



**CITY OF BRADY COUNCIL AGENDA  
REGULAR CITY COUNCIL MEETING  
JULY 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 July 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

Missi Davis  
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

**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.

**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 to save time**

*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 Minutes for Regular and two Work Session Meetings on June 19, 2018.

**5. PRESENTATIONS:**

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**6. PUBLIC HEARINGS:**

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## 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 adding to **Fiscal Year 2018-2019** the expense of \$536,400 for Richards Park Ballfield Renovation Project.
- B. Discussion, consideration, and possible action regarding award of the low bid for Richards Park Ballfield Renovation Project to Westar of **\$1,068,996.25**.
- C. Discussion, consideration, and possible action regarding **second reading of Ordinance 1254** to amend FY2018 Budget (\$627,000) for municipal purposes, Grants and Clean Water Project.
- D. Discussion, consideration, and possible action regarding **second reading of Ordinance 1255** to amend FY2018 Budget (\$75,000) for municipal purposes, Security and Computer Upgrades, due to comprehensive security needs assessment study.
- E. Discussion, consideration, and possible action regarding **first reading of Ordinance 1245** to adopt a Distributive Generation (DG) Ordinance.
- F. Discussion, consideration, and possible action regarding **first reading of Ordinance 1253** of the City of Brady amending the Electric Rate Ordinance to include Distributed Generation (DG) Rates and other items.
- G. Discussion, consideration, and possible action appointing members to the new Brady Type B Economic Development Corporation and members to a one-year advisory Type B-EDC task force.
- H. Discussion, consideration, and possible action regarding Articles of Incorporation for the new **Brady Type B Economic Development Corporation**.
- I. Discussion, consideration, and possible action regarding **Resolution 2018-015** authorizing the City Manager confirm existing leases and prepare new leases for the replatted lots in the Davee Addition, so the City can proceed to sell the lots at Brady Lake for the appraised values received November 15, 2017.
- J. Discussion, consideration, and possible action regarding **Resolution 2018-016** appointing a Council Committee per City Charter Section 3.21, Investigation by the Council; outlining the authority to inquire into a department, agency, specifically the Fire Department and its working relationships with the Brady Volunteer Fire Department, and any other Local or Regional Fire Department, whether volunteer or not, and McCulloch County in accordance with the City's Charter and state or federal laws.
- K. Discussion and summary of City Council action and if procedures and processes worked.

## 8. STAFF REPORTS

- A. **2nd 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. **2nd Quarter Reports for Community Services:** Brady Lake Boating Access Grant; BEDC Brady Lake Fish House Project; Richards Park Ballfield Improvements Grant; Willie Washington Park Improvements; Lt. Conway (Stanburn) Park Improvements; Brady Creek Trail Project; Curtis Field Master Plan; GRW Steering Committee; Activity Center Renovation Project
- C. **2nd Quarter Administration:** Davee-Dodge Heights Project; Brady Lake Boat Dock Permits/ Rules/ Regulations and Billing
- D. **2nd Quarter Reports for Public Safety:** Grant(s) Status Reports; Animal Control Facility Project
- E. **Upcoming Special Events/Meetings:**
  - Summer Farmer's Market – Saturdays on The Square, 9:00 a.m. – 11:00 a.m.
  - July 4 – City Swimming Pool is Open
  - July 7 – City Swimming Pool is closed for July Jubilee
  - July 7 – 92<sup>nd</sup> July Jubilee: 10am Parade – Mud Volleyball at Lake – Fireworks in Richards Park
  - July 18 – 11:30am Chamber of Commerce - Good News Luncheon – Civic Center
  - July 19 – Movies at the Swimming Pool – Moana
  - July 21 – 7am – 1<sup>st</sup> Hotter than Heck .5K Fun Run
- F. **Upcoming City Calendar:**
  - July 4 – 242<sup>nd</sup> Independence Day - City Offices Closed – no changes in trash schedule
  - July 7 – 9am City Council Members riding in Parade, meet at BFD
  - July 10 to 12, and 16 – 9am to 3pm Council-Staff Budget Work Sessions
  - July 17 – 3 - 5pm Final Budget Work Session with City Council
  - July 18 – 5pm GRW Steering Committee (Aug 20 last day to call November Election)
  - July 20 – Hog Wild Legal Seminar – Live Oak, TX
  - July 26 – 12 noon BEDC Meeting
  - July 31 – August 2 Dutch Military Training – Curtis Field Airport

