**Beginning Fund Balance / Net Working Capital** **13,205,812**

GENERAL	REVENUES	EXPENSES	Net
01 - ADMINISTRATION	1,896,309	620,308	1,276,001
02 - AIRPORT	697,260	913,706	(216,446)
03 - PUBLIC PROPERTY	58,401	446,981	(388,580)
04 - COUNCIL		26,851	(26,851)
05 - GOLF COURSE	116,403	281,922	(165,519)
06 - POOL	22,500	94,383	(71,883)
07 - FIRE DEPT.	86,826	806,329	(719,503)
08 - POLICE	42,760	831,726	(788,966)
09 - EMERGENCY OP CENTER	65,000	68,275	(3,275)
10 - COMMUNICATIONS	42,000	310,565	(268,565)
11 - COMM SERVICES ADMIN	36,000	108,085	(72,085)
12 - STREET	99,720	983,699	(883,979)
13 - CIVIC CENTER	200,915	210,065	(9,150)
17 - MUNICIPAL COURT	49,500	151,551	(102,051)
19 - COMMUNITY SUPPORT	0	2,700	(2,700)
24 - REPAIR SHOP	0	62,912	(62,912)
27 - ANIMAL CONTROL	300	75,244	(74,944)
29 - EMS	750,675	802,636	(51,961)
32 - LAKE	139,600	185,758	(46,158)
34 - G.R. WHITE	0	58,100	(58,100)
41 - PURCHASING	0	54,944	(54,944)
44 - FINANCIAL	0	257,503	(257,503)
45 - BLDG/PERMITS	42,617	189,843	(147,226)
<b>TOTAL</b>	<b>4,346,786</b>	<b>7,544,086</b>	<b>(3,197,300)</b>

UTILITIES	REVENUES	EXPENSES	NET
21 - POWER PLANT	0	8,000	(8,000)
22 - ELECTRIC DIST	7,980,457	5,299,541	2,680,916
23 - WASTE WATER PLANT	751,500	523,093	228,407
25 - SPECIAL PROJECTS - CW	0	408,411	(408,411)
30 - PUBLIC WORKS ADMIN	0	84,059	(84,059)
31 - WATER & W WATER DIST	1,884,848	1,513,598	371,250
33 - SPECIAL PROJECTS - DW	1,804,500	2,256,692	(452,192)
42 - GAS DIST	1,575,514	1,124,683	450,831
26 - METER	0	58,453	(58,453)
46 - BILLING	0	201,443	(201,443)
50 - UTILITY SUPPORT	194,725	179,589	15,136
14 - SOLID WASTE	1,048,956	1,135,611	(86,655)
18 - STREET SANITATION	74,000	49,108	24,892
<b>TOTAL</b>	<b>15,314,500</b>	<b>12,842,281</b>	<b>2,472,219</b>

SPECIAL	REVENUES	EXPENSES	NET
15 - PASS THROUGH	498,000	498,000	0
16 - SENIOR CITIZENS	113,000	258,730	(145,730)
43 - COMMUNITY DEVELOPMENT/GRANTS	923,000	985,750	(62,750)
<b>TOTAL</b>	<b>1,534,000</b>	<b>1,742,480</b>	<b>(208,480)</b>

**OTHER SOURCES**

**Fund Balance**  
 Proceeds from TWDB-DW & WWTP Projects 860,603

**GRAND TOTAL** **22,055,889** **22,128,847** **(72,958)**

**Projected Ending Fund Balance / Net Working Capital as of 09-30-15** **13,132,854**

CITY OF BRADY  
FY15 TOTAL BUDGET SUMMARY WITH TRANSFERS  
MID YEAR ADJUSTMENTS

TOTAL REVENUES	TOTAL EXPENSES	NET IMPACT ON FUND BALANCE
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GENERAL FUND

<b>GENERAL FUND BUDGET BEFORE TRANSFERS</b>	<b>\$4,346,786</b>	<b>\$7,544,086</b>	<b>(\$3,197,300)</b>
Transfer from Electric Fund	\$2,645,771		\$2,645,771
Transfer from Water Fund	\$255,500		\$255,500
Transfer from Water Fund surplus reserves	\$748,740		\$748,740
Transfer from Gas Fund	\$29,282		\$29,282
GENERAL FUND BUDGET AFTER TRANSFERS	\$8,026,079	\$7,544,086	\$481,993

