



**CITY OF BRADY COUNCIL AGENDA  
REGULAR CITY COUNCIL MEETING  
APRIL 3, 2018 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 April 3, 2018, at the City of Brady Municipal Court Building, located at 207 S. Elm Street, 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

Jim Griffin  
Mayor Pro Tem

Rey Garza  
Council Member Place 1

Shelly Perkins  
Council Member Place 2

Jeffrey Sutton  
Council Member Place 3

Jane Huffman  
Council Member Place 4

Kim Lenoir  
City Manager

Tina Keys  
City Secretary

Sarah Griffin  
City Attorney

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

**2. INVOCATION & PLEDGE OF ALLEGIANCE**

**3. PUBLIC COMMENTS: Reserved for items NOT listed on the agenda**

*Please limit individual public comments to three (3) minutes. In accordance with TX AG opinion, any public comment addressing items not on the agenda, will only be heard by the City Council. No formal action, deliberation, discussion, or comment will be made by City Council. State Law prohibits any deliberation or decisions regarding items presented in public comments. City Council may only make a statement of specific factual information given in response to the inquiry; recite an existing policy; or request staff to place the item on an agenda for a subsequent meeting.*

**4. CONSENT AGENDA: Reserved for routine items**

*Consent Agendas are used to save time for the public meeting. Any item may be removed from the Consent Agenda at the request of a Council Member and considered separately following the Consent Agenda approval. All items listed on the Consent Agenda are to be with one motion "Move to approve Consent Agenda."*

- A. Approval of Audit Board for April 3, 2018.
- B. Approval of Minutes for Regular and Work Session Meetings on March 20, 2018 and Special Meeting on March 27, 2018.

**5. PRESENTATION:**

- A. Keep Texas Beautiful Governor's Community Achievement Award Winner - \$130,000 TXDOT Landscaping Prize

**6. PUBLIC HEARINGS AND INDIVIDUAL CONCERNS:**

- A. Continue 3/20/18 Public Hearing to receive comments for or against a zoning change from Commercial District (C) to Central Business District (CBD) as requested by James Minor for property located at 212 North Church of the Fulcher Subdivision, Block 11, Lot 13. (P&Z Public Hearing 3/19/18)
- B. City of Brady will withdraw this request. Continue 3/20/18 Public Hearing to receive comments for or against a zoning change from Commercial District (C) to Central Business District (CBD) as requested by City of Brady for property located at 100 Block of West Lockhart, southside only, of the Fulcher Subdivision, Block 11. (P&Z Public Hearing 3/19/18)
- C. Discussion, consideration, and possible action regarding first reading of Ordinance 1250 of the City of Brady adopting zoning change from

**MISSION**

The City of Brady strives to share its history and encourage the development of diverse housing, employment, infrastructure, and opportunity through transparent management and financing for all residents and employees.

Commercial District (C) to Central Business District (CBD) as requested by James Minor for property located at 212 North Church of the Fulcher Subdivision, Block 11, Lot 13.

- D. Discussion, consideration, and possible action regarding **second and final reading of Ordinance 1252** of the City of Brady adopting a zoning change from Commercial District (C) to Manufactured Home District (MH) as requested by Albert Moreno for property located at 315 Irish Street in the J. F. Braun Subdivision, Block 407, Lot 71. (Recommended by P&Z on 3/19/18)

## **7. INDIVIDUAL CONCERNS**

*City Council Members are to deliberate the following items. Staff will present the item and are prepared to answer City Council Member questions. The Mayor will recognize Council Members as the council discussed the item so everyone is heard. Once the City Council Members finish discussion, the Mayor will recognize attendees who have comments. Attendees and council members need to direct comments to the Mayor as they are recognized. When all comments are complete, the Mayor will call for a motion.*

- A. Discussion, consideration, and possible action regarding approval of **Resolution 2018-009** to apply for National Incident Based Management System (NIBRS) Grant from the Governor's Office to fund 100% of additional components for Police Services including CAD and Records Management System to provide comprehensive seamless integration software and record management (\$79,000 grant).
- B. Discussion, consideration, and possible action of distributed generation, i.e., solar, wind and fuel powered electric generating systems and regulations, application, agreement and fees.
- C. Discussion, consideration, and possible action on **first reading of Ordinance 1245** of the City of Brady adopting Distributed Generation (DG) Ordinance; amend and repeal all existing distributed generation or related ordinances.
- D. Discussion, consideration, and possible action on **first reading of Ordinance 1253** of the City of Brady amending Electric Ordinance to include Distributed Generation (DG) Rates.
- E. Discussion, consideration, and possible action regarding Fact Sheet for the BEDC 4A to 4B Election.
- F. Discussion, consideration, and possible action regarding FY2018-2019 Budget Calendar.
- G. Discussion and summary of City Council action and if procedures and processes worked.

## **8. STAFF REPORTS**

- A. **1st Quarter Reports for Public Works:** WWTP Replacement Project; Radium Reduction Drinking Water Treatment Project; TCEQ – Old Power Plant Station Site and Judgement; TXDOT North Bridge Street Project; Gas Line Improvement Project; Solids Handling Pump Replacement Project; Wall Street O.H. Power Line Replacement Project
- B. **1st Quarter Reports for Community Services:** Brady Lake Boating Access Grant; BEDC Brady Lake Fish House Project; Richards Park Improvements Grant; Willie Washington Park Improvements; Conway (Stanburn) Park Improvements; Brady Creek Trail Project; Curtis Field Master Plan; Automated Weather Observation System Grant; GRW Steering Committee; Activity Center Renovation Project
- C. **1st Quarter Administration:** Davee-Dodge Heights Project; Brady Lake Boat Dock Permits/ Rules/ Regulations and Billing
- D. **1st Quarter Reports for Public Safety:** Grant(s) Status Reports; Animal Control Facility Project
- E. **Upcoming Special Events/Meetings:**

April – Spring Clean-up Events – leaf, bulk trash, tire clean-up  
April 6 – LCRA Steps Forward Work Day – Richards Park  
April 7 – Don't Mess with Brady TRASH-OFF – 9am to 12noon – Lunch at Richards Park  
April 12 – 8am to 12noon – Brady Creek Watershed Quality Class – Muni Court Building  
April 13 – 14 – Early Days – Richards Park

**F. Upcoming City Calendar:**

April 17 – 4pm Work Session for Dodge Heights Addition Concerns  
April 23 – Early Voting Begins – Special Elections - BEDC 4A to 4B, 15 Charter Amendments & BISD  
Bond Election – all at City Hall

## 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. 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](mailto:citysec@bradytx.us).

**Attendance by Other Elected or Appointed Officials:** It is anticipated that members of other governmental bodies, and/or city boards, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the body, board, commission and/or committee. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a possible meeting of the other body, board, commission and/or committee, whose members may be in attendance, if such numbers constitute a quorum. The members of the boards, commissions and/or committees may be permitted to participate in discussion on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless item and action is specifically provided for on an agenda for that body, board, commission or committee subject to the Texas Open Meetings Act.

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).

This agenda has been reviewed and approved by the City's legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes written interpretation of the Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.114(c) and the meeting is conducted by all participants in reliance on this opinion.

STATE OF TEXAS

COUNTY OF McCULLOCH

CITY OF BRADY

The City Council of the City of Brady, Texas met in a Work Session Meeting on Tuesday, March 20, 2018 at 4:00 p.m. at the City of Brady Municipal Court Building located at 207 S. Elm Street, Brady, Texas with Mayor Tony Groves presiding. Council Members present were Shelly Perkins, Jeffrey Sutton, Jim Griffin and Jane Huffman. City staff present were City Manager Kim Lenoir, Public Works Director Steven Miller, Community Services Director Peter Lamont, Finance Director Lisa Remini, Golf Course Superintendent Brett Sheguit, City Attorney Charles Zech, City Attorney Sarah Griffin, Attorney Camryn Cox, and City Secretary Tina Keys. Also in attendance were Curtis Owens, Charlie Bush, James Stewart, and T.J. Penn.

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

Mayor Groves called the meeting to order at 4:00 p.m. Council quorum was certified.

### **2. Discussion regarding Golf Course condition and Two Pro Contract**

Peter Lamont presented. There was discussion regarding bent grass vs. Bermuda grass. Members of Council, Brady Golf Association and James Stewart went back and forth discussing pros and cons of closing golf course during summer to put down Bermuda grass vs a longer fix of working with existing bent grass. Discussion went on about Two Pro contract.

### **3. Discussion of procedures and processes for initial customer contact, application, agreement, permit fees, and rate concerning distributed generation, i.e. solar, wind, and fuel powered electric generating systems**

Kim Lenoir presented. Council Member Perkins had several changes. Mayor requested everyone look through packet and come back with ideas and suggestions.

Mayor recessed the open session at 5:29 p.m. for a break before going into Executive Session.

### **4. EXECUTIVE SESSION – Mayor closed open meeting for Executive Session at 5:36pm.**

The City Council of the City of Brady will adjourn into Executive Session for the following:

- A. Pursuant to Section 551.071 (Consultation with City Attorney), the City Council will conduct a private consultation with the City Attorney to seek advice regarding the TCEQ Lawsuit and Old Hospital.
- B. Pursuant to Section 551.074 (Personnel Matters) City Council will meet to deliberate the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee: City Manager Lenoir and City Attorney duties under the City Charter.

Council Member Rey Garza arrived at 5:50pm.

Executive Session completed and opened the public meeting at 5:55pm. No action.

### **5. ADJOURNMENT**

There being no further business, the Mayor adjourned the Work Session meeting at 5:56 p.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 Regular Meeting on Tuesday, March 20, 2018 at 6:00 pm at the City of Brady Municipal Court Building located at 207 S. Elm Street, Brady, Texas with Mayor Anthony Groves presiding. Council Members present were Jane Huffman, Jim Griffin, Shelly Perkins, Rey Garza and Jeffrey Sutton. City staff present were City Manager Kim Lenoir, Community Services Director Peter Lamont, Public Works Director Steve Miller, Finance Director Lisa Remini, Police Chief Steve Thomas, Fire Chief Brian Meroney, Code Enforcement Officer Kim Davee, Water Crew Leader Vern Canter, City Attorney Charles Zech, City Attorney Sarah Griffin, Municipal Court Judge Justin Owens and City Secretary Tina Keys. Also in attendance were James Minor, Barbara Bolton, Bobby Williams, Cornelio Griner, Esperanza Griner, Albert Moreno, Mike Flores, Julie Clevenger, Linda Stewart and Joe Sanchez.

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

Mayor Groves called the meeting to order at 6:01 p.m. Council quorum was certified.

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

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

#### **3. PUBLIC COMMENTS**

Bobby Williams, on behalf of BGA, requested that Two-Pro be removed.

Tracy Pitcox complimented the City staff for their help with the Music Festival.

#### **4. CONSENT AGENDA**

A. Approval of Audit Board for March 20, 2018.

B. Approval of Minutes for Regular Meeting March 6, 2018.

Council Member Perkins had questions on item D and requested it be removed from the consent agenda.

Council Member Sutton had questions on item C and requested it be removed from the consent agenda.

Council Member Garza moved to approve the Consent Agenda without items C & D. Seconded by Council Member Perkins. All Council Members voted "aye" and none "nay". Motion carried in a 5 – 0 vote.

C. Approval of the temporary closure of 200 Block of North Church Street for Summers Farmers Market.

Council Member Sutton asked about the time and date for item C but found the information in the packet

Council Member Garza asked why Farmers Market was moved. Peter Lamont said they had requested it.

Council Member Sutton moved to approve item C. Seconded by Council Member Perkins. All Council Members voted "aye" and none "nay". Motion carried.

D. Approval of the temporary closure of Memory Lane and portions of 6<sup>th</sup> Street and a noise variance for the World Championship Goat Cook-off for August 31 to September 3, 2018

Council Member Perkins had questions regarding access to homes on 6<sup>th</sup> Street during Goat Cook-off. Council Member Griffin moved to approve item D. Seconded by Council Member Huffman. All Council Members voted "aye" and none "nay". Motion carried.

#### **5. PRESENTATIONS AND INDIVIDUAL CONCERNS**

There were no presentations

## 6. PUBLIC HEARINGS AND INDIVIDUAL CONCERNS

- A. Public Hearing to hear comments for or against a zoning change from Commercial District to Commercial (Central) Business District as requested by James Minor for property located at 212' North Church of the Fulcher Subdivision, Block 11, Lot 13 (P&Z Public Hearing 3/19/18). Peter Lamont presented. Public hearing was opened at 6:17 p.m. Brother of owner asked Council to refer to letter. Council Member Garza asked if public was notified of public hearing. Barbara Bolton said they remodeled to include living quarters. James Minor said they moved back to Brady to move into the building, then it came to their attention that they couldn't live there because it was just outside of the boundary. Joe Sanchez said we need to draw more interest to the downtown area. Public hearing was closed at 6:24 pm. OPENED AND TO BE CONTINUED 4-3-18.
- B. Public Hearing to receive comments for or against a zoning change from Commercial District to Commercial (Central) Business District as requested by City of Brady for property located at 100 Block of West Lockhart, southside only, of the Fulcher Subdivision, Block 11. (P&Z Public Hearing 3/19/18). Peter Lamont presented. Opened public hearing at 6:25 p.m. Closed public hearing at 6:27pm. OPENED AND TO BE CONTINUED 4-3-18.
- C. Discussion, consideration, and possible action regarding **first reading of Ordinance 1250** of the City of Brady adopting zoning change from Commercial to Central Business District for the 100 Block of W. Lockhart (south side only), Block 11 of the Fulcher Subdivision Lots 10, 11, 12 & 13 from Commercial District to Commercial Business District. (P&Z action 3/19/18). Peter Lamont presented and stated that P&Z voted unanimously to recommend zoning change. City Attorney Griffin noticed the Public Hearing Notice was published incorrectly with "Commercial" instead of "Central". Therefore, the public hearings will have to be corrected and continued on the April 3<sup>rd</sup> Council Meeting with no action taken until the April 3<sup>rd</sup> meeting.
- D. Public Hearing to receive comments for or against a zoning change from Commercial District to Manufactured Home District as requested by Albert Moreno for property located at 315 Irish Street in the J. F. Braun Subdivision, Block 407, Lot 71. (P&Z Public Hearing 3/19/18). Peter Lamont presented. Public hearing was opened at 6:36 p.m. There were no comments from the public. Public hearing was closed at 6:37pm.
- E. Discussion, consideration, and possible action regarding **first reading of Ordinance 1252** of the City of Brady adopting a zoning change from Commercial District to Manufactured Home District as requested by Albert Moreno for property located at 315 Irish Street in the J. F. Braun Subdivision, Block 407, Lot 71. (P&Z action 3/19/18). Albert Moreno explained the dilapidated house now on the lot will be removed and his new Manufactured Home is to be installed on that slab. Lamont explained that this site is a transition area with Commercial and Single Family zoning in the area. Council Member Garza moved to approve the first reading of Ordinance 1252. Seconded by Council Member Griffin. All Council Members voted "aye" and none "nay". Motion carried in a vote of 5 – 0.

## 7. INDIVIDUAL CONCERNS

- A. Discussion, consideration and possible action regarding **Abatement Order 2018-18** in accordance with Code of Ordinances Section 3.207 to authorize abatement of dilapidated structures at 301 Boston in the Martin Heights Subdivision, Block 40, Lots 1 – 2 (Public Hearing held 11/21/2017). Peter Lamont presented. Staff recommends proceeding with Code Enforcement for junk, and no action on Abatement Order. No action was taken.
- B. Discussion, consideration, and possible action regarding **Abatement Order 2018-19** in accordance with Code of Ordinances Section 3.207 to authorize abatement of dilapidated structures at 401 Boston in the Martin

Heights Subdivision, Block 39, Lots 3-4 (Public Hearing held 11/21/17). Peter Lamont presented. Council Member Huffman moved to approve Abatement Order 2018-19. Seconded by Council Member Garza. All Council Members voted "aye" and none "nay". Motion carried in a 5 – 0 vote.