## 9. ANNOUNCEMENTS

Pursuant to the Texas Government Code § 551.0415, City Council Members and City staff may make reports about items of community interest during a meeting of the governing body without having given notice of the report. Items of community interest include: Expressions of thanks, congratulations, or condolence; An honorary or salutary recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutary recognition for purposes of this subdivision; Information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; and Announcements involving an imminent threat to public health and safety of people in the municipality that has arisen after the posting of the agenda.

## 10. EXECUTIVE SESSION

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

- A. 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 Attorney Sarah Griffin duties under the City Charter.
- B. Pursuant to Section 551.071 (Consultation with Attorney) the City Council will consult with the City Attorney on a matter in which the duty of the attorney to the City under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act: legal opinion(s) regarding Brady Volunteer Fire Department's relationship with the City or with the Brady Fire Department.

**11. OPEN SESSION ACTION on Any Executive Session Item listed above, if needed.**

**12. ADJOURNMENT**

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

*Tina Keys, City Secretary*

In compliance with the American with Disabilities Act, the City of Brady will provide for reasonable accommodations for persons attending public meetings at City Facilities. Requests for accommodations or interpretive services must be received at least 48 hours prior to the meeting. Please contact the City Secretary at 325-597-2152 or [citysec@bradytx.us](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. 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 Special Meeting on Tuesday, June 19, 2018 at 12:00 noon 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 Missi Davis, Jeffrey Sutton, Jim Griffin, Rey Garza and Jane Huffman. City staff present were City Manager Kim Lenoir, Community Services Director Peter Lamont, EDC Secretary Kathryn Meroney, City Attorney Sarah Griffin and City Secretary Tina Keys. Also in attendance from Planning & Zoning Commission were Nick Blyshack, Amy Greer, Thomas Flanigan and Jeff Bedwell, from the Brady Economic Development Corporation were Don Miller, Lauren Bedwell and Erin Betts, from the Airport Advisory Board was Richard Jolliff and from ZBA was Rod Young.

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

Mayor Groves called the meeting to order at 12:03 p.m. Council quorum was certified.

Planning and Zoning quorum was certified. EDC quorum was certified. All individuals who were present introduced themselves.

**2. Open Meeting and City Charter Orientation by City Attorney Sarah Griffin**

Sarah Griffin reviewed rules and regulations for Open Meetings Act.

**3. Adjournment**

There being no further business, the Mayor adjourned the meeting at 1:08 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 Work Session Meeting on Tuesday, June 19, 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 Missi Davis, Jeffrey Sutton, Rey Garza, Jim Griffin and Jane Huffman. City staff present were City Manager Kim Lenoir, Community Services Director Peter Lamont, Public Works Director Steve Miller, Finance Director Lisa Remini, Fire Chief Brian Meroney, Purchasing Agent Dorsey Bustamante and City Secretary Tina Keys. Also in attendance were Jay Battershell, Ben Terry and Jason Dumas.

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

Mayor Groves called the meeting to order at 4:04 p.m. Council quorum was certified. Council adjourned into Executive Session at 4:04 p.m.