ELECTRIC & SEWER FUND

<b>ELECTRIC &amp; SEWER FUND BUDGET BEFORE TRANSFERS</b>	<b>\$8,731,957</b>	<b>\$6,239,045</b>	<b>\$2,492,912</b>
Transfer to General Fund		\$2,645,771	(\$2,645,771)
Transfer from Water Fund surplus reserves	\$221,260	\$0	\$221,260
Draw down on restricted TWDB fund balance reserve for CW proj	\$408,411	\$0	\$408,411
ELECTRIC & SEWER FUND BUDGET AFTER TRANSFERS	\$9,361,628	\$8,884,816	\$476,812

WATER FUND

<b>WATER FUND BUDGET BEFORE TRANSFERS</b>	<b>\$3,689,348</b>	<b>\$3,854,349</b>	<b>(\$165,001)</b>
Transfer to General Fund		\$255,500	(\$255,500)
Transfer to General Fund surplus reserves		\$748,740	(\$748,740)
Transfer to Electric Fund surplus reserves		\$221,260	(\$221,260)
Transfer to Utility Support Fund		\$31,691	(\$31,691)
Draw down on restricted TWDB fund balance reserve for DW proj	\$452,192		\$452,192
WATER FUND BUDGET AFTER TRANSFERS	\$4,141,540	\$5,111,540	(\$970,000)

GAS FUND

<b>GAS FUND BUDGET BEFORE TRANSFERS</b>	<b>\$1,575,514</b>	<b>\$1,124,683</b>	<b>\$450,831</b>
Transfer to General Fund		\$29,282	(\$29,282)
Transfer to Utility Support Fund		\$213,069	(\$213,069)
Transfer to Solid Waste Fund		\$0	\$0
Transfer to Special Revenue Fund		\$208,480	(\$208,480)
GAS FUND BUDGET AFTER TRANSFERS	\$1,575,514	\$1,575,514	\$0

UTILITY SUPPORT FUND

<b>UTILITY SUPPORT FUND BUDGET BEFORE TRANSFERS</b>	<b>\$194,725</b>	<b>\$439,485</b>	<b>(\$244,760)</b>
Transfer from Water Fund	\$31,691		\$31,691
Transfer from Gas Fund	\$213,069		\$213,069
UTILITY SUPPORT FUND BUDGET AFTER TRANSFERS	\$439,485	\$439,485	\$0

## CITY OF BRADY

FY15 TOTAL BUDGET SUMMARY WITH TRANSFERS  
MID YEAR ADJUSTMENTS

## SOLID WASTE FUND

	TOTAL REVENUES	TOTAL EXPENSES	NET IMPACT ON FUND BALANCE
<b>SOLID WASTE FUND BUDGET BEFORE TRANSFERS</b>	<b>\$1,122,956</b>	<b>\$1,184,719</b>	<b>(\$61,763)</b>
Transfer from Gas Fund	\$0		\$0
Transfer from Electric Fund	\$0		\$0
<b>SOLID WASTE FUND BUDGET AFTER TRANSFERS</b>	<b>\$1,122,956</b>	<b>\$1,184,719</b>	<b>(\$61,763)</b>

## SPECIAL REVENUE FUND

<b>SPECIAL REVENUE FUND BUDGET BEFORE TRANSFERS</b>	<b>\$1,534,000</b>	<b>\$1,742,480</b>	<b>(\$208,480)</b>
Transfer from Gas Fund	\$208,480		\$208,480
<b>SPECIAL REVENUE FUND BUDGET AFTER TRANSFERS</b>	<b>\$1,742,480</b>	<b>\$1,742,480</b>	<b>\$0</b>
<b>TOTAL BUDGET BEFORE TRANSFERS</b>	<b>\$22,055,889</b>	<b>\$22,128,847</b>	<b>(\$72,958)</b>
<b>TOTAL BUDGET AFTER TRANSFERS</b>	<b>\$26,409,682</b>	<b>\$26,482,640</b>	<b>(\$72,958)</b>

**CITY OF BRADY**  
**BUDGET AMENDMENT SUMMARY for FY 2015**

The following is a detailed summary by division of the proposed amendments that reflect a material change compared to the current budget:

**GENERAL FUND**

- **Administration –**

Revenues: Sales tax revenues are up 27% compared to last year; therefore, receipts are projected to be \$200,000 more than original conservative projections.

Expenditures: After evaluating revenues and expenditures for all departments and funds, \$22,604 in contingency funds are available for unexpected or unknown expenditures that may require funding before year-end.

- **Airport –**

Revenues: Military fuel sales are not expected to materialize; therefore, projected sales are adjusted downward by \$277,775. \$4,035 was received in insurance claims, and \$7,000 in additional revenue is expected for hangar and miscellaneous airport sales.