- C. Discussion, consideration, and possible action regarding final **Demolition Order 2018-22** for 306 West Marie Street (Public Hearing held 12/19/2017). Peter Lamont presented. Joe Sanchez commented he now has the funds to make the repairs, pay back taxes, and would like another 30 or 45 days. Council Member Perkins asked Sanchez if he will be putting up a fence and he said yes. Mayor Groves asked Lamont to clarify that Sanchez says there is nothing wrong with the structure that only the roof was compromised. Lamont announced it is staff's opinion that the structure is failing. Mayor Groves asked if the City gives 60 more days, will it still be compromised. Council Member Sutton moved to extend action for 45 days to do repairs and meet code violations. Seconded by Council Member Garza. All Council Members voted "aye" and none "nay". Motion carried in a 5 – 0 vote.
- D. Discussion, consideration and possible action regarding final **Demolition Order 2018-24** for 208 South Willow Street (Public Hearing held 12/19/17). Peter Lamont presented and said all repairs have been made. Staff is recommending no action be taken. Council Member Garza moved to rescind Demo Order 2018-24. Seconded by Council Member Griffin. All Council Members voted "aye" and none "nay". Motion carried in a 5-0 vote.
- E. Discussion, consideration, and possible action regarding final **Demolition Order 2018-25** for **1112 S. Willow**. Peter Lamont presented. Code Enforcement Officer Davee said she entered the premises today. The owners intend to repair but are asking for more time. Council Member Sutton asked how much time they need. Owners said they probably needed a year. Council Member Garza said it's going to take a lot of work to tear the building down and went on to say a year is a long time, maybe we can give them 6 months then bring back. Peter Lamont said it needs to be secured. Mayor Groves proposes it be no more than 30 days to show that it has been secured then revisit. Council Member Sutton moved extend Demolition Order 2018-25 for 30 days. Seconded by Council Member Huffman. All Council Members voted "aye" none "nay". Motion carried in a 5 – 0 vote.
- F. Discussion, consideration, and possible action regarding Resolution 2018-008 reorganizing Municipal Court in accordance with Ordinance 1168 and including pay for the Municipal Court Judge position. Kim Lenoir presented. Council Member Huffman commented the position needs to be more defined and suggested a \$500 monthly fee plus reimburse for travel and training. Council can re-evaluate at budget time, if council thinks there will still be a problem with the pay. Leave Section 2 as is and amend Section 3 to \$500 per month for Municipal Court duties. Council Member Huffman moved to approve Resolution 2018-008 with changes as discussed with section 3 amended. Seconded by Council Member Griffin. All Council Members voted "aye" none "nay". Motion carried in a 5 – 0 vote.
- G. Discussion and summary of City Council action and if procedures and processes worked. There was no discussion.

## **8. STAFF REPORTS**

- A. **February Monthly Financial and Utility Reports**
- B. **February Monthly Activity Reports** – Seniors, Golf, BPD, Animal Control, Tourism Funding, Airport, Code Enforcement, Brady Lake Deer Management, Chronic Code Complaints & Structures Inhabited without Utilities; Brady Police Department Grant(s) Status Reports and Donations Received

**C. Upcoming Special Events/Meetings:**

March 16 – 24, 2018 – continuing Country Music Festival

April – Spring Clean-up Events – leaf, bulk trash, tire clean-up

April 6 – LCRA Steps Forward Work Day – Richards Park

April 7 – Don't Mess with Brady TRASH-OFF

April 12 – 8am to 12noon – Brady Creek Watershed Quality Class – Muni Court Building

April 13 – 14 – Early Days – Richards Park

**D. Upcoming City Calendar:**

March 21 – 8:30am Monthly Municipal Court

March 27 – 6pm Monthly BEDC Meeting

March 28 – 5pm GRW Steering Committee

March 30 – City Offices closed – Holiday Trash Schedule for Thursday, Friday – one day early

April 17 – 4pm Work Session for Dodge Heights Addition Concerns

April 23 – Early Voting Begins – Special Elections - BEDC 4A to 4B, 15 Charter Amendments  
and BISD Bond Election – all at City Hall

**9. ANNOUNCEMENTS**

City Manager Lenoir announced Friday at 10:00am, the HOT Garden club will be working on planter box at Service Center and make a presentation.

Council Member Griffin announced there will be an Easter Egg hunt on 3/27 at 5:30pm put on by McCulloch County 4-H.

**10. EXECUTIVE SESSION**

Executive Session was before regular session so council did not recess into executive session.

**11. OPEN SESSION ACTION on any Executive Session Item listed above.**

There was no action.

**12. ADJOURNMENT**

There being no further business, the Mayor adjourned the meeting at 7:56 p.m.

\_\_\_\_\_  
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 Meeting on Tuesday, March 27, 2018 at 10:00 a.m. at the City of Brady Municipal Court Building located at 207 S. Elm Street, Brady, Texas with Mayor Tony Groves presiding. Council Members present were Jim Griffin, Shelly Perkins, Jeffrey Sutton, Rey Garza and Jane Huffman. City staff present were City Manager Kim Lenoir, Police Chief Steve Thomas, City Attorney Sarah Griffin and City Secretary Tina Keys. Council Member Perkins left the meeting at 10:25 a.m.

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

Mayor Groves called the meeting to order at 10:00 a.m. Council quorum was certified.

The City Council of the City of Brady adjourned into Executive Session at 10:02 for the following:

- A. Pursuant to Section 551.071 (Consultation with City Attorney), the City Council will conduct a private consultation with the City Attorney to seek advice regarding Police Department Personnel and Brady Lake Deer Management Contract.
- B. Pursuant to Section 551.074 (Personnel Matters) City Council will meet to deliberate the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee: City Manager Lenoir, Police Chief Thomas and City Attorney.

Executive Session closed at 11:18 a.m.

At 11:18 a.m., Mayor Groves reconvened the open session.

#### **Open Session:**

2. Discussion, consideration and possible action regarding changes to City Attorney Services, if any.  
Council Member Garza moved to not make any changes to City Attorney Services. Seconded by Council Member Huffman. All Council Members voted "aye" and none "nay". Motion carried in a 4 – 0 vote.
3. Discussion, consideration and possible action regarding cancellation of Brady Lake Deer Management Contract, if desired.  
Council Member Garza moved to cancel the Brady Lake Deer Management Contract. Seconded by Council Member Griffin. All Council Members voted "aye" and none "nay". Motion carried in a 4 – 0 vote.
4. Adjournment  
There being no further business, the Mayor adjourned the meeting at 11:21 a.m.

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Mayor Anthony Groves

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



## 2018 Governor's Community Achievement Awards

### Category 1

**Population Up to 3,000**  
**Landscape Award: \$90,000**

First	Salado
Second	McCombs
Third	Weston Lakes

### Category 2

**Population 3,001-5,500**  
**Landscape Award: \$110,000**

First	Nolanville
Second	Haskell
Third	Chandler

### Category 3

**Population 5,501-9,000**  
**Landscape Award: \$130,000**

First	Brady
Second	Alpine
Third	Fort Stockton

### Category 4

**Population 9,001-15,000**  
**Landscape Award: \$160,000**

First	Seabrook
Second	Henderson

### Category 5

**Population 15,001-25,000**  
**Landscape Award: \$180,000**

First	Katy
Second	Hutto
Third	Mercedes

### Category 6

**Population 25,001-40,000**  
**Landscape Award: \$210,000**

First	Lake Jackson
Second	Little Elm
Third	Nacogdoches

### Category 7

**Population 40,001-65,000**  
**Landscape Award: \$250,000**

First	Grapevine
Second	Mansfield
Third	Rowlett

### Category 8

**Population 65,001-90,000**  
**Landscape Award: \$270,000**

First	Baytown
Second	Missouri City
Third	Temple

### Category 9

**Population 90,001-180,000**  
**Landscape Award: \$290,000**

First	Abilene
Second	Denton
Third	Pearland

### Category 10

**Population 180,001+**  
**Landscape Award: \$310,000**

First	Irving
Second	Austin
Third	Grand Prairie


### Sustained Excellence – Applications Receiving a Score of 90 or Higher, 2016-2018

Abilene	Flower Mound	Lake Jackson	Pearland
Allen	Frisco	Lewisville	Rowlett
Angleton	Garland	Lockhart	Salado
Athens	Grand Prairie	Longview	San Saba
Baytown	Grapevine	McKinney	Sugar Land
Copperas Cove	Henderson	Mercedes	Whitehouse
Cuero	Irving	Midland	
Denton	Katy	Murphy	
Dickinson	Killeen	North Richland Hills	

### Award of Excellence - Applications Receiving a Score of 90 or Higher, 2018

Alpine	Collinsville	Mansfield	Seabrook
Aransas County	Friendswood	McCombs	South Padre Island
Austin	Gatesville	Mesquite	Tyler
Bastrop	Harlingen	Missouri City	Weston Lakes
Brady	Hutto	Nacogdoches	
Brownsville	La Marque	Nolanville	
Cleburne	Little Elm	Plano	

**CITY COUNCIL  
CITY OF BRADY, TEXAS  
AGENDA ACTION FORM for ORDINANCE**

<b>AGENDA DATE:</b>	04/03/2018	<b>AGENDA ITEM</b>	6.C.
<b>AGENDA SUBJECT:</b>	Discussion, consideration, and possible action regarding first reading of Ordinance 1250 to rezone 212 North Church Street from Commercial District to Central Business District.		
<b>PREPARED BY:</b>	Kimberly Davee	<b>Date Submitted:</b>	03/28/2018
<b>EXHIBITS:</b>	Ordinance 1250 Map Zoning Application		
<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>			

**SUMMARY:**

On December 27, 2017, a complaint was received by the Code office that the owner was using the commercial building as a residence. The zoning in this area is Commercial District which does not allow for work/live conditions. The zoning to the South of this property is Central Business District (CBD). The Central Business District ends in the alley just before Mr. Minor's building.

Mr. Minor came by my office January 2, 2018 to inquire about the offenses and solutions. He asked if zoning to Central Business District would be a possibility. A zoning application was given to the owner and was filed with the Code office immediately.

On January 23, 2018, Planning and Zoning held a public hearing on this request and made a motion to recommend approval of the request to City Council with the condition that all of Block 11 be rezoned as well.

Peter Lamont was told by the City Attorney that without proper notice on the other buildings that the decision made by P&Z failed to meet the requirements of the Open Meetings Act.

The City immediately published the proper notice for all of Block 11 to be rezoned and gave proper notice to all property owners within 200 feet.

The Planning and Zoning Commission held a public hearing on March 19, 2018 for rezoning of this property. A motion was made to recommend approval of the request to City Council.

Staff has since been made aware that this could be considered an extension of the Central Business District and not spot zoning, therefore would not require rezoning the entire block. By zoning only 212 Church it avoids the possibility of restricting future commercial use of the surrounding lots.

**RECOMMENDED ACTION:**

If approved and recommended by P&Z, staff recommends the first reading by City Council.

**Mayor:** "Do I have a motion to read the full ordinance?"

**If no, Mayor will state:** "A majority of the City Council has dispensed with the full reading of the ordinance."

**Mayor will ask:** "Madam City Secretary please read the Ordinance Preamble for the record in accordance with the City Charter." **"Secretary reads preamble"**

**Mayor calls for a motion:**

Move to approve **first** reading of Ordinance

# **USE CHART** **CITY OF BRADY, TEXAS** **ZONING ORDINANCE**

## **SECTION 28.11**

### **COMMERCIAL USES**

#### **Legend for Interpreting Use Charts**

- S** Designates use permitted in District indicated
- Designates use prohibited in District indicated
- P** Indicates use may be approved as Specific Use Provision (SUP)

	AGRICULTURE	BRADY LAKE RECREATION	SINGLE-FAMILY RESIDENTIAL (10,000 SQ. FT. LOTS)	SINGLE-FAMILY RESIDENTIAL (5,000 S.F. LOTS)	TWO-FAMILY RESIDENTIAL (DUPLEX)	MULTI-FAMILY RESIDENTIAL	MANUFACTURED HOME	OFFICE	RETAIL	CENTRAL BUSINESS DISTRICT	COMMERCIAL	INDUSTRIAL
	A	BLR	SF-10	SF-5	2F	MF	MH	O	R	CBD	C	I
AMBULANCE SERVICE (PRIVATE) *											P	P
BAKERY OR CONFECTIONARY (WHOLESALE OR COMMERCIAL) *											P	P
BOOK BINDING *											P	P
BOTTLING WORKS *											S	P
CABINET SHOP *									S		P	P
CLOTHING OR SIMILAR LIGHT MANUFACTURING *											S	P
CONTRACTOR SHOP W/OUTSIDE STORAGE YARD *											P	P
DISTRIBUTION CENTER *											P	P
DRAPERY OR FURNITURE UPHOLSTERY SHOP *											P	P
DYEING OR LAUNDRY PLANT (COMMERCIAL) *											P	P
EQUIPMENT RENTAL (HEAVY) *											P	P
EQUIPMENT SALES (NEW OR USED) *									S		P	P
FEED AND GRAIN STORE *									S		P	P
FOOD PROCESSING PLANT *											S	P
FURNITURE MANUFACTURE AND REFINISHING SHOP *									S		P	P
HEATING AND AIR CONDITIONING SALES *									S		P	P
HEAVY MACHINERY SALES/STORAGE *											P	P
KENNEL (INDOOR PENS) *	S	S									P	P
KENNEL (OUTDOOR PENS) *	S	S									P	P
LABORATORY EQUIPMENT MANUFACTURING *											P	P
LABORATORY, SCIENTIFIC OR RESEARCH *									S		P	P

**ORDINANCE NO. 1250**

**AN ORDINANCE OF THE CITY OF BRADY, TEXAS, GRANTING A ZONING CHANGE FROM COMMERCIAL DISTRICT TO CENTRAL BUSINESS DISTRICT FOR THE PROPERTY LOCATED AT 212 NORTH CHURCH STREET BLOCK 11 OF THE FULCHER SUBDIVISION LOT 13 UPON APPLICATION BY JAMES MINOR.**

**WHEREAS**, Chapter 211 of the Texas Local Government Code empowers the City of Brady, Texas 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**, Chapter 14 of the Brady Code of Ordinances constitutes the City's Zoning Regulations and requires property to be zoned in accordance with proper designations as defined by the City; and

**WHEREAS**, James Minor applied for a zoning change to Central Business District, and

**WHEREAS**, the Planning and Zoning Commission of the City provided adequate notice and held a public hearing on March 19, 2018 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 recommended approval of the zoning change of the designated property and confirmed that the zoning change is uniform and conforms to the plan design of the City's Zoning regulations; and

**WHEREAS**, the City Council believes the zoning change will not adversely affect the character of the area of the neighborhood in which it is proposed; 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;

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

A Zoning Change from Commercial District to Central Business District is granted for property located at 212 North Church Street.