**2. Review Distributed Generation Ordinance, Interconnection Application and D.G. Agreement relating to Electrical Regulations of city ordinance. Review additions and changes to Rates and Charges relating to Electrical Regulations of city ordinance including D.G. services.**

Item was not discussed

**Executive Session**

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

3. 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 Attorney Sarah Griffin duties under the City Charter.
4. Pursuant to Section 551.071 (Consultation with Attorney), the City Council will consult with the City Attorney on a matter in which the duty of the attorney to the City under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act: legal opinion(s) regarding Computer Security Issues and Brady Volunteer Fire Department.

Executive Session was closed at 5:54 p.m.

**5. Adjournment**

There being no further business, the Mayor adjourned the meeting at 5:55 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, June 19, 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, Missi Davis, Rey Garza and Jeffrey Sutton. City staff present were City Manager Kim Lenoir, Community Services Director Peter Lamont, Finance Director Lisa Remini, Public Works Director Steve Miller, Police Chief Steve Thomas, Fire Chief Brian Meroney, Building Official Dan Greenwood, City Attorney Sarah Griffin, and City Secretary Tina Keys. Also in attendance were Damon Boyd, Jamey Boyd, Marty Bentson, Lynn Farris, Alice Powell, David Powell, RaNon Caraway, Jerry Caraway, Allison Beard, Neal Ulmer, Jennifer Airheart, Kevin Airheart, Keith Teague, Cristin Teague, Dayria Polk, Kim Galindo, Jerry Galindo, Becky Boyd, Charles R. Bush, Amy Greer, Joe Sanchez, Billy Turner, Dr. Susan Jolliff, Rich Jolliff, Jennifer Tarr, Taylor Hoffpaur, Joshua Berryhill, Angie Turner, Charlotte Harper, Chad Rushing, Joe Sanchez, J. Corde Morris, Sheryl Whitworth, Michael Whitworth, Erin Sosa, Chris Longoria, Brian Crabb, Ronnie Gloria, Cody Weir, Leslie Morris, and Heather Jo Ashton.

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

Mayor Groves called the meeting to order at 6:04 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**

Joe Sanchez – Community Safety – there has been an increase in crime.

**4. CONSENT AGENDA**

**A. Approval of Minutes for Regular and Work Session Meetings on June 5, 2018**

Council Member Davis moved to approve the Consent Agenda as amended to include names of appointed board members. Seconded by Council Member Griffin. All Council Members voted “aye” and none “nay”. Motion passed with a 5 – 0 vote.

**5. PRESENTATIONS AND TOWN HALL MEETING – Richards Park Ball Field Grant Project**

Richards Park Baseball/Softball Fields Renovation TPWD Grant Project. Town Hall meeting was opened at 6:12pm. Peter Lamont presented and introduced Brent Luck with Luck Design Team who went over scope of project. Council Member Garza asked about the possibility about doing field 1 and 2 and possibly put lights on field 4 (City Field). Council Member Huffman asked Lamont to go over what the requirements are per the grant and also explain the plan for the fields in regards to games and practices. Lamont said the minimum requirements are at least 2 fields and relight 2 fields, comply with ADA, put in playground and trail along with other small items that PPM will do. Renovating the fields would restrict use to be only for game fields and not be used for practice.

Charlotte Harper – Lives across Brady Creek from Richards Park – kids need a place to be safe; a field, fencing and lighting is important. Recommends not turning all 4 fields into youth fields. One field needs to be a field where adults can play.

Becky Boyd – Donald Barley is her boss and hates baseball. He emailed her to support project for all fields. Not just one, all of them. Her boys played ball and had an opportunity to have a state tournament here but fields were not in good enough shape. She is all for upgrading everything that needs to be done. The adult softball league plays all year long and plays tournaments here. The Adult Softball Association maintains fields and

bought new bases. Fields need to be maintained and have sprinkler systems.

**Dr. Susan Jolliff** – thanked Council for holding meeting. She played softball all her life and her daughter is now playing. She also has a lot of friends who play baseball. She thinks it would be good for our community and will improve quality of life. She is concerned about safety, specifically field #4. She got a call from a 14U baseball coach. A ground ball hit a large lip between infield & outfield and hit the child's mouth almost knocking out his 2 front teeth. She is all for getting all fields fixed.