Expenditures: Jet A fuel purchases are appropriately reduced by \$297,775. Review of personnel indicates insufficient staffing. Staff requests an additional \$41,083 to provide for a FT lineman to replace a seasoned staff member that resigned recently, a FT Assistant Manager, and a summer intern. Operational costs projections increased by \$10,900 to support fencing repairs, telephone costs, and merchandise purchases for resale.

- **PPM –**

Expenditures: Payroll costs were increased by \$27,724 to support the Superintendent's salary. Originally, PPM did not budget for a Superintendent's salary expense. Additionally, \$100,000 is requested for possible land acquisition.

- **Golf –**

Revenues: Donation revenue is adjusted to reflect a \$3,200 gift from the BGA.

Expenditures: General expenditures are adjusted to reflect a \$3,200 purchase of a used gator to be used around the course as needed. Cart rental costs were under budgeted; therefore, an additional \$6,500 is required to fully provide for rental costs of the 10 golf carts from the Two Pro agreement.

- **Emergency Management –**

Revenues / Expenditures: Staff would like to add \$50,000 in County Subsidies revenues and then purchase a generator for emergency needs.

**CITY OF BRADY**  
**BUDGET AMENDMENT SUMMARY for FY 2015**

- **Communications –**

Revenues: The CVCOG may donate \$10,000 for the purchase of a console.

Expenditures: Staff requests an additional \$5,000 to meet part-time support personnel needs. If the CVCOG provides funding, a console purchase will be made.

- **Community Services –**

Revenues / Expenditures: The City was unsuccessful in getting an intern grant.

- **Streets -**

Staff requests that the dump truck that was budgeted for the WWTP be moved to the Street Division. The Street Division had a dump truck suitable for the WWTP needs and has transferred it to the WWTP.

Revenues: If approved, the original budget approved a \$50,000 loan for the purchase of a dump truck.

Expenditures: Payroll costs have been less than projected due to unfilled positions. It is projected that payroll will be \$52,770 less. If approved, \$50,000 is added to capital expenditures for a replacement dump truck, and \$200,000 is allocated for street repair seal-coating contractor work.

- **Civic Center –**

Revenues / Expenditures: EDC funding and the subsequent cost of engineering services in the amount of \$187,000 are now included in the City's budget per the agreement dated 9-2-2014 between the EDC and City, which is funded by BEDC.

- **Municipal Court –**

Revenues: Updated projections based on mid-year collections indicate fines and fees could be \$6,000 more than originally budgeted.

Expenditures: Half, or \$3,000, of the projected collections will be remitted to the State. With efforts to provide better code enforcement, \$12,000 is requested for prosecution costs. \$80,000 is requested to renovate the Municipal Court building.

- **Animal Control –**

Expenditures: Budgeted funds to provide for contract obligations with PAWS from the Heart will not fully materialize; therefore, rental expense can be reduced by \$20,417 at this time.

- **EMS –**

Revenues: The Heart of Texas Hospital required City EMS services through the month of November; therefore, \$18,513 in service revenue is recognized. General service collections are projected to be an additional \$203,000 more than originally projected.

Expenditures: Payroll demands require an additional \$18,000 to support part-time payroll efforts. The commission expense to Specialized Billing services must be increased by \$24,000 due to higher than expected collections.

**CITY OF BRADY**  
**BUDGET AMENDMENT SUMMARY for FY 2015**

- **Building and Permitting –**

Expenditures: Staff requests to reduce the professional fees budget by \$20,000 and reallocate to Fund 80 to provide for the local share cost associated with a Texas Department of Public Safety grant for a mapping and drainage master plan for the Brady Lake dam.

**SPECIAL SERVICE FUND**

- **Pass-Through –**

Motel tax receipts are on track to be \$45,500 more than original projections. Sales tax collections are also up therefore revenues and remittance expense to the Brady EDC is expected to exceed original projections by \$48,000.

- **Senior Citizens –**

CVCOG is now paying for the van fuel gas directly. Therefore, the City no longer has to pay for the gas and then ask for reimbursement from CVCOG. Reimbursement revenues are reduced by \$13,000 and fuel expense is reduced by \$11,400.

- **Community Development –**

The City is a recipient of a \$200,000 grant from the Texas Parks and Wildlife to improve the walking trail and bridge along Brady Creek. Staff expects the project will not be complete until next FY. Therefore, grant funds in the amount of \$100,000 can be reduced both in project revenues and expenditures.