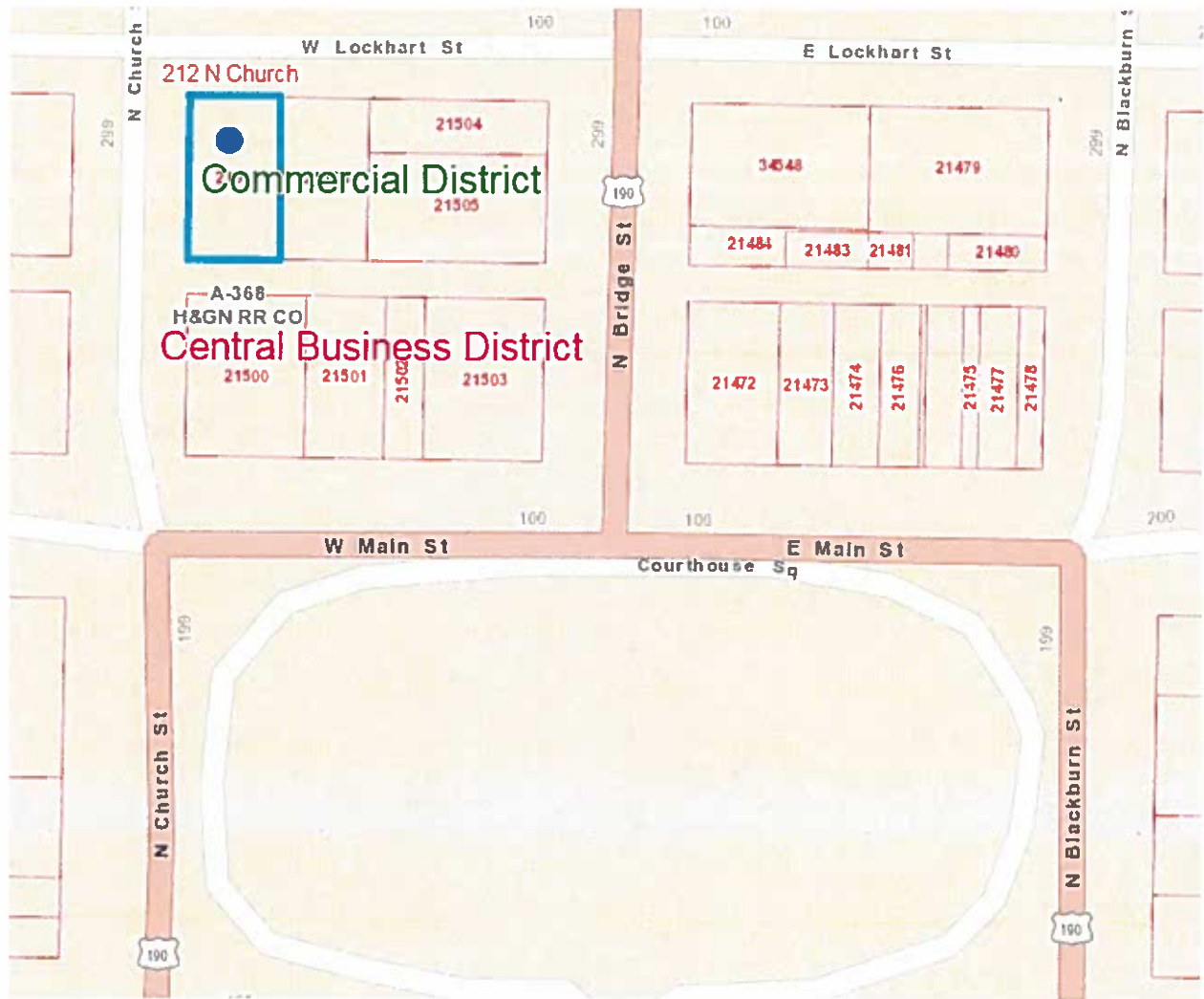
**PASSED AND APPROVED** on its First Reading on this the \_\_\_\_\_ day of \_\_\_\_\_ 2018.

**PASSED AND APPROVED** on its Second reading this the \_\_\_\_\_ day of \_\_\_\_\_ 2018.

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

**ATTEST:**

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



Brady Code Enforcement  
Division  
5-597-2244 Ext. 201 (phone)  
325-597-0556 (fax)

City of Brady  
Zoning Application

Permit  
# 180003

City of Brady  
1405 N BridgeSt.  
P.O. Box 351  
Brady, TX 76825

**Property Owner Information:**

Owner: JAMES MINOR Phone No.: CELEA Fax NONE  
Cell No.: 940-445-1944 Email: NONE  
Address: 212 N. CHURCH ST. BRADY, TX. 76825  
Owner Signature: James Minor

If the property owner is represented by an authorized agent, please complete the following:

Agent: NA Phone No.: \_\_\_\_\_ Fax \_\_\_\_\_  
Cell No.: NA Email: \_\_\_\_\_  
Address: NA  
Agent Signature: NA

**Existing Property Information:**

Lot: 13 No. of Lots: 1 Block: 11 Subdivision: FULCHER  
Survey Abstract & Acreage: 0.103 ACRES  
Address: 212 N. CHURCH ST. BRADY, TX. 76825  
Current Zoning District (Please note chart below): (C)

(A) Agriculture (BLR) Brady Lake Recreational (SF-5) Single Family Residential (2F) Two Family Residential  
(MF) Multi-Family Residential (MH) Manufactured Home District (C) Commercial District (O) Office District  
(R) Retail District (CBD) Central Business District (I) Industrial District (PD) Planning Development District  
(SUP) Specific Use Permit

**Application Request:**

☒ Zone Change ☐ Specific Use

Use or Zoning Requested: CHANGE FROM (C) TO (CBD)  
Reason for Request: TO BE IN COMPLIANCE WITH THE ORDANCE OF BRADY.


The Code Enforcement Division will only accept complete applications. This includes a completed application form, proof of ownership, non-refundable filing fee made payable to the City of Brady, legal description or surveyed plat drawn by a Licensed Surveyor, and a Comprehensive Site Plan (if applicable). Planning and Zoning Commission meetings are held on the 2nd Thursday of each month at 4:00 p.m. Applications are due thirty (30) days prior to the meeting date.

**Office Use Only:**

- ☒ Complete Application  
☒ \$200.00 Fee  
☒ Proof of Ownership  
☐ Surveyed Plat  
☐ Comprehensive Site Plan (for PD or SUP)

Received by: Kimberly Dancer  
Filing Date: 1-2-18  
P&Z Date: 1-23-18  
1st City Council Date: 2-6-18  
2nd City Council Date: 2-20-18

**CITY COUNCIL**  
**CITY OF BRADY, TEXAS**  
**AGENDA ACTION FORM for ORDINANCE**

<b>AGENDA DATE:</b>	03/20/2018	<b>AGENDA ITEM</b>	6.D.
<b>AGENDA SUBJECT:</b>	Discussion, consideration, and possible action regarding <b>second and final reading of Ordinance 1252</b> of the City of Brady adopting on a zoning change from Commercial District to Manufactured Home District as requested by Albert Moreno for property located at 315 Irish Street in the J. F. Braun Subdivision, Block 407, Lot 71. (P&Z action 3/19/18)		
<b>PREPARED BY:</b>	Kimberly Davee	<b>Date Submitted:</b>	03/29/2018
<b>EXHIBITS:</b>	Ordinance 1252 Map Zoning Application		
<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>			
<p>Mr. Moreno contacted the City because he had purchased a Manufactured Home to put on his property at 315 Irish. This property is currently Commercial District zoning. The property has a dilapidated house and Mr. Moreno says that it is past the point of repair. He bought the Manufactured Home to replace the existing house.</p> <p>The property to the West is Industrial District and Single-Family Residential to the North, South, and East.</p> <p>The zoning application was filed on February 26, 2018.</p>			
<b>RECOMMENDED ACTION:</b>			
If approved and recommended by P&Z, staff recommends the first reading by City Council.			
<p><b>Mayor:</b> <u>"Do I have a motion to read the full ordinance?"</u></p> <p><b>If no, Mayor will state:</b> <u>"A majority of the City Council has dispensed with the full reading of the ordinance."</u></p> <p><b>Mayor will ask:</b> <u>"Madam City Secretary please read the Ordinance Preamble for the record in accordance with the City Charter."</u> "Secretary reads preamble"</p> <p><b>Mayor calls for a motion:</b>  Move to approve <b>second and final</b> reading of Ordinance</p>			

**ORDINANCE NO. 1252**

**AN ORDINANCE OF THE CITY OF BRADY, TEXAS, GRANTING A ZONING CHANGE FROM COMMERCIAL DISTRICT TO MANUFACTURED HOME DISTRICT FOR THE PROPERTY LOCATED AT 315 IRISH, BLOCK 407 OF THE J. F. BRAUN SUBDIVISION, LOT 71.**

**WHEREAS**, Chapter 211 of the Texas Local Government Code empowers the City of Brady, Texas 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**, Chapter 14 of the Brady Code of Ordinances constitutes the City's Zoning Regulations and requires property to be zoned in accordance with proper designations as defined by the City; and

**WHEREAS**, Albert Moreno has requested a zoning change to Central Business District, and

**WHEREAS**, the Planning and Zoning Commission of the City provided adequate notice and held a public hearing on March 19, 2018 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 recommended approval of the zoning change of the designated property and confirmed that the zoning change is uniform and conforms to the plan design of the City's Zoning regulations; and

**WHEREAS**, the City Council believes the zoning change will not adversely affect the character of the area of the neighborhood in which it is proposed; 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;

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

A Zoning Change from Commercial District to Manufactured Home District is granted for property located in Block 407 of the J. F. Braun Subdivision, Lots 71.

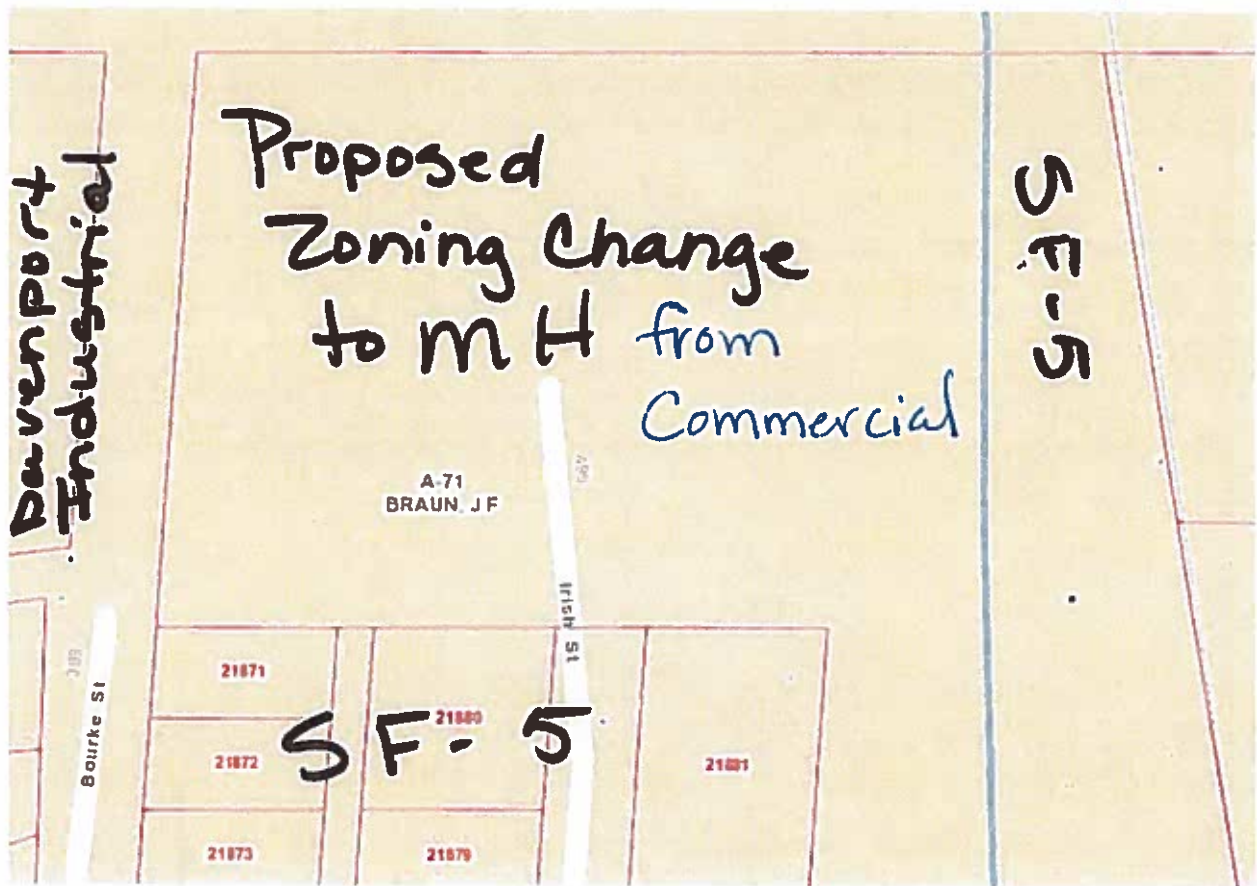
**PASSED AND APPROVED** on its First Reading on this the \_\_\_\_\_ day of \_\_\_\_\_ 2018.

**PASSED AND APPROVED** on its Second reading this the \_\_\_\_\_ day of \_\_\_\_\_ 2018.

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

ATTEST:

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



3/14/2018 8:54 AM - Screen Clipping

Brady Code Enforcement  
Division  
325-597-2244 Ext. 201 (phone)  
325-597-0556 (fax)

City of Brady  
Zoning Application

City of Brady  
1405 N BridgeSt.  
P.O. Box 351  
Brady, TX 76825

**Property Owner Information:**

Owner: Albert Moreno Phone No.: \_\_\_\_\_ Fax \_\_\_\_\_

Cell No.: 325-456-508342 Email: \_\_\_\_\_

Address: 315 Irish St

Owner Signature: Albert Moreno

If the property owner is represented by an authorized agent, please complete the following:

Agent: \_\_\_\_\_ Phone No.: \_\_\_\_\_ Fax \_\_\_\_\_

Cell No.: \_\_\_\_\_ Email: \_\_\_\_\_

Address: \_\_\_\_\_

Agent Signature: \_\_\_\_\_

**Existing Property Information:**

Lot: \_\_\_\_\_ No. of Lots: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_

Survey Abstract & Acreage: \_\_\_\_\_

Address: \_\_\_\_\_

Current Zoning District (Please note chart below): \_\_\_\_\_

(A) Agriculture (BLR) Brady Lake Recreational (SF-5) Single Family Residential (2F) Two Family Residential  
(MF) Multi-Family Residential (MH) Manufactured Home District (C) Commercial District (O) Office District  
(R) Retail District (CBD) Central Business District (I) Industrial District (PD) Planning Development District  
(SUP) Specific Use Permit

**Application Request:**

☒ Zone Change

☐ Specific Use

Use or Zoning Requested: wanting to put Manufacture Home

Reason for Request: on site of old House

The Code Enforcement Division will only accept complete applications. This includes a completed application form, proof of ownership, non-refundable filing fee made payable to the City of Brady, legal description or surveyed plat drawn by a Licensed Surveyor, and a Comprehensive Site Plan (if applicable). Planning and Zoning Commission meetings are held on the 2nd Thursday of each month at 4:00 p.m. Applications are due thirty (30) days prior to the meeting date.

**Office Use Only:**

☐ Complete Application

☐ \$200.00 Fee

☐ Proof of Ownership

☐ Surveyed Plat

☐ Comprehensive Site Plan (for PD or SUP)

Received by: Kim Daelee

Filing Date: 2-26-18

P&Z Date: 3/19/18


1st City Council Date: NO April 3, 2018 3-20-18

2nd City Council Date: NO April 10, 2018

# City Council

## City of Brady, Texas

### Agenda Action Form

<b>GENDA DATE:</b>	04/03/2018	<b>AGENDA ITEM</b>	7.A.
<b>AGENDA SUBJECT:</b>	Discussion, consideration, and possible action approving Resolution 2018-009 to apply for a National Incident Based Management System (NIBRS) Grant from the Governor's Office to fund 100% of additional components for Police Services including CAD and Records Management System to provide comprehensive seamless integration software and records management (\$79,400.00 grant).		
<b>PREPARED BY:</b>	T. Keys / Chief Steve Thomas	<b>Date Submitted:</b>	03/29/18
<b>EXHIBITS:</b>	Resolution 2018-009		
<b>BUDGETARY IMPACT:</b>	<b>Required Expenditure:</b>	\$0	
	<b>Amount Budgeted:</b>	\$0	
	<b>Appropriation Required:</b>	If grant is awarded \$79,400.00	
<b>CITY MANAGER APPROVAL:</b>			
<b>SUMMARY:</b>			
<p>The City currently has a NIBRS grant to assist in merging current software under one program. Representatives from Kologik (the company who absorbed our current vendor COPSync) notified the City of a new/additional 100% grant being offered through the same source as our original grant, the Office of the Governor. This newly-released grant is offering additional hardware/software changes and updates that will enable the police department to provide CAD (Computer Aided Dispatch), RMS (Records Management System) capabilities that are not currently possible. Once this new software and equipment is installed via grant funding and the existing City contract (to expire in 2020), only an annual maintenance/upgrade fee will be required and is projected to be less than our current yearly expenditure software maintenance expenditures.</p> <p>This grant will also allow the police department to move forward with providing all necessary services from this vendor and eliminate the need and cost of additional vendors.</p> <p>Chief Thomas will be available to answer questions.</p>			
<b>RECOMMENDED ACTION:</b>			
Move to approve Resolution 2018-009			

**RESOLUTION 2018-009**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRADY, TEXAS SUPPORTING THE APPROVAL SUBMISSION OF A GRANT APPLICATION FOR THE NATIONAL INCIDENT BASED MANAGEMENT SYSTEM TO THE OFFICE OF THE GOVERNOR.**

**WHEREAS**, the City of Brady City Council finds it in the best interest of the citizens of Brady, Texas that the National Incident Based Management System be operated beginning in 2018; and

**WHEREAS**, the City of Brady City Council agrees to provide applicable matching funds, if any, for the said project as required by the Criminal Justice Division grant application; and

**WHEREAS**, the City of Brady City Council agrees that in the event of loss or misuse of the Office of the Governor funds, the City of Brady assures that the funds will be returned to the Office of the Governor in full; and

**WHEREAS**, the City of Brady designates Kim Lenoir, City Manager, as the grantee's authorized official. The authority official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

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

That the City of Brady City Council approves submission of the grant application for the National Incident Based Management System to the Office of the Governor.