**Amy Greer** – doesn't love baseball enough to pay close to \$2M for a baseball complex. Was proud when City applied for and got grant, but supports the existing project budget of \$811,000. Mrs. Greer doesn't want to spend more than was originally thought and went on to say the community needs infrastructure. She sked Council to think of other ways this money can be spent that can benefit all citizens.

**Corde Morris** – is concerned about spending money on something when we don't take care of what we have. The fields are not being taken care of. Citizens should not have to maintain baseball fields. Boys have to fill holes before every practice. If we are not going to maintain and take care of what we have, we shouldn't spend money on more that won't be taken care of. City of Early built a complex for \$1M. Asked if anybody has talked to any local folks to see what they can do to help with the cost. We need to take better care of what we have.

**Allison Beard** – is part of BYSF and the baseball and softball association. Mrs. Beard is in full support of renovating all four fields but would like to look for ways to save money.

**Jim Kitchen** – served on school board for betterment for kids and the community. He said baseball teaches kids sportsmanship. We want the kids to come back to Brady. This project is a start but it needs to be maintained.

**Jennifer Tarr** – part of baseball and softball committee and a school teacher. Played on the fields, her kids are playing on the fields. They are horrible. The fields are important to numerous kids in the community. The parents are out there working on fields, dumping trash. The City is going to have to do their part and parents will do their part. The kids will take pride and ownership if they have something new and nice. It's important for our youth to have this.

**Jamie Boyd** – we need something that the community can take pride in. Speaks for Brady Adult Softball and agrees with shopping local. Give the business to the people who have grown up and invested in the fields. They have put in countless hours out there working on field. Right now, field is dangerous.

Peter Lamont read a text message from Matt McBee, stating he would like new lights and fencing on all fields.

Council Member Davis asked Lamont to explain the possibility of local people doing work. Lamont said the contractor has their subcontractors but we can talk to them and encourage that they use local businesses.

**Heather Ashton** asked if the community can input ideas to raise money. She was told yes, give to Peter Lamont. Mayor asked who favored spending \$1.8. More than half stood up. There were further discussions between Council, staff and citizens regarding what should be done.

**Angie Turner** thinks something needs to be done but doesn't think taxpayers should pay for it and went on to say it needs to be done cost effectively.

**Charlie Bush** – 41 years ago was opening day of slow pitch softball. Kenneth Young donated all the work and dirt for softball field. The City put nothing in it 41 years ago. Is in favor of doing all of it but needs to make sure it's maintained. Mayor closed Town Hall meeting at 7:42pm.

**Written Comments for the record were received from:** Michael Whitworth – extra money for ballfields will not make the city work better

## 6. PUBLIC HEARINGS AND INDIVIDUAL CONCERNS

There were no public hearings.

## 7. INDIVIDUAL CONCERNS

- A. Discussion, consideration, and possible action regarding bid award for Ballfield Renovation Project. Peter Lamont presented. Council Member Huffman said if we put our town into further debt and burden, we are destroying our kids' future. She hears complaints that utility rates are too high. If we continue to do these projects, utility rates and taxes will go up. We cannot afford to do every dream. We have to make smart

choices. She would not support anything if softball field is not included. We need to figure out how to do it affordably. Council Member Sutton hears about higher taxes and utility rates but that's the only money we have to spend. We understand people want it all but it costs money. Council Member Garza agrees with Huffman and Sutton, but he has a different opinion. He played on the ballfields as a kid and it hasn't changed much. He wants to see it done. It needs to get done somehow. Council Member Griffin feels this is a quality of life issue. He would rather find a way to do the \$1.2M project. Doesn't know how we could absorb cost of \$1.8M. Council Member Sutton said there are a lot of other issues that need money... Senior Center, Fire Station, Waste