The City was awarded a grant from the Texas Department of Public Safety in the amount of \$50,000 to go toward the \$70,100 cost of developing a map and drainage plan at the Brady Lake dam. This project is added to the budget including the City's cost share of \$20,100.

The EMS division has received \$4,000 more in additional grant revenues from the Regional Advisory Council than expected.

The Clean Water and Drinking Water projects have been moved to the Sewer Fund and Water Fund to provide better accounting clarity for each project.

**UTILITY FUNDS**

- **Sewer Division-**

Staff no longer needs a dump truck. Request to move the budgeted loan proceeds and capital expenditure of \$50,000 to the Street Division. Utility costs are expected to be \$18,000 more than expected due to old, failing equipment.

**CITY OF BRADY**  
**BUDGET AMENDMENT SUMMARY for FY 2015**

- **Sewer Special Projects – CWSRF –**  
Budget for this project was moved from Fund 80. A new division was created to reflect the project funded by the TWDB to build a new Waste Water Treatment Plant. We expect to spend \$408,411 in FY15. Funds were delivered to the city for these expenditures in FY12.
- **Public Works Administration -** The city has not been able to hire a compliance officer, until recently and since the TWDB funds provide in part for our Project Manager salary, payroll costs were reduced by a total of \$65,000.
- **Water Special Projects - DWSRF –**  
Budget for this project was moved from Fund 80. A new division was created to reflect the project funded by the TWDB to address TCEQ requirements for drinking water quality. We expect to spend the remaining funds issued to the City in FY14 in the amount of \$452,192 this fiscal year. The city was recently issued a nuisance finding and it is expected that the TWDB will fund \$1,804,500 for 100% cost of the design phase of this project with EDAP funds.
- **Gas Division -** Due to the extended cold weather conditions this year, wholesale costs of natural gas purchases is expected to be \$157,360 more than original projections therefore, pass-through charge revenues collected to pass on to the City's wholesale provider, are also adjusted upward by \$145,000. While Distribution revenues are favorably adjusted by \$20,000, Industrial sales are down and are adjusted downward by \$75,000. Due to unfilled positions, payroll costs were reduced by \$30,196.
- **Solid Waste Division -** \$61,000 is needed in additional funds for heavy rolling stock repairs to the commercial dumpster truck. Commercial dumpster service revenues are reduced by \$14,000 to allow for a possible service credit to our dumpster customers.
- **Utility Support Division -** \$35,425 was received from the Texas Department of Safety for the reimbursement of expenditures associated with the relocation of the warehouse. An additional \$3,000 is needed to provide for telephone expenditures, and \$3,635 is requested to provide for outside IT services to address city wide technology maintenance needs.

**OTHER REVENUE SOURCES**

- Proceeds from the TWDB in the amount of \$408,411 received in FY13 for the WWTP project are dedicated to the funding needs of the ongoing costs in FY15.
- Proceeds from the TWDB in the amount of \$452,192 received in FY14 for the DW improvements are dedicated to the funding needs of the ongoing costs in FY15.

**CITY OF BRADY**  
**BUDGET AMENDMENT SUMMARY for FY 2015**

**TRANSFERS**

Transfers have been adjusted to maintain fund balance levels and promote compliance with the City's Fund Balance Reserve Policy for each fund.

**General Fund** – Transfers from the Electric Fund were slightly adjusted due to the increase in transfers from the Water Fund. Transfers from the Gas Fund were also reduced and reallocated to other funds. An additional \$748,740 in surplus reserve funds from the Water Fund will be transferred to the General fund. If approved, it is projected that the General Fund balance will increase by approximately \$482,000 by year- end.

**Electric/ Sewer Fund** – Transfers to the General Fund were slightly reduced. No transfers will be made to the Utility Support or Special Revenue Funds. \$221,260 in surplus reserve funds from the Water Fund will be transferred to the Electric Fund. If approved, it is projected that the Electric/Sewer Fund balance will increase by approximately \$477,000 by year-end.

**Water Fund** – An additional \$970,000 in surplus reserve funds will be transferred to the General Fund and Electric Funds. This will provide for compliance with the fund balance reserve levels in the General and Electric funds per policy requirements. Transfers to the Utility Support Fund will be reduced by \$51,000. If approved, it is projected that the Water Fund balance will decrease by approximately \$970,000.

**Gas Fund** – Transfers to the General Fund were reduced by \$227,630 while transfers to the Utility Support Fund and Special Revenue Funds were increased by \$131,073 and \$69,312.

**Utility Support** – Based on mid –year projections, fund transfer requirements are expected to be less than original budget by \$24,580. The Gas Fund will provide for the majority of the funds with approximately \$213,000 and the Water Fund will provide the remaining \$32,000 needed.