**PASSED AND APPROVED** this the \_\_\_\_\_ day of \_\_\_\_\_, 2018

**CITY OF BRADY:**

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

Attest: \_\_\_\_\_

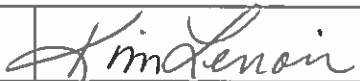
Tina Keys, City Secretary

Grant Number: \_\_\_\_\_

# City Council

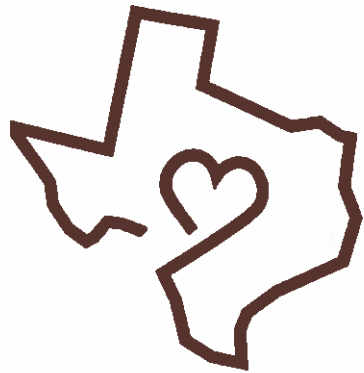
## City of Brady, Texas

### Agenda Action Form

<b>AGENDA DATE:</b>	4/3/2018	<b>AGENDA ITEM</b>	7. B.
<b>AGENDA SUBJECT:</b>	Discussion of procedures and processes for initial customer contact, application, agreement, permit fees, and rate concerning distributed generation, i.e., solar, wind and fuel powered electric generating systems.		
<b>PREPARED BY:</b>	Steven Miller / Lisa Remini	<b>Date Submitted:</b>	3/29/2018
<b>EXHIBITS:</b>	Application Agreement		
<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>	<p>On March 20, Council made some edits to the application and agreement presented. The 20 MW box is needed on the application so the City can notify LCRA of this addition of DG requested.</p> <p>On February 20, staff introduced a new DG Ordinance for the City. Council requested to see how an application and agreement will look. Also what permit fees are recommended and what rate will the city reimburse the user that generates more power than they use. Staff will also prepare additions to the existing Electric Rate Ordinance 1104 to include the DG items and update electric rates.</p> <p>Staff recommends the following fees to be added to the annual fee schedule ordinance:          DG Permit (Inspection) \$50          DG Permit &gt;10MW will be actual cost, since an engineering study is required.</p> <p>Once permit and agreement are approved, you proceed to set-up charges which are outlined in the newly revised Electric Fees and Charges Ordinance 1253.</p> <p>Staff will be available to answer questions.</p>
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<b>RECOMMENDED ACTION:</b>	<p>No action is required</p>
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**BRADY**  
THE CITY OF  
**TEXAS**

**DISTRIBUTED GENERATION  
INTERCONNECTION  
APPLICATION**

## CUSTOMER INFORMATION

First Name

Last Name

Account Number

Daytime Phone:

Email

Installation Address (physical location) & Mailing Address

## INSTALLER / INSTALLATION INFORMATION

Company Name

Phone

Email

Project Contact Person

Total Nameplate Rating (kW)

Over 20kW? Yes No  
(please circle one)

(If Solar DG) Panel Manufacturer

Inverter Manufacturer

Do you plan to export power? Yes No (please circle one)

Equipment Certification & Electrical Standards (list all)

Please provide the system engineering and/or manufacturers drawings and specifications

- ☐ System one-line diagram
- ☐ Additional system documentation

**INFORMATION PREPARED AND SUBMITTED BY****First Name****Last Name****Daytime Phone****Signature****Date****RETURN COMPLETED APPLICATION TO****A) IN PERSON AT CITY HALL UTILITY CUSTOMER SERVICES****OR****B) MAIL: CITY OF BRADY, P.O. BOX 351, BRADY, TEXAS 76825****ATTN: CODE ENFORCEMENT DIVISION**



**BRADY**  
THE CITY OF  
**TEXAS**

# **DISTRIBUTED GENERATION AGREEMENT**

**FOR THE INTERCONNECTION AND PARALLEL  
OPERATION OF DISTRIBUTED GENERATION IN THE  
CITY OF BRADY ELECTRIC SYSTEM**

THIS AGREEMENT is entered into by and between the City of Brady (CITY) and

\_\_\_\_\_  
Customer (Customer).

City of Brady owns and operates a municipal electric utility engaged in the distribution of electricity serving the City of Brady and portions of McCulloch County, Texas; and Customer intends to construct, own, operate, maintain and connect to the City of Brady electric distribution system, a Distributed Generation system less than 10MW in size (the DG System) at address: \_\_\_\_\_

\_\_\_\_\_; and the parties hereto wish to set the terms of its interconnection with the City of Brady electric distribution system and contract for the purchase and sale of the electrical output from the DG System, if the DG system produces any electrical output to the CITY'S distribution system. THEREFORE, in consideration of the mutual covenants and agreements herein contained, the parties hereby contract and agree with each other as follows:

**Article 1.0** | This Agreement shall be effective as of the date of execution by the latter of the two parties (the Effective Date) and, subject to the other terms of this Agreement, shall continue in effect for a period of one year, and month to month thereafter.

**Article 2.0** | The DG System will be installed at Customer's premises at the address specified above. The DG System shall not have a generation capacity greater than 10 MW. Customer shall install, operate and maintain the DG System in full and faithful compliance with all applicable federal, state and local laws, ordinances, rules and regulations, and generally accepted industry codes and standards, including, but not limited to the National Electrical Safety Code and the National Electrical Code. Customer shall promptly notify CITY upon receipt of any citation or other official notice of alleged violation of laws, ordinances, rules and regulations concerning the DG System.

**Article 3.0** | Customer warrants and represents that:

**3.01** | The information regarding the characteristics of the DG System are as specified in the DG Interconnection Application and Parallel Operation of Distributed Generation with the CITY Electric system filed by the Customer with CITY;

**3.02** | The DG System and associated other electrical components and devices meet National Electrical Code standards;

**3.03** | All permits, inspections, approvals, and/or licenses necessary for the installation or operation of the DG System have been obtained;

**3.04** | The DG System has been successfully tested to UL 1741 and IEEE 1547 standards, or has been satisfactorily tested by an independent laboratory with published results.

**Article 4.0** | If any of the representations made by the Customer regarding the characteristics of the DG system are inaccurate, CITY may, without waiver of or prejudice to any other remedy, immediately disconnect the DG system from the CITY electric system and terminate this agreement.

**Article 5.0** | CITY will purchase from Customer and Customer will sell exclusively to CITY the electrical output from the DG system that is "received" by the CITY Electric Distribution System. During the term of this Agreement, Customer shall exclusively purchase from CITY its requirements of electric energy above the amounts generated by the DG system.

**Article 6.0** | As provided for in the CITY'S DG Rate Rider, the City of Brady shall pay Customer for the "KWh Received" (energy received by the CITY'S Distribution System) at the "Avoided Cost of Generation Rate" (ACGR). The ACGR is calculated based on the Avoided Cost of Generation Formula (ACGF), which can be obtained from the CITY. The inputs to the calculation are derived from the CITY'S wholesale electric energy provider(s) monthly invoices. The CITY reserves the right to amend the ACGR and the ACGF.

**Article 7.0** | Customer shall pay for the installation and/or the field programming of the data recorder (meter) that is capable of measuring the "KWh Delivered" (energy delivered to the Customer) and the "KWh Received" (energy received by the CITY'S Distribution System) in monthly intervals established by the CITY of Brady, using a single meter or two-meter configuration. The fee for this service is provided in the annual CITY Fee Schedule.

**Article 8.0** | Customer shall pay a monthly meter reading / meter data processing fee. The fee for this service is provided in the annual CITY Fee Schedule.

**Article 9.0** | For installations greater than 10MW capacity CITY may perform pre-interconnection studies, which shall include service study, coordination study, and utility system impact study, as needed and determined in the sole discretion of CITY. In instances where such studies are deemed necessary, the scope of such studies shall be based on the characteristics of the particular distributed generation facility to be interconnected and the CITY'S distribution system at the specific proposed location. CITY may charge Customer fees for studies that recover the costs of performing such studies. Any modifications or additions to the CITY'S Electric system identified through the pre-interconnection study as required for the safe and reliable interconnection of Customer's facility shall be solely at the Customer's expense. Customer shall not acquire any ownership in such modifications or additions to CITY'S Electric system.

**Article 10.0** | Customer shall be solely responsible for the design, installation, operation, maintenance, and repair of the DG System and Customer's interconnection facilities. The interconnection of the DG System to the CITY electrical system shall comply with the Public Utility Commission of Texas Substantive Rules §25.212 relating to Technical Requirements for Interconnection and Parallel Operation of On-Site Distributed Generation, (Title 16 Texas Administrative Code §25.212) or any successor rule addressing distributed generation. CITY shall inspect the DG System and the interconnection equipment. All costs to interconnect with the CITY electric system shall be the responsibility of Customer. CITY shall not be required to take or pay for any energy generated by the DG System until the DG System successfully passes CITY'S Field Inspection. Maintenance of the DG System by the Customer shall be performed in accordance with the applicable manufacturer's recommended maintenance schedule.

**Article 11.0** | CITY shall not be obligated to accept, and shall have the right to require Customer to temporarily curtail, interrupt, or reduce, deliveries of energy in order to construct, install, maintain, repair,

replace, remove, investigate, inspect, or test any part of the interconnection facilities, equipment, or any part of the CITY electric system. CITY may disconnect, without notice, the DG System from the electric distribution system, if, in CITY'S opinion, a hazardous condition exists and such immediate action is necessary to protect persons, or CITY'S facilities or other customers' facilities from damage or interference caused by Customer's DG System or lack of properly operating protective devices.

**Article 12.0 |** Customer hereby grants CITY access on and across its property at any reasonable time to inspect the DG System and the interconnection equipment, to read or test meters and metering equipment, and to operate, maintain and repair CITY'S facilities. No inspection by CITY of the DG System or the interconnection facilities shall impose on CITY any liability or responsibility for the operation, safety or maintenance of the DG system or Customer's interconnection facilities.

**Article 13.0 | CUSTOMER SHALL INDEMNIFY, DEFEND AND SAVE HARMLESS CITY, ITS ELECTED AND NON-ELECTED OFFICIALS, OFFICERS, AGENTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL LIABILITIES, LOSSES, CLAIMS, DAMAGES, ACTIONS, SUITS OR DEMANDS FOR DAMAGES (INCLUDING COSTS AND ATTORNEY'S FEES, BOTH AT TRIAL AND ON APPEAL) ARISING OUT OF, RESULTING FROM, OR IN ANY MANNER CONNECTED WITH THE BREACH OF ANY WARRANTY OR REPRESENTATION MADE BY CUSTOMER IN THIS AGREEMENT, OR IN ANY MANNER CONNECTED WITH THE DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE OR REPAIR OF ANY PART OF CUSTOMER'S DG SYSTEM OR INTERCONNECTION FACILITIES, INCLUDING, WITHOUT LIMITATION LIABILITIES, LOSSES, CLAIMS, DAMAGES, ACTIONS, SUITS OR DEMANDS FOR DAMAGES FOR OR ON ACCOUNT OF PERSONAL INJURY TO, OR DEATH OF, ANY PERSON, OR DAMAGE TO, OR DESTRUCTION OR LOSS OF, PROPERTY BELONGING TO CUSTOMER, CITY OR ANY THIRD PERSON.**

**Article 14.0 | For Facilities Larger than 50 kW:** The Customer is not required to provide a certificate of insurance coverage to CITY. It is recommended, however, that the Customer carry liability insurance coverage which insures the Customer against all claims for property damage and for personal injury or death arising out of, resulting from or in any manner connected with the installation, operation and maintenance of the Customer's generating equipment.

**Article 15.0 |** Notices given under this Agreement are deemed to have been duly delivered if hand delivered or sent by United States Postal Service certified mail, return receipt requested, postage prepaid, to:

**If to Company:**

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

**If to Customer:**

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The above-listed names, titles, and addresses of either party may be changed by written notification to the other.

**Article 16.0** | A material failure of either party to fully, faithfully and timely perform its obligations under this Agreement shall be a breach of this Agreement. In the event of a breach which is not cured within thirty (30) days after receipt of written notice to the party in default, the party not in default may terminate this Agreement. If Customer is in breach of this Agreement, and such breach continues for thirty (30) days after written notice from CITY, CITY may disconnect the DG System or otherwise suspend taking energy from Customer. All rights granted under this section are in addition to all other rights or remedies available at law or under this Agreement or the applicable CITY Utilities Rules and Regulations.

**Article 17.0** | Customer may not assign this Agreement without the prior written consent of CITY. Any assignment without such consent shall be null and void.

**Article 18.0** | This Agreement constitutes the entire agreement and understanding between the parties hereto and can be amended only by agreement between the parties in writing. In the event any provision of this Agreement, or any part or portion thereof, shall be held to be invalid, void or otherwise unenforceable, the obligations of the parties shall be deemed to be reduced only as much as may be required to remove the impediment.

**Article 19.0** | The failure of either party to insist in any one or more instances upon strict performance of any provisions of this Agreement, or to take advantage of any of its rights hereunder, shall not be construed as a waiver of any such provision or the relinquishment of any such right or any other right hereunder.

**Article 20.0** | This Agreement and all disputes arising hereunder shall be governed by the laws of the State of Texas. Venue for all such disputes shall be proper and lie exclusively in McCulloch County, Texas.

IN WITNESS WHEREOF, the parties hereto have caused their names to appear below, signed by authorized representatives.

**City of Brady**

By (Signature): \_\_\_\_\_

Name (Print): \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**Customer**


By (Signature): \_\_\_\_\_

Name (Print): \_\_\_\_\_

Date: \_\_\_\_\_



City Council  
City of Brady, Texas  
**Agenda Action Form for Ordinance**

<b>AGENDA DATE:</b>	4-3-2018	<b>AGENDA ITEM</b>	2c 7.D.
<b>AGENDA SUBJECT:</b>	Discussion, consideration, and possible action on <b>first reading of Ordinance 1253</b> of the City of Brady amending Electric Ordinance to include Distributed Generation (DG) Rates.		
<b>PREPARED BY:</b>	Lisa Remini	<b>Date Submitted:</b>	3-28-2018
<b>EXHIBITS:</b>	Ordinance #1253		
<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>			

**SUMMARY:**

City Staff developed and Council adopted a DG Ordinance and customer Agreement document to govern Distributed Generation (DG) transactions with the public.

The attached ordinance ties the DG efforts together with the service rates offered to our electric service customers.

**RECOMMENDED ACTION:**

**Mayor:** "Do I have a motion to read the full ordinance?"

**If no, Mayor will state:** "A majority of the City Council has dispensed with the full reading of the ordinance."

**Mayor will ask:** "Madam City Secretary please read the Ordinance Preamble for the record in accordance with the City Charter." **"Secretary reads preamble"**

**Mayor calls for a motion:**

Move to approve first reading of Ordinance 1253.

## **ORDINANCE 1253**

### **AN ORDINANCE OF THE CITY OF BRADY, TEXAS - ADDING DISTRIBUTED GENERATION (DG) RATES; A SPECIAL CONDITIONS CLAUSE; A SALES TAX CLAUSE; REPEALING ALL CONFLICTING ORDINANCES**

**WHEREAS**, The City Council of the City of Brady has reviewed the City's electric rate schedule and determined that rates for Distributed Generation need to be included,

**WHEREAS**, The City Staff has reviewed the electric rate schedule and determined that certain language to support special conditions of service shall be added,

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

#### **SECTION 1**

##### **Rates and Charges**

That Section 13.1001 of the Brady Code of Ordinances relative to electric utility rates is hereby amended to read as follows:

#### **Sec. 13.1001            Monthly Rates**

Subsequent amendments to rates will be formalized by the adoption of the City's Fee Schedule Ordinance.

The monthly rates to be charged to customers for public electric utility services shall be in accordance with the schedules as follows:

##### **(1)     Residential**

- (a)     Applicable to residential customers for all domestic usage where all energy is taken through a single meter. Service will be furnished under this rate schedule subject to the established rules and regulations of the City covering this type of service.
- (b)     Character of Service - A.C., 60 cycles per second, single phase, 120/240 volts.
- (c)     Rate:
  - Meter Service Charge: \$10.25    per month, plus
  - Distribution Charge:            \$0.0520 per kWh for all kWh per month, plus
  - Power Cost Adjustment:        A component adjusted monthly based on wholesale power costs
- (d)     Minimum Monthly Charge - The minimum monthly charge under this rate schedule shall be the meter service charge of \$10.25 per month.
- (e)     Power Cost Adjustment - The monthly charges under this rate schedule shall be increased or decreased as necessary to reflect the application of a power cost adjustment calculated in accordance with Sec. 13.1002.

### **Special Condition of Service**

Service will be rendered under this rate schedule when the City has facilities immediately adjacent to the customer's premises. If a power line extension is required to provide service to the customer, the customer's cost of the line extension will be determined in accordance with the City's extension policy in effect at the time of the extension.

#### **(2) Small Commercial**

- (a) Applicable to non-residential customers billed through a single meter whose power transformer for electric service is between 0 and 50 KVA. Service will be furnished under this rate schedule subject to the established rules and regulations of the City covering this type of service.
- (b) Character of Service - A.C., 60 cycles per second, single-phase, 120/240 or 240/480 volts; three phase 120/240/208, 120/208, 277/480 volts as available at point of service. Three-phase customers served via under-ground primary to pad-mounted transformers will be furnished only 120/208 or 277/480 volt service.
- (c) Rate:
  - Meter Service Charge: \$12.25 per month for service, plus,
  - Distribution Charge: \$0.0430 per kWh for all kWh per month plus
  - Power Cost Adjustment: A component adjusted monthly based on wholesale power costs
- (d) Minimum Monthly Charge - The minimum monthly charge under this rate schedule shall be the meter service charge of \$12.25 per month.
- (e) Power Cost Adjustment - The monthly charges under this rate schedule shall be increased or decreased as necessary to reflect the application of a power cost adjustment calculated in accordance with Sec. 13.1002.

### **Special Condition of Service**

Service will be rendered under this rate schedule when the City has facilities immediately adjacent to the customer's premises. If a power line extension is required to provide service to the customer, the customer's cost of the line extension will be determined in accordance with the City's extension policy in effect at the time of the extension.

#### **(3) Large Commercial**

- (a) Applicable to all commercial customers where service is taken through one meter at one point of delivery and where the power transformer for electric service is greater than 50 KVA for at least two billing cycles within a rolling 12 month period. Service will be furnished under this rate schedule subject to the established rules and regulations of the City covering this type of service. Before service is furnished hereunder, an individual electric service agreement contract between the customer and

the City may be required outlining all details or requirements of the service to be supplied, the terms of the contract, and the obligations of each party.

- (b) Character of Service - A.C., 60 cycles per second, single-phase, 120/240 or 240/480 volts; three phase 120/240/208, 120/208, 277/480 volts as available at point of service. Three-phase customers served via under-ground primary to pad-mounted transformers will be furnished only 120/208 or 277/480 volt service.

- (c) Rate:

Meter Service Charge: \$22.25 per month for service, plus,

Distribution Charge: \$0.0251 per kWh for all kWh, plus

Demand Charge: \$3.92 per kW, plus

Power Cost Adjustment: A component adjusted monthly based on wholesale power costs

- (d) Minimum Monthly Charge - The minimum monthly charge under this rate schedule shall be the meter service charge of \$22.50 per month.

- (e) Power Cost Adjustment - The monthly charges under this rate schedule shall be increased or decreased as necessary to reflect the application of a power cost adjustment calculated in accordance with Sec. 13.1002.

#### **(4) Industrial**

- (a) Applicable to all commercial customers where service is taken through one meter at one point of delivery and where the power transformer for electric service is greater than 1000 KVA for at least two billing cycles within a rolling 12 month period. Service will be furnished under this rate schedule subject to the established rules and regulations of the City covering this type of service in addition to any other applicable criteria established by the wholesale power supplier. Before service is furnished hereunder, an individual service agreement contract between the customer and the City may be required outlining all details of the service to be supplied, the terms of the contract, and the obligations of each party.

- (b) Character of Service - A.C., 60 cycles per second, single-phase, 120/240 or 240/480 volts; three phase 120/240/208, 120/208, 277/480 volts as available at point of service. Three-phase customers served via under-ground primary to pad-mounted transformers will be furnished only 120/208 or 277/480 volt service.

- (c) Rate:

Meter Service Charge: \$1000.00 per month for service, plus,

Distribution Charge: \$0.0151 per kWh for all kWh, plus

Demand Charge: \$3.92 per kW, plus

Power Cost Adjustment: A component adjusted monthly based on wholesale power costs

- (d) Minimum Monthly Charge - The minimum monthly charge under this rate schedule shall be the meter service charge of \$22.50 per month.
- (e) Power Cost Adjustment - The monthly charges under this rate schedule shall be increased or decreased as necessary to reflect the application of a power cost adjustment calculated in accordance with Sec. 13.1002.

### **Special Condition of Service**

Service will be rendered under this rate schedule when the City has facilities immediately adjacent to the customer's premises. If a power line extension is required to provide service to the customer, the customer's cost of the line extension will be determined in accordance with the City's extension policy in effect at the time of the extension.

The customer shall control voltage fluctuations caused by his equipment at his expense. The customer's equipment shall not cause voltage fluctuations that exceed 1% on the City's primary distribution system.

A power factor penalty may be assessed if the necessary equipment for determining power factor is installed and if the power factor during the coincident peak KW demand period is less than 0.97.

The power factor penalty shall be calculated by increasing the measured coincident peak KW billing demand such that the corrected billing demand and measured KVAR yield a calculated power factor of 0.97. If the measured power factor is 0.97 or greater, the billing KW demand shall be the KW demand in accordance with the appropriate schedule.

The additional metering equipment necessary to measure or compute KVAR or power factor may be installed at any demand metered customer without notice at the discretion of the City.

### **(5) Distributed Generation**

- (a) Applicable to any retail Customer receiving electric service from the Brady Electric Utility that owns and operates an on-site generating system capable of producing ten megawatts (10 MW) or less and interconnects with the City's electric distribution system. The Customer must be compliant with the City's distributed generations policies and terms and conditions prior to being assigned to this tariff.
- (b) Rate:
  - 1. In a billing month after a Customer receives approval to interconnect the Customer's on-site generating system from the City, the Utility will determine the Delivered KWh and the Received KWh on an ongoing, monthly basis.
  - 2. The Delivered KWh (energy) will be billed on the standard applicable rate schedule.

3. The Received KWh (energy) will be multiplied by the Utility's Avoided Cost of Generation Rate (ACGR) for the applicable billing cycle to determine the amount the Utility shall credit the Customer.
4. The ACGR is based on the actual cost of generation from the City of Brady's wholesale supplier(s) divided by the total retail sales for the billing period.
5. Any credit related to the ACGR shall be remitted by the Brady Utility billing service to the Customer in the billing period that the energy received was metered.
6. A one-time non-refundable installation set up fee of \$50.00 will be required at the time of application for DG service.
7. A monthly meter data processing fee will be charged at the rate of \$3.00 per billing cycle.
8. The actual cost of the specialized meter will be charged to the Customer.

## SECTION 2

### Power Cost Adjustment Formula

That Section 13.1002 of the Brady Code of Ordinances relative to the Power Cost Adjustment formula is hereby amended to read as follows:

#### **Sec. 13.1002                      Power Cost Adjustment Formula**

- (1) The purpose of this formula is to accurately recover from City customers the cost of total delivered wholesale power purchases.

Wholesale power purchases shall include but are not limited to transmission charges, ERCOT Fees, delivery charges, and any other delivery fees necessary. All wholesale power cost realized above the base amount shall be billed by the City on its monthly bills as a power cost adjustment, determined in accordance with the provisions set forth below. On a periodic basis the City will compare the total amount of power cost adjustment which should be recovered to the actual power cost adjustment revenues received in the previous City billing period(s), adjusted as necessary for anticipated increases or decreases. Any difference realized will be added or subtracted from the amount of power cost adjustment to be recovered in the next City billing period(s).

The formula for calculation of the power cost adjustment is as follows:

$$PCA = \frac{(1) \text{ Net Power Supply Cost}}{(2) \text{ Net kWh Sold}}$$

#### **Definitions:**

PCA = Power Cost Adjustment (\$ per kWh) rounded to the nearest 0.0001 cent.

Net Power Supply Cost = The total amount charged to the City of Brady for energy supplied by the City's wholesale provider(s).

Net kWh Sold = The total kWh sold to all electricity customers of the City of Brady

### SECTION 3

In addition to the monthly charges, the customer shall be billed for all taxes applicable to the sale of electricity.

### SECTION 4

This ordinance shall be cumulative of all provisions of ordinances and of the Code of the City of Brady, as amended, except where the provisions of this ordinance are in direct conflict with the provisions of other ordinances or the Code, in which event this ordinance shall take precedence over the conflicting provisions of other ordinances.

### SECTION 5

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, the unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this ordinance, since they would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

### SECTION 6

This ordinance shall be in full force and effect from and after its passage, and it is so ordained.

**APPROVED** this first reading the \_\_\_\_\_ day of April 2018 and

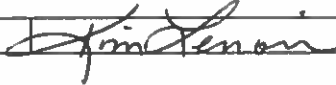
**PASSED AND APPROVED** this second reading the \_\_\_\_\_ day of April 2018.

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

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

# City Council

## City of Brady, Texas

<b>AGENDA DATE:</b>	4-3-18	<b>AGENDA ITEM</b>	7.E.
<b>AGENDA SUBJECT:</b>	Discussion, consideration and possible action regarding Fact Sheet for the BEDC 4A to 4B Election.		
<b>PREPARED BY:</b>	Peter Lamont	<b>Date Submitted:</b>	3-28-18
<b>EXHIBITS:</b>	Bid from Progressive Commercial Aquatics		
<b>BUDGETARY IMPACT:</b>	<b>Required Expenditure:</b>	\$0.00	
	<b>Amount Budgeted:</b>	\$0.00	
	<b>Appropriation Required:</b>	\$0.00	
<b>CITY MANAGER APPROVAL:</b>			
<b>SUMMARY:</b>	<p>On January 16, 2018 the Council called a special election to transition the Brady Economic Development Corporation from a 4A EDC to a 4B EDC. A fact sheet has been prepared to explain the potential change.</p> <p>This fact sheet was reviewed and approved by the BEDC Board of Directors.</p>		

<b>RECOMMENDED ACTION:</b> Approve the Fact Sheet for the BEDC 4A to 4B Election
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## **Type A to Type B Economic Development Corporation (EDC) Election**

### **What's will change?**

The Brady EDC will be better positioned to assist new and existing businesses by expanding its activities into retail development and expansion as well as Community Development – “Community Development produces assets while Economic Development uses those assets.” Phillips and Pittman 2015 Community Development Handbook

### **Why do this?**

The City of Brady competes for businesses and jobs with neighboring communities. According to the Texas Municipal League 2015 Economic Development Handbook there are 586 EDCs in Texas. Of those 101 are Type A, 367 are Type B and 118 are both an A and a B. With the restricted use of funds for a Type A, Brady is left with a competitive disadvantage against Type B communities.

### **What will it Cost?**

Nothing, the ¼ cent sales tax is already being collected.

### **Will citizens still get a voice?**

Yes. All Type A projects will continue with City Council approval. Any proposed Type B project requires a public hearing. Following that public hearing is a mandatory 60-day waiting period during which citizens have the right to file a petition to put the project up for election. If the project is more than \$10,000 then a resolution is required to be approved at two City Council meetings.

### **What is a Type A Project?**

Type A projects include recruitment and development of Manufacturing and Industrial businesses, installing targeted infrastructure for any business, workforce development and business related airport facilities.

### **What is a Type B Project?**

Type B projects include everything that Type A includes plus recruitment and development of any business, including downtown areas. Community development projects also including parks, trails, sporting, and tourism facilities.

**Must be registered to vote by April 5, 2018**

**Election information:** Early Voting is from April 23 – May 1, 2018 from 8:00a.m. to 5:00 p.m.

April 24 and April 26 is from 7:00a.m. to 7:00 p.m.

**Election Day:** May 5, 2018 from 7:00 a.m. to 7:00 p.m.

**All voting will be at City Hall, 201 E. Main St., Brady, TX 7682**

# CITY OF BRADY

## SCHEDULE FOR BUDGET PREPARATION, ADOPTION AND IMPLEMENTATION

2018-2019 FISCAL YEAR BUDGET

	DATE	ACTION	PARTICIPANTS
<b>Preparation</b>	March 20	5 YR Capital, Supplemental, Personnel & Narrative Worksheets	Finance to distribute
	March 20	Prepare 5 YR Capital, Supplemental/Personnel requests, Grant Project Form and Update Narrative of each Division - Goals	Department / Division Heads
	April 5	Develop Budget Planning Worksheets	Finance
	April 10	DHs Submit 5 YR Capital & Narratives for review	Finance / City Manager
	April 10	Budget Planning Worksheets distributed to Department Heads	Finance
	April 10	Preparation of Division Budgets - update FY18 and prepare FY19	Department / Division Heads
	May 2-16	Meetings to review budget recommendations by staff : Budget Planning worksheets, Supplemental, Personnel and Training	Department / Division Heads Finance/City Manager
	May 17-26	Develop packet for Council FY19 Goals workshop	City Manager / Finance
	May 18	Decision Packets / Grant Project Form due to Finance	Department Heads / Finance
	May 22	Discuss and review EDC budget	EDC Board / EDC staff
	May 29	FY 2019 Goals workshop with City Council	City Council / Manager / DHs
<b>Adoption</b>	May 30	Develop Draft Budget and Appendix Workbooks	Finance
	June 29	Draft Budget & Workbooks Submitted to City Council and City Secretary	City Council
	July 10,11,12	Budget / Fee Schedule Review by Council and Department Heads at the Municipal Court Building 9 AM - 3 PM	City Council / City Manager Finance/ Department Heads
	July 16	Open day for additional Budget workshop	
	July 17	Finalize Proposed FY 2019 Budget and Fee Schedule at the Municipal Court Building 3 PM - 5 PM	City Council / City Manager Finance / Department Heads
	Aug 7	Deliver final Proposed Budget & set hearing dates	Finance / City Manager /
	Aug 8	Deliver Budget summary and hearing date notice to newspaper	Finance
	Aug 15	Publish Budget Summary page & public notices for Budget and Tax hearings 1 and 2 and publish on website	Finance
	Aug 28	Special Meeting - Public hearing 1 Tax rate	City Council / Citizens
	Sept 4	Regular Meeting - Public hearing 2 Tax rate	City Council / Citizens
	Sept 4	Public Hearing of Budget-First Vote on Budget/ Fees and Utility rates and First vote on Tax rate	Citizens / City Council / City Manager / Finance
<b>Implementation</b>	Sept 18	Adoption of Budget and Tax rate	Citizens / City Council
	Oct 1	Deliver tax rate to County Appraiser / Fiscal Year 19 begins	Finance
	Oct 1	File Copy of Budget with City Secretary /post Budget & Tax rate on website	Finance / City Secretary
	Dec 10	Begin FY 18 audit	
	Dec 18	Deliver final unaudited year-end financial statements to Council	

## CITY OF BRADY

## SEWER TREATMENT DIVISION

Quarterly Report: January 2018 – March 2018

**Project Status Report, Clean Water State Revolving Fund (CWSRF) Project #73638: WWTP Replacement Project**

The City of Brady is a loan recipient from TWDB under the CWSRF program. The WWTP is at a critical stage in regard to its structural viability and treatment efficacy as the entire facility has reached the end of its useful life. Originally placed into service circa 1960's and repurposing of existing structures over several decades with one (1) major upgrade in late 1980's. The engineering firm of **Freese and Nichols, Inc. (FNI)** has been engaged to provide professional engineering services for producing a proper design for the replacement of the WWTP that will meet the rules and requirements of two (2) State Agencies: TWDB and TCEQ.

**Budget Information -**

## TWDB Funds -

**CW#73638-LF1000019 \$1,441,990.00**

Year	Revenue 30-4-25-685.01	Expenditures 30-5-23-285.01	Balance
2011-2012	\$0.00	\$0.00	0.00
2012-2013	\$1,441,990.00	\$331,250.00	\$1,110,740.00
2013-2014	\$0.00	\$24,812.00	\$1,085,928.00
2014-2015	\$0.00	\$320,115.96	\$765,812.04
2015-2016	\$2,218.84	\$72,146.89	\$695,883.99
2016-2017	\$2,729.44	\$677,404.49	\$21,208.94
2017-2018	\$247.19	\$18,249.00	\$3,207.13

**CW#73638-CO 2012-L1000011 \$1,210,000.00**

Year	Revenue 30-4-25-685.00	Expenditure 30-5-25-285.00	Balance
2011-2012	\$0.00	\$0.00	\$0.00
2012-2013	\$1,210,000.00	\$53,125.44	\$1,156,874.56
2013-2014	\$0.00	\$0.00	\$1,156,874.56
2014-2015	\$0.00	\$0.00	\$1,156,874.56
2015-2016	\$3,402.79	\$0.00	\$1,160,277.35
2016-2017	\$6,236.34	\$25,012.00	\$1,141,501.69
2017-2018	\$2,709.00	\$53,055.79	\$1,091,154.90

## CITY OF BRADY

## SEWER TREATMENT DIVISION

## Contract Assignments -

Engineer: Freese and Nichols, Inc. (FNI), Austin, Texas

PHASE I ENGINEERING SERVICES		PHASE II ENGINEERING SERVICES		PHASE III ENGINEERING SERVICES (100%)	
Original Contract Commitment	= \$ 381,410.50	Basic Services: Permits & Environmental	\$136,590.00	Basic Svcs.: Funding Asst.	\$ 34,301.00
Contract Amendment 12-10-2015	= (\$ 41,438.00)	Basic Services: Preliminary Design	\$584,779.00	Basic Svcs.: Prj. Mgmt. & Final Design	\$ 939,692.00
Current Contract Commitment	= \$ 339,972.50	Special Services: Survey	\$ 10,409.00	Basic Svcs: Bid Management	\$ 33,862.00
		Special Services: Geotechnical	\$ 26,607.00		\$ 1,007,885.00
			\$758,385.00	Spcl. Svcs: Survey Services	\$ 1,575.00
		Add Services - Sensitivity Analysis	\$ 4,785.62	Spcl. Svcs: Geotechnical	\$ 49,130.00
Final Contract Amount	= \$ 319,825.17	Final Contract Amount:	\$763,170.62	Total Fee Basis:	\$ 1,058,560.00

## Status -

Freese and Nichols, Inc. submitted a negotiated final engineering fee for 100% plans & specifications development including bid phase services at **\$1,058,560.00**, a fee within budget and subsequently awarded on February 20, 2018. The final design services will return documents describing a high efficiency wastewater treatment facility as a continuous flow through extended aeration. Interim design capacity is 600,000 gal/day (avg.) with a future permitted flow of 990,000 gal/day including an approximate 2-hr peak flow of 2.75 M.G.D. Upon start-up of the new WWTP the existing facility will be abandoned and secured. Through a series of communication and correspondence and conferencing the following opinion of preliminary cost tabulation was derived and included in the **TWDBB-2019 Funding Application** as supported by Project Information Form or PIF No. 12744:

OPINION OF PRELIMINARY PROBABLE COST (OPPC)	
POTW: Treatment Project	\$13,000,000
Construction Engineering Services	\$ 775,000
General, Legal, Financial	\$ 170,500
Contingency	\$ 300,000
Other	\$ 460,000
<b>TOTAL CWSRF FUNDED</b>	<b>\$14,705,500</b>

**PIF No. 12744** was compiled over many days with special recognition to City Manager, Finance Director and WWTP Superintendent. Their pre-submission final review resulted in a **50% Disadvantage status level** converted from 30% Disadvantage!

## CITY OF BRADY

## WATER TREATMENT DIVISION

Quarterly Report: January 2018 – March 2018

**Project Status Report, Drinking Water State Revolving Fund (DWSRF) Project #62545:** Radium Reduction Project – Drinking Water

**Project Description -**

The City of Brady is a loan recipient from TWDB under the DWSRF and the Economically Distressed Areas Program (EDAP) programs. The city's groundwater supply has been deemed non-compliant due to radionuclides as promulgated by the Safe Drinking Water Act and administered by the USEPA. The engineering firm of Enprotec / Hibbs & Todd of Abilene (eHT) has been engaged to provide professional engineering services for producing a technical solution to bring the city's groundwater supply into compliance.

**Contract Assignments -**

Engineer:

Enprotec / Hibbs & Todd (eHT), Abilene, Texas

Original Contract Commitment: \$ 612,000.00 (Planning Phase)

Engineering Services Amendment: \$1,623,000.00 (Design Phase)

**Budget Information -**

TWDB Funds: TWDB #10447 – EDAP 2015

TWDB #10447 – EDAP 2015			TWDB #62545 DW – CO 2013			TWDB #62545 – DW - LF		
Year	Expenditures	Revenues	Ending Balance	Expenditures	Revenues	Expenditures	Revenues	Ending Balance
2013-2014	0.00	0.00	\$0.00	0.00	0.00	0.00	0.00	\$0.00
2014-2015	\$129,636.61	\$1,804,000.00	\$1,674,363.39	\$51,562.41	\$350,000.00	\$298,437.59	\$350,000.00	\$153,754.00
2015-2016	\$938,380.00	\$122.30	\$736,105.69	\$292,237.59	0.00	\$6,200.00	0.00	\$0.00
2016-2017	\$393,915.00	\$2,949.97	\$345,140.67	\$6,200.00	\$7.97	\$7.97	0.00	\$0.00
2017-2018	\$22,810.00	\$903.95	\$323,234.65	0.00	0.00	\$7.97	0.00	\$7.97

## CITY OF BRADY

## WATER TREATMENT DIVISION

Budget Brady, City of								Project #: Loan/Grant #: G1000424							
								10447 EDAP							
Budget Category	ORIGINAL Board Approved Budget at Commitment (03/26/15)	Closing Memo (06/08/15)	Adjusted Budget (02/25/16)	Adjusted Budget (10/13/16)	Adjusted Budget (02/16/17)		CURRENT BUDGET								
Design	710,000.00	1,420,000.00	1,448,000.00	1,448,000.00	1,448,000.00		1,448,000.00								
Geotechnical	25,000.00	50,000.00	50,000.00	50,000.00	50,000.00		50,000.00								
Permits	12,500.00	25,000.00	25,000.00	25,000.00	25,000.00		25,000.00								
Project Management (by engineer)	12,500.00	25,000.00	25,000.00	25,000.00	25,000.00		25,000.00								
Surveying	45,000.00	75,000.00	75,000.00	75,000.00	90,000.00		90,000.00								
Bond Counsel	10,000.00	20,000.00	10,000.00	10,000.00	10,000.00		10,000.00								
Financial Advisor	5,000.00	22,000.00	22,198.20	22,198.20	22,198.20		22,198.20								
Administration	15,000.00	27,000.00	27,000.00	54,000.00	70,038.41		70,038.41								
Contingency	67,000.00	138,000.00	121,401.80	94,401.80	53,363.39		53,363.39								
Fiscal/Legal	0.00	2,000.00	400.00	400.00	10,400.00		10,400.00								
							0.00								
							0.00								
							0.00								
TOTALS	\$ 902,000.00	\$ 1,804,000.00	\$ 1,804,000.00	\$ 1,804,000.00	\$ 1,804,000.00	\$ -	\$ 1,804,000.00								

CITY OF BRADY

WATER TREATMENT DIVISION

Current Status -

- ✓ Plan development is at 80% completion or better.
- ✓ Engineer compiled TWDB DWSRF Funding Application
  - PIF No. 12723, 50% Disadvantage status
  - Total Funding Request - **\$28,717,000.00**

DESCRIPTION

- Contract A (elevated), B (pipelines), C (treatment) & D (storage)
- Engineering (construction)
- General, Legal, Financial
- Contingency

OPINION OF PRELIMINARY PROBABLE COST

	<b>\$27,649,000.00</b>
	<b>\$ 744,000.00</b>
	<b>\$ 185,000.00</b>
	<b><u>\$ 139,000.00</u></b>
<b>TOTAL</b>	<b>\$28,717,000.00</b>

## CITY OF BRADY

## PROJECT STATUS REPORT

### Quarterly Report: January 2018 – March 2018

#### Old Power Plant Site – Closure

TCEQ Docket Num: 1996-1637-IHW-E

SOAH Docket Num: 582-96-2370

TCEQ Customer Number: CN600249866

Regulated Entity Number: RN103030292

#### Project Status –

- City staff in association with Apex-TITAN (geo-science consultant) developed a “path toward closure” strategy with TCEQ Remediation Division (Austin). TCEQ in letter dated February 27, 2018 has directed the city to produce an Affected Property Assessment Report requiring in effect a re-assembling of previous submitted data consisting of nearly a decade of reporting. This remains an option for the city to consider under the original application letter from Apex\_TITAN for a *Notice of Intent to Switch to TRRP* (NOIST) application (compiled by city staff & Apex-TITAN and submitted 12/21/2017).

#### Vendor Assignments -

Apex-TITAN, Inc.

6410 Southwest Boulevard, Ste. 104

Fort Worth, TX 76109

[www.apexc.com](http://www.apexc.com)

Brad Parish, P.G. Senior Hydrogeologist

Richard Hudson, P.G. Project Geologist

# CITY OF BRADY

# PROJECT STATUS REPORT

## Budget Information -

Clean-up Costs Acct. No. 20-5-21-251.00

Year	Activity	Original Budget	Ending Budget
2001-2002	\$98,135.86	50,000.00	120,000.00
2002-2003	\$25,740.35	10,000.00	26,000.00
2003-2004	\$36,351.76	10,000.00	34,000.00
2004-2005	\$29,594.57	7,000.00	38,866.00
2005-2006	\$6,580.53	10,000.00	9,000.00
2006-2007	\$0.00	11,000.00	11,000.00
2007-2008	\$377.90	11,000.00	400.00
2008-2009	\$1,228.42	5,000.00	1,000.00
2009-2010	\$1,282.39	5,000.00	3,000.00
2010-2011	\$158.18	4,000.00	1,000.00
2011-2012	\$176.33	3,000.00	1,000.00
2012-2013	\$79.99	500.00	500.00
2013-2014	\$71.99	800.00	800.00
2014-2015	\$365.53	800.00	800.00
2015-2016	\$807.56	800.00	1,300.00
2016-2017	\$426.25	800.00	40,800.00
TOTALS	\$201,377.61		

Professional Fees Acct. No. 20-5-21-203.00

Year	Activity	Original Budget	Ending Budget
2001-2002	\$82,183.71	50,000.00	85,000.00
2002-2003	\$1,815.00	10,000.00	2,000.00
2003-2004	\$10,108.67	0.00	3,200.00
2004-2005	\$76,105.67	6,500.00	76,680.00
2005-2006	\$62,342.38	30,000.00	65,000.00
2006-2007	\$26,898.71	50,000.00	30,000.00
2007-2008	\$6,483.44	50,000.00	8,000.00
2008-2009	\$4,799.32	10,000.00	5,000.00
2009-2010	\$4,278.99	5,000.00	5,000.00
2010-2011	\$1,211.60	5,000.00	2,000.00
2011-2012	\$1,977.19	3,000.00	3,000.00
2012-2013	\$7,365.37	1,000.00	7,366.00
2013-2014	\$6,784.13	2,000.00	6,784.13
2014-2015	\$5,121.73	4,000.00	7,000.00
2015-2016	\$18,212.14	7,000.00	24,500.00
2016-2017	\$20,506.41	37,000.00	50,888.00
TOTALS	\$336,194.46		

**CITY OF BRADY**

**PROJECT STATUS REPORT**

Repairs – General Acct. No. 20-5-21-312.00

Year	Activity	Original Budget	Ending Budget
2001-2002	\$0.00	0.00	0.00
2002-2003	\$183.00	0.00	500.00
2003-2004	\$112.21	0.00	0.00
2004-2005	\$25.62	0.00	100.00
2005-2006	\$5.27	30.00	30.00
2006-2007	\$2.34	100.00	100.00
2007-2008	\$632.65	0.00	615.00
2008-2009	\$113.97	0.00	0.00
2009-2010	\$0.00	0.00	0.00
2010-2011	\$0.00	0.00	0.00
2011-2012	\$7.12	0.00	0.00
2012-2013	\$0.00	0.00	0.00
<b>TOTALS</b>	<b>\$1,082.18</b>		

Utilities Acct. No. 20-5-21-202.00

Year	Activity
2004-2005	\$0.00
2005-2006	\$61.58
2006-2007	\$128.14
2007-2008	\$152.53
2008-2009	\$151.09
2009-2010	\$217.55
2010-2011	\$152.05
2011-2012	\$149.09
2012-2013	\$151.79
2013-2014	\$529.36
2014-2015	\$158.78
2015-2016	\$147.45
2016-2017	\$135.53
2017-2018	\$38.70
<b>TOTALS</b>	<b>\$2,173.64</b>

## CITY OF BRADY

## PROJECT STATUS REPORT

Quarterly Report: January 2018 – March 2018

## TxDOT US377 Road Improvements (N Bridge Street)

## Current status (TxDOT website):

County:	MCCULLOCH	Let Date:	01/05/18
Type:	RECONSTRUCT URBAN ROAD	Seq No:	3224
Time:	446 WORKING DAYS	Project ID:	STP 2017(458)
Highway:	US 190	Contract #:	01183224
Length:	0.880	CCSJ:	0128-04-035
Limits:			
From:	US 87	Check:	\$100,000
To:	US 377	Misc Cost:	\$684,869.00
Estimate	\$7,565,252.65		
		% Over/Under Company	
Bidder 1	\$8,577,352.87	+13.38%	BIG CREEK CONSTRUCTION, LTD.
Bidder 2	\$10,309,915.12	+36.28%	ALLEN KELLER COMPANY

City of Brady is a participant with TxDOT – Brownwood through a 90-10 cost share agreement where city's contribution is \$297,280.00 for relocation of existing gas, water, electric and sewer within the state's right-of-way road corridor (contribution payments were structured for three releases, see below). Project planning began in calendar year 2014 with engineering and surveying wrapping up in early 2017. The project includes only Bridge St. from the north side of the courthouse square up to US190E turn-off. The Brady downtown square is delayed indefinitely.

**CITY OF BRADY****GAS DISTRIBUTION DIVISION****Quarterly Report: January 2018 – March 2018****Project Status Report, 2018 Gas Line Improvements – 4”in. P.E. Main Extension by H.D.D. and 8”in. Casing****Project Description -**

Installation of a 4”in. gas main along S. Bridge Street extending south from near Lynn-Gavit Rd. and a 8”in. casing crossing near entrance to Holiday Inn Express. Project awarded to Austin Engineering Company, Inc. of Austin, Texas in the amount of **\$148,745.50**. New gas main being installed in order to abandon an existing gas main located under a lodging wing of the Gold Key Inn. This new gas main will replace a loop line condition that currently exists at the Gold Key Inn. Pre-construction meeting is set for March 22, 2018.

**Contract Assignments -**

Engineer:	JR Utilities, New Braunfels, Texas	
	Agreement – Engineering Services (5/30/2015)	<b>\$21,576.00</b>
	Agreement – Amendment (2/6/2017)	<b>\$9,195.00</b>
	Services Paid to Date	<b>(\$27,094.60)</b>
Contractor:	Austin Engineering Company, Inc., Austin, Texas	
	Contract Amt. Awarded (3/6/2018)	<b>\$148,745.50</b>
	Services Paid to Date	<b>\$0.00</b>
Surveyor:	Ross Land Surveying (8/3/2015)	<b>\$1,850.00</b>
	Additional Services	<b>\$1,692.00</b>
	Services Paid to Date (closed)	<b>(\$3,542.00)</b>
	Searchers Land Surveying (8/14/2017)	<b>\$1,100.00</b>
	Services Paid to Date	<b>\$300.00</b>

**CITY OF BRADY**

**SEWER TREATMENT DIVISION**

**Quarterly Report: January 2018 – March 2018**

**Project Status Report, Solids Handling Pump Replacement**

**Project Description -**

Replacement of two (2) solids handling pumps in sludge transfer basement at wastewater treatment plant. Existing pumps are failing and this project replaces two pumps exhibiting the most wear and deemed near point of failure. City staff advertised project in late Fall 2017 and acquired competent contractor services from Dowtech Speciality Contractors, Inc., Baird, Texas in the amount of **\$84,000.00**. Pump manufacturing process underway.

**Contract Assignments -**

Engineer: KSA Engineers, San Angelo, Texas  
PO# 14-02042 (FY2017) **\$36,000.00**  
Distribution: **\$5,000.00**

PO# 14-02088 (re-issued) **\$31,000.00**  
Distribution: **\$27,800.00**

Contractor: Dowtech Speciality Contractors, Baird, Texas  
PO# 14-02102 **\$84,000.00**  
Distribution: **\$0.00**

**Current Status -**

Start Date: 01/19/2018  
Start-up Date: 07/17/2018  
Completion Date: 08/16/2018  
Percent Time Used: 33%

## CITY OF BRADY

## ELECTRIC DISTRIBUTION DIVISION

Quarterly Report: January 2018 – March 2018

## Project Status Report, Wall Street O.H. Power Line Replacement

## Project Description -

New overhead power line installation of a primary 3-phase conductors along Wall Street near 11<sup>th</sup> Street south to near 17<sup>th</sup> Street. This project is part of a multi-job list approved in the FY2018 budget. An outline follows:

Description	Amount	Contractor – Labor & Equipment	Material	Balance
Wall Street O.H. Replacement	\$215,000.00	PO#14-02103	PO#14-02100	
		\$55,339.88	\$43,809.17	\$115,850.95
P#4 – 3 150A Step-Regulators on Airport Feed	\$63,000.00		PO#14-02110	
P#9 – Add Recloser at WWTP	\$37,000.00		\$45,740.18	
#n/a – Add Three Air-Switches	\$15,000.00	Delayed	Delayed	\$37,000.00
P#5 – Install 3-Phase Tie-Switches	\$14,600.00	Delayed	\$6,258.00	
P#8 – Replace Recloser, 17 <sup>th</sup> St. near Church St.	\$15,000.00		Delayed	\$14,600.00
P#11 – Add 3-Phase Recloser, 6 <sup>th</sup> St. & 11 <sup>th</sup> St.	\$12,000.00			
P#10 – Install Single Phase Recloser N Side of Lake Dam	\$6,000.00			
P#7 – Reconnector Feeders at S Substation (SUBSTITUTION)	\$1,400.00			

**CITY OF BRADY****COMMUNITY SERVICES DEPARTMENT**

**Project Status Report:**                      **Brady Lake Boating Access Grant**                      **April 2018**

Grant Project Deadline:                      June 30, 2018

**Budget Information:**

TPWD Funds:	\$127,238.00
COB:	\$ 42,413.00
<b>TOTAL:</b>	<b>\$169,651.00</b>

**Expenditures:**

KSA Planning and Design:	\$ 17,317.50
Weststar Construction:	\$100,000.00

**Contract Assignments:**

<b>Engineer:</b>	KSA Contracted:	June 16, 2014
<b>Contractor:</b>	Westar Construction – Boat Ramps	March 15, 2016

**Project Description:** The City of Brady (COB) received a Boating Access Program Grant from the Texas Parks and Wildlife Department (TPWD). This grant will extend one (1) boat ramp and improve two (2) boat docks at Brady Lake. The ramp on the north side of the park will be extended and boat docks at the Main Ramp and the North Ramp will be updated. The project was rebid in March 2016, and Westar Construction secured the contract for the ramp improvements and docks. Construction of the dock was completed in January 2017, but due to recent rains and increasing lake levels the boat ramp construction has been delayed and a contract amendment with Westar to remove the Boat Ramp Project from the original contract has been completed.

At this time no further action is anticipated unless lake level drop significantly. TPWD has asked that we retain the grant until the expiration in June of 2018.

**Start Date / Completion Date:**

Planning Start:	June 2014
Design Completion:	October 2015

**Major Activities:**

Corps Permit Received:	November 14, 2014
Plans Submitted to TPWD Review:	September 11, 2015
TPWD Approval of Plans:	September 18, 2015
U.S. Fish and Wildlife Approval:	September 22, 2015
Grant Acceptance Signed:	September 22, 2015
Project Bid September:	November 4, 2015
Bids Opened:	December 16, 2015
Project Rebid:	February 3, 2016
Bids Opened:	March 2, 2016
Bid Awarded to Westar Construction:	March 15, 2016
Change Order #1 Signed:	June 21, 2016
Dock Plan and Material Submittal Approval:	November 28, 2016
Boat Dock Construction Begins:	January 3, 2017
Walk-Through with Project Engineer:	January 20, 2017

**CITY OF BRADY**

**COMMUNITY SERVICES DEPARTMENT**

**Next Steps:**

Review by TPWD:

June 2018

**COMMUNITY SERVICES DEPARTMENT**

### Budget Information:

**Expenditures:**

### Contract Assignments:

**Project Description:** In 2008, the citizens of Brady approved the use of 4A Economic Development Funds for a 4B-Type project for improvements at Brady Lake Park. One of the improvements was the rehabilitation of the Fish House. The new Fish House was designed and originally bid as part of a larger project including a boat ramp and new boat docks. After receiving no bids for the ramp and docks, the Fish House Redevelopment Project was separated from the boat ramp improvements. Docks of Texas is remodeling the Fish House with BEDC funds and is 80% complete. The old Fish House has been removed. Electrical has been run and lighting has been installed. Staff has attempted to notify the contractor that they are in breach of contract via phone, e-mail and certified letter. The letter was returned unclaimed. Staff is seeking new contractors to anchor and insulate the fish house.

Staff has been unable to find a contractor willing to finish the construction so is acting as the general contractor. Flotation for the ramp has been ordered and bids are being received to repair the ramp and insulate the structure. Once these steps are complete, the fish house can be moved into final position and anchored. The anchors are already installed on the shoreline.

**Start Date / Completion Date:**

### Major Activities:

Project Bid September:	November 4, 2015
Bids Opened:	December 16, 2015
Contracted with Docks of Texas:	February 8, 2016
Demolition of Old Fish House Begun:	March 14, 2016
Contractor notified in Breach	November 2017
Initiated contact with contractors to Finish work	November 2017

### Next Steps:

Complete New Fish House: May 2018

**CITY OF BRADY****COMMUNITY SERVICES DEPARTMENT**

**Project Status Report:**      **Richards Park Improvements Grant**      **April 2018**

Grant Project Deadline:      July 31, 2018

**Budget Information:**

TPWD Funds: August 20, 2015	\$400,000.00
COB:	\$400,000.00
U.S. Silica Donation:	\$ 10,000.00
Humana Health Care Grant:	\$ 1,000.00
<b>TOTAL:</b>	<b>\$811,000.00</b>

**Expenditures:**

Luck Design Group	\$ 40,910.00
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**Contract Assignments:**

<b>Landscape Architect:</b>	Luck Design Group:	February 7, 2017
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**Project Description:** The City of Brady (COB) has received an Outdoor Recreation Grant from Texas Parks and Wildlife Department (TPWD). This project will renovate the baseball fields at Richards Park to include the relighting of two (2) ball fields. Additional renovations include a trail from E.O. Martin Memorial Park to the soccer fields at Richards Park, a new playground at the baseball complex, and benches/picnic tables along the trail. COB staff has met with the selected design firm to discuss the design and layout of the project.

Design work has started and is anticipated to be complete in September 2017. Construction is estimated to begin in November 2017 and be complete in July 2018. A Town Hall Meeting was held June 19, 2017 for public input. Approximately 10 people plus staff and two Council members attended.

**Start Date / Completion Date:**

N/A

**Major Activities:**

Grant Awarded by TPWD:	August 20, 2015
Field Visit by TPWD:	September 28, 2015
Contract Signed with TPWD:	July 13, 2016
RFP for Design Released:	September 23, 2016
RFP for Design Evaluated:	December 7, 2016
Design Firms Invited to Interview:	December 15, 2016
Design Firms Interviewed:	January 10, 2017
Selected Landscape Architect:	February 7, 2017
Town Hall Meeting:	June 19, 2017
30% Plan Review:	August 22, 2017
Design Completed	February 2018

## **CITY OF BRADY**

## **COMMUNITY SERVICES DEPARTMENT**

### **Next Steps:**

**Bid Project:**

**April 2018**

**Begin Construction:**

**May/June 2018**

**Complete Construction:**

**December 2018**

**CITY OF BRADY****COMMUNITY SERVICES DEPARTMENT****Project Status Report: Willie Washington Park Improvements January 2018**

Grant Project Deadline: July 31, 2018

**Budget Information:**

TPWD Funds: August 20, 2015	\$ 75,000.00
<u>COB:</u>	<u>\$ 75,000.00</u>
<b>TOTAL:</b>	<b>\$150,000.00</b>

**Expenditures:**

Ross Surveying	\$ 2,750.00
T'Byrds sign shop	\$ 256.00
<u>T.F. Harper</u>	<u>\$139,932.75</u>
<b>TOTAL</b>	<b>\$142,938.75</b>

**Contract Assignments:**

<b>Construction:</b>	T. F. Harper & Associates, L.P.	March 28, 2017
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**Project Description:** The City of Brady (COB) has received a Small Communities Grant from the Texas Parks and Wildlife Department (TPWD). This project includes new sidewalks, picnic spaces and a new playground at Willie Washington Park. Director Peter Lamont attended the National Recreation and Parks Association Conference in October 2016 to view first hand possible playground styles to develop conceptual ideas to present to citizens. Staff met with neighborhood representatives on November 22, 2016 and March 27, 2017 to discuss the style and design of the playground. Council then approved issuing a purchase order for the new playground with the requested changes. The playground, sidewalk, benches and shade structure has been installed.

The Electrical Utilities Division has put the majority of the overhead electrical, underground and installed new lights. Staff has met with the irrigator and is working on schedule for installation. Once the irrigation is installed, we will install plants and signage in a new sign bed.

**Start Date / Completion Date:**

N/A

**Major Activities:**

Grant Awarded by TPWD:	August 20, 2015
Field Visit by TPWD:	September 28, 2015
Contract with TPWD Signed:	February 17, 2016
Present Potential Playground Styles to Neighborhood:	November 22, 2016
Ordered Engineering Survey of Park:	November 30, 2016
Sent Request for Proposals:	March 3, 2017
Received Proposals:	March 22, 2017
Presented Proposals to Neighborhood:	March 27, 2017
Presented Proposal to City Council:	March 28, 2017

**CITY OF BRADY**

**COMMUNITY SERVICES DEPARTMENT**

**Next Steps:**

Begin Construction/Remove Equipment:	May 2017
Playground/Benches/shade Installed:	June/July 2017
Electrical moved underground	December 2017
Install Irrigation:	April/May 2018
Install Landscaping	April/May 2018
Dedication	June 2018

**CITY OF BRADY****COMMUNITY SERVICES DEPARTMENT****Project Status Report: Stanburn Park Improvements April 2018****Project Deadline: Fall 2018****Budget Information:**

<u>Private Funds:</u>	<u>(Minimum)</u>	<u>\$ 50,000.00</u>
<b>TOTAL:</b>		<b>\$ 50,000.00</b>

**Expenditures:**

N/A

**Contract Assignments:****Engineer:** Not Required**Contractor:** Playground T.F. Harper \$ 29,999.85

**Project Description:** The City of Brady (COB) has received a request by a private company, Fairmount Santrol to install improvements at Stanburn Park. The desired improvements include updating the tennis courts and converting them to basketball courts, planting trees, improving the turf, and installing shade structures.

Additionally, the family of Lt. Daniel R. Conway is committing a one-time gift of \$50,000.00 towards a new playground. The City has received a total of \$50,000.00 in donations. The new playground was installed in February and staff worked to improve the surface of the court area. Projects still anticipated in the park are updating the lighting, installing a second basketball goal and painting the court surface, installing trees and a drip irrigation system for them, and adding bleachers to the basketball court. Staff is working on a design for the new name sign and commemorative plaque

**Start Date / Completion Date:**

N/A

**Major Activities:**

Naming Policy Approved:	December 16, 2014
Initial Project Meeting:	February 2, 2015
Request Presented to Council:	March 3, 2015
Estimated Court Costs:	July 10, 2015
Preliminary Playground Designs:	July 14, 2015
Current Dedicated Funds-\$50,000:	May 3, 2017
Playground Design Requests Made:	June 2017
Met with Donors Representative on	
Playground Design:	September 2017
Selected Playground:	December 2017
Installed Playground:	February 16, 2018
Repair Courts:	February 2018

**CITY OF BRADY**

**COMMUNITY SERVICES DEPARTMENT**

**Next Steps:**

Update Lighting	May 2018
Bleachers and Basketball Goal	May 2018
Trees and Irrigation	Fall 2018
Rededication:	TBD

**CITY OF BRADY****COMMUNITY SERVICES DEPARTMENT****Project Status Report:      Brady Creek Trail Project      January 2018**

Grant Project Deadline:      June 30, 2017  
Second Extension Granted:      May 27, 2016

**Budget Information:**

TPWD Funds: May 22, 2012	\$200,000.00
<u>COB:</u>	<u>\$133,100.00</u>
<b>TOTAL:</b>	<b>\$333,100.00</b>

**Expenditures:**

Planning and Design:	\$ 47,662.68
Construction To-Date:	\$267,409.30
<u>Bid Advertisements</u>	<u>\$ 63.00</u>
<b>TOTAL</b>	<b>\$315,134.98</b>

<b>Reimbursements:</b>	TPWD:	\$190,000.00	December 12, 2016
	TPWD:	\$ 10,000.00	July, 24, 2017

<b>Contract Assignments:</b>	<b>Engineer:</b>	KSA Contracted:	February 5, 2015
	<b>Contractor:</b>	Westar Construction Contracted:	January 7, 2016
		Award Amount:	\$282,967.50

**Project Description:** The City of Brady (COB) received a Recreational Trails Program Grant from the Texas Parks and Wildlife Department (TPWD) in 2012. This grant rebuilds the gravel trail along Brady Creek from Richards Park to a park located on West Richards Drive and North Pine Street. The original trail was built in 1986. This project had an original due date of June 2015. Staff completed a walk-through of the trail on September 13, 2016 with the project engineer and has submitted a punch list to the contractor containing two items (2) for repair. Staff conducted a walk-through with TPWD on March 1, 2017. Due to recent rains and flooding a second extension was granted until June 30, 2017. The original project was to cover 7,200 linear feet, but due to costs, could only cover approximately 5,000 feet. Due to this, an amendment to the contract must be completed. Staff submitted the amendment in April and contract amendment was completed in June. The punch list items were completed and the project accepted.

Staff would like to utilize a Facebook survey to develop a name for the park on North Richards Street. We would like to solicit names from the public, then offer a poll for the most common suggestions. This would develop a list of 3-5 names for the Council to consider when choosing a name. The Council would not be bound by the poll and the name would have to comply with the City's Policy for Naming Parks and Recreation Facilities.

**Start Date / Completion Date:**

Planning Start:	February 2015
Design Completion:	September 29, 2015
Bidding Process Began:	September 30, 2015

**Major Activities:**

## CITY OF BRADY

## COMMUNITY SERVICES DEPARTMENT

Grant Acceptance Letter Signed:	May 22, 2012
Grant Extension Letter Signed:	March 27, 2015
Plans Reviewed by TPWD:	July 30-September 14, 2015
Plans Completed:	September 29, 2015
Project Released for Bids:	September 30, 2015
Bids Opened:	October 28, 2015
Bid Awarded:	December 1, 2015
Budget Amendment Approval:	December 15, 2016
Signing of Contracts:	January 7, 2016
Pre-Construction Meeting:	January 14, 2016
Notice to Proceed:	January 14, 2016
Named Trail – <i>Brady Creek Trail</i> :	March 15, 2016
Change Order #1:	July 2016
Complete Construction:	September 2016
Walk-Through with Engineer:	September 13, 2016
Walk-Through with TPWD:	March 1, 2017
Contract Amendment Completed:	June 2017
Punch List Completed:	June 30, 2017

### Next Steps:

Name Pocket Park:	June 2018
Dedication:	July 2018

**CITY OF BRADY****COMMUNITY SERVICES DEPARTMENT**

**Project Status Report:**                      **Curtis Field Airport Master Plan**                      **April 2018**  
Grant Project Deadline:                      August 31, 2018

**Budget Information:**

TxDOT Aviation Funds:	\$180,000.00
COB:	\$ 20,000.00
<b>TOTAL:</b>	<b>\$200,000.00</b>

**Expenditures:**                      COB                      \$19,935.00

**Contract Assignments:**  
**Engineer:**                      Coffman and Associates

**Project Description:** The City of Brady (COB) has received, from the Texas Department of Transportation (TxDOT) Aviation Division an Airport Improvement Program Grant to prepare a new Master Plan for Curtis Field Airport. The current Master Plan is over seventeen (17) years old. Master Plans should be revised no less than every five (5) years and updated no less than every ten (10) years to ensure goals and objectives are current and operational.

After negotiations with the previously selected vendor were unsuccessful, TxDOT, in coordination with COB staff elected to develop a new Scope of Work for the project and seek new proposals. The new Scope of Work was completed in July 2017 and responses were received in August. A new contractor, Coffman and Associates was selected in October and TxDOT completed negotiations in December of 2018. A kickoff meeting was held with key stakeholders to conduct a SWOT analysis of the airport and gain insight into the process moving forward.

**Start Date / Completion Date:**  
Planning Start:

**Major Activities:**

RFP for Planning Service Release:	August 5, 2016
Contract with TxDOT Aviation Signed:	August 22, 2016
Proposals Received by TxDOT Aviation:	August 30, 2016
Selection Committee Requested Interviews:	November 2, 2016
Interviewed Potential Contractors:	February 1, 2017
Selected KSA as Project Engineer:	February 2017
Negotiations Failed with Selected Vendor:	May 19, 2017
Council Approved New Resolution-Revised Grant:	June 6, 2017
Develop New Scope of Work for Airport Plan:	July 2017
Receive Proposals for New Plan:	September 2017
Selected Coffman and Associates:	October 2018
TxDOT Completed Negotiation with Contractor:	December 2018
Notice to Proceed issued:	December 13, 2017
Kickoff Meeting:	February 21, 2018

**Next Steps:**

Public Input Meeting	June 2018
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**CITY OF BRADY****COMMUNITY SERVICES DEPARTMENT****FINAL REPORT**

**Project Status Report:**      **Automated Weather Observation System Grant (AWOS)**      **April 2018**

Grant Project Deadline:      March 2018

**Original Budget Information:**

TxDOT Aviation Funds:	\$150,000.00	75%
COB:	\$ 50,000.00	25%
TOTAL:	\$200,000.00	

**Final Budget Information:**

TxDOT Aviation Funds:	\$ 73,088.25	75%
COB:	\$ 24,362.75	25%
TOTAL:	\$ 97,451.00	

**Expenditures:**

**All Weather Inc.**      **\$97,451.00**

**Contract Assignments:**

**Contractor:**    **All Weather Inc.**      **\$96,513.00**

**Project Description:** The City of Brady (COB) has applied with the Texas Department of Transportation (TxDOT) Aviation Division for an Airport Improvement Program (AIP) Grant to replace the current Automated Weather Observation System (AWOS). The current system is no longer functioning and the parts to repair it are unavailable. The TxDOT Commission met on February 23, 2017 and awarded the grant to Brady. Staff worked with TxDOT to bid the project in April in accordance with TxDOT requirements, but due to the invitation to bid not being posted, we have had to extend the bid timeline. Two bids were received and the lowest responsible bidder has been awarded the project.

Construction of the AWOS is complete. The contractor completed installation of a new modem in March and the system is fully operational and reporting in all mediums. The \$938.00 difference for the original bid and the final cost was for additional UHF licensing.

**Start Date / Completion Date:**

Planning Start:      October 2016

**Major Activities:**

Council Approval of Grant Resolution:	December 4, 2016
TXDOT Grant Approval:	February 23, 2017
Release Bid for AWOS:	April 2017
Award Bid:	July 18, 2017
Construction Start:	December 2017
Construction Completed:	December 2017
All communication methods operational	March 2, 2018

**Next Steps:**

Project Complete

**CITY OF BRADY****COMMUNITY SERVICES DEPARTMENT**

**Project Status Report:**      **G. Rollie White Complex Steering Committee**      **April 2018**

**Budget Information:**

N/A

**Expenditures:**

N/A

**Contract Assignments:****Engineer:**      N/A**Contractor:**      N/A

**Project Description:** On April 24, 2017 members of the Leadership Committee including City Council, City staff, County Commissioners and AgriLife Extension Service represents met in a special joint work session to discuss current City, County and 4-H needs and plans for the GRW Complex as well as its history of joint-use, its future use and the next steps of the GRW Steering (nee AgriLife Leadership) Committee. On June 20, Director Peter Lamont and Agent Jacque Behrens met to discuss and organize the inaugural meeting of the GRW (Goals) Steering Committee. The meeting was held June 29 and included ten (10) members: Mayor Pro Tem James Griffin, Council Member Shelly Perkins, P&Z Committee Chair Nick Blyshak, Director of Community Services Peter Lamont, County Commissioners Gene Edmiston and Jason Behrens, Extension Agent Jacque Behrens, Livestock Association representatives Joe Behrens and Michael Probst and Chamber President Erin Corbell. Initial thoughts on required facilities included two (2) covered arenas, buildings that can accommodate portable stalls, meeting building and show office, RV spaces with hookups and an office for the McCulloch County AgriLife Extension Service agents.

A grant was submitted to the G. Rollie White Foundation for planning funds, but was not awarded. The committee has begun the process of becoming a 501(c)3 organization and has met with Reliance Architects to begin the master plan process. A contract should be finalized in April.

**Start Date / Completion Date:**

Planning Start:      June 2017

**Major Activities:**

Inaugural Meeting:	June 29, 2017
Tours of Similar Facilities:	July 20-21, 2017
Application to GRW Foundation for Master Plan Grant	August 11, 2017
Began Process of Forming a 501(c)3	January 2018
Met with Architect to Begin Master Plan Process	February 28, 2018

**Next Steps:**

Finalize 501(c)3	TBD
Complete Master Planning Facility	August 2018

**CITY OF BRADY****COMMUNITY SERVICES DEPARTMENT****Project Status Report:      Activity Center Renovation Project      April 2018****Project Deadline:      TBD****Budget Information:**

COB:	\$96,600.00
McCulloch County	\$50,000.00
Senior Advisory Committee	\$60,000.00

**Expenditures:**

BISD	\$100,000.00
<u>EKION Consultants</u>	<u>\$ 46,600.00</u>
<b>TOTAL</b>	<b>\$146,600.00</b>

**Contract Assignments:****Architects:      EKION Consultants**

**Project Description:** In 2015, the City has purchased the Southward Cafeteria building from the Brady Independent School District with assistance from McCulloch County. The facility is intended to hold the Senior Citizen program and the Meals-on-Wheels program. The facility will also be used for other activities and programs when not in use for senior programming. EKION was hired to provide conceptual drawings for the facility with the City planning to contract out the various aspects of the construction. In December 2015 a request for proposals for was released for HVAC services. Only one company responded and noted that energy codes would require each trade to build to the highest level of the code while a completed plan would allow tradeoffs resulting in costs savings

On February 7, 2016 the contract EKION was expanded to include full plans, specifications and bid documents. These plans include a commercial kitchen to support the Senior Lunch program. EKION has provided an estimated cost of \$875,000 or approximately \$130/sq. ft. The reason for the costs include additional restroom, energy code requirements, ADA accessibility requirements, and commercial kitchen codes. The City has cleaned the facility and sold what items it could via online auction. Utilities has been reworking the lines servicing the facility. Staff is working on a potential grant application from the Community Development Block Grant Community Enhancement Fund.

**Start Date / Completion Date:**

N/A

**Major Activities:**

Purchased Southward Cafeteria:	2015
Contracted with EKION for conceptual Design	2015
Contracted with EKION full design	February 7, 2016
Plan review	August 2017

**Next Steps:**

Budget Allocation	TBD
Construction	TBD

**CITY OF BRADY****COMMUNITY SERVICES DEPARTMENT**

**Project Status Report:**      **Brady Lake Game Management Program**      **April 2018**

**FINAL REPORT****Budget Information:**

N/A

**Expenditures:**

N/A

**Contract Assignments:****Contractor:** Jason Skinner**Project Description:**

Axis deer have become a significant issue in the vicinity of Brady Lake. Large herds have been entering the City limits, especially in the Simpson Lake Club area. These same herds have had a detrimental effect on the native White Tail deer. On April 4, 2017, City Council authorized the City Manager to enter into an agreement with Jason Skinner to act as a trapper and to relocate Axis deer from the South Shore Park area of Brady Lake. The contract includes fees for Axis of various ages and sizes to be paid to the City.

After numerous back and forth, an agreement has been reached and a contract has been signed. Additionally, Mr. Skinner has met with Agrilife to assist with the local youth hunts authorized by Council. The City has received one payment of \$2,490, but no inventory accompanied the payment

**Start Date / Completion Date:**

Planning Start: April 4, 2017

**Major Activities:**

Approval by City Council	April 4, 2017
Complete Contract	December 2017
Begin Trapping	December 2017
Contract Canceled by City Council	March 27, 2018

**Next Steps:**

None



## MEMORANDUM

March 29, 2018

**To:** City Council

**From:** Kim Lenoir, City Manger

**Subject:** Update of Replat & Leases of Davee and Dodge Heights Subdivisions

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In 2013-2014, staff discovered the tangled web of non-compliance and billing with lake lot leases for Davee and Dodge Heights. In 2015, City Council increased the annual lease payments to \$1200 per year per lot. TCEQ rules also made it difficult for the city to continue to lease lots that were too small (less than 1/2 acre) for current septic tank requirements, especially in complying with the clean pristine water quality of the Brady Lake area. In 2016, staff began survey and replat work to clear up the records, billing, property inspections and compliance with current TCEQ septic tank regulations.

In February 2017, City Council put a moratorium on considering any new leases, until the lake lot leases and replats are in order. The Dodge Heights subdivision, zoned single-family in 2013, will go through the replatting rules process, requiring public hearings, P&Z approval and City Council approval. All new leases for larger lots will be prepared and approved by city council, incorporating any current active leases yet to expire.

Davee Addition replat has been approved by P&Z and City Council. The lots have also been appraised. Surveyor needs to complete the final plat for the county records. The city is also researching clear title on both subdivisions.

The Dodge Heights replat has been more difficult to replat, with the probability of several homes on less than a 1/2 acre tract. The goal is to have the Dodge Heights replat and staff recommendations scheduled in July 2018.

Staff is preparing demolition of abandoned property in Dodge Heights Addition.

### Next Steps:

- Davee – File final plat. Determine clear title. Council to authorize sale of property.
- Dodge Heights – continuation of cleaning up records. Abandoned lots and personal property needs to be scheduled for demolition. Replatting must be complete before lots can be appraised for possible sell.
- City Council may want to set-up a tour on-site on or before the April 17 Work Session.
- City Council will have a work session April 17 to discuss issues related to lease rates, zoning, replatting plans, and selling lots.



## MEMORANDUM

March 29, 2018

**To:** City Council

**From:** Kim Lenoir, City Manger

**Subject:** Update of Regulating Boat Docks on Brady Lake

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City of Brady has Ordinance No. 316, Regulating Boat Docks and Other Floating Structures that needs updating. Just like recordkeeping of lease lake lots, records of active boat dock permits are not complete. Now that the lake is filling and boat docks can float again on the lake, there is more interest in acquiring and permitting boat docks from lake property owners. There are also many existing boat docks in poor condition that are not claimed that need to be removed.

Staff reviewed rules on other Texas lakes and prepared new boat dock rules and regulations.

Staff billed in January existing boat docks with permits and requested new applications from all boat dock owners. By ordinance only lake lot owners may have a boat dock on Brady Lake.

### Next Steps:

Inspect existing/unclaimed docks for non-compliance and abandonment. Post notices and remove the docks.

Present updated rules and regulations to City Council for discussion during a work session and updated City Ordinance with updated rules and regulations.



## MEMORANDUM

March 29, 2018

**To:** City Council

**From:** Kim Lenoir, City Manger

**Subject:** Construct City Animal Control Facility at GRW Complex

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In June 2017, City Council Members and staff toured animal control facilities in Lampasas and San Saba. The city has been leasing for 2 1/2 years the Mays Vet building on the San Angelo Highway for a 72-hour stray hold facility. That lease expires July 2018.

During budget work sessions, City Council proposed to build a small facility at GR White Complex to meet the minimum needs of the city for a permanent 72-hour stray hold facility, not to exceed \$70,000 which was budgeted for FY2018.

Staff reviewed with City Council on-site and at the work session on September 19, the concept plan for the facility. It would be located on the north end of the race track, near the back unpaved road and surrounding an existing small concrete building (17' x 16'), all located southwest of the existing FFA/4H animal pens. Water, sewer, electric, and phone utilities are located nearby. The site needed to be raised and drainage improved by adding a second culvert under the unpaved road that drains to Brady Creek. The street department completed the pad site.

The concept plans include moving the 20' x 20' portable office building located at the South Shore Park (old Mutualistic site) and to build a new garage style metal building with 24 kennels, like was observed in Lampasas. City Council liked the concept plan.

Eikon engineered the foundation plans and plumbing. Mueller prepared a pre-fab engineered metal building quote.

Bids were solicited February 28, with no bids received. Staff called all parties interested and extended the bids to open March 21. Two bids were received from Ballinger and Cleburne both exceeding estimates by 5 times the budgeted funds.

### Next Steps:

Need to extend existing 72 hour Stray Hold lease with the Mays Vet Building on San Angelo Highway. Will meet with the City Council to determine direction for a permanent facility.