**Solid Waste Fund** – No transfers will be made. By year-end, this fund is expected to decrease by approximately \$62,000 resulting from a drawdown of \$86,655 from Solid Waste operations and a surplus of \$24,892 from Street Sanitation operations.

**Special Revenue Fund** - All funds needed to support this fund will come from the Gas Fund in the amount of \$208,480.

	30	40	60	50	80	
IER	WATER	GAS	SOLID WASTE	UTILITY SUPPORT	SPECIAL REV	TOTALS
019 \$	2,668,327 \$	1,286,592 \$	835,926 \$	351,549 \$	198,790 \$	13,185,396
995 \$	1,889,484 \$	1,286,592 \$	490,262 \$	351,549 \$	- \$	9,524,375
						72%
180	180	180	90	90	NA	
260) \$	973,210 \$	599,177 \$	258,391 \$	246,104 \$	- \$	1,700,191
608 \$	1,641,381 \$	1,003,849 \$	1,121,133 \$	427,640		
000) \$	(122,000) \$	(88,000) \$	(203,000) \$	-		
242 \$	338,619 \$	478,076 \$	22,231			
850 \$	1,858,000 \$	1,393,925 \$	940,364 \$	427,640	\$	19,986,639
255 \$	916,274 \$	687,415	\$	231,871 \$	105,445	
260 \$	(970,000) \$	- \$	- \$	- \$	- \$	
260 \$	(970,000) \$	- \$	- \$	- \$	- \$	
0 \$	3,210 \$	599,177 \$	258,391 \$	246,104 \$	-	
255 \$	919,484 \$	1,286,592 \$	490,262 \$	351,549 \$	- \$	9,524,375
180	181	337	202	317	N/A	
0 \$	3,210 \$	599,177 \$	258,391 \$	246,104 \$	- \$	1,700,191
279 \$	1,698,327 \$	1,286,592 \$	835,926 \$	351,549 \$	198,790 \$	13,185,396

BRADY EDC  
FY 15 BUDGET AMENDMENT RECOMMENDATIONS  
3-31-2015

REVENUES	DESCRIPTION	CURRENT BUDGET	AMENDMENT INC / (DECREASE)	PROPOSED BUDGET
90-4-90-600.00	Corporate Sales Tax	\$ 210,000	\$ 48,000	\$ 258,000
90-4-90-630.00	Rental Income- HOT Aircraft	\$ 30,000	\$ (25,000)	\$ 5,000
	Net changes in Revenues recommended		\$ 23,000	
	<b>Total Revenues -with amendments</b>		<b>\$ 351,926</b>	
<b>EXPENDITURES</b>				
90-5-90-240.00	Community Dev - Civic Center	\$ 225,000	\$ (38,000)	\$ 187,000
90-5-90-301.00	Membership Dues and Fees	\$ 4,000	\$ (697)	\$ 3,303
90-5-90-305.00	Meeting Provisions	\$ 250	\$ 200	\$ 450
90-5-90-340.00	Property Taxes	\$ 2,000	\$ 747	\$ 2,747
90-5-90-350.00	Sundry	\$ 250	\$ (250)	\$ -
	Net changes in Expenditures recommended		\$ (38,000)	
	<b>Total Expenditures - with amendments</b>		<b>\$ 383,732</b>	
	<b>Net change in Fund Balance- Amended</b>		<b>\$ (31,806)</b>	
	<b>Fund Balance Recap:</b>			
	Beginning Fund Balance FY 15		\$ 916,420	
	Projected Ending Fund Balance FY 15		\$ 884,614	
	Restricted for debt service		\$ (30,000)	
	Estimated Ending Fund Balance FY 15 - Unrestricted		\$ 854,614	

BRADY EDC  
FY 15 BUDGET AMENDMENT RECOMMENDATIONS  
03/31/2015

DESCRIPTION	REASON FOR AMENDMENT
<b>REVENUES</b>	
Corporate Sales Tax	Actual collections through mid year are exceeding budgeted projections by 28%.
Rental Income- HOT Aircraft	Staff has been unsuccessful with collection efforts.
<b>EXPENDITURES</b>	
Community Dev - Civic Center	Reduce FY 15 budget amount to the KSA contract amount
Membership Dues and Fees	Reclass a portion of FY 15 budget amount to property tax
Meeting Provisions	Provide for higher than anticipated costs
Property Taxes	Provide for tax rate increase
Sundry	Reclass to meeting provisions and property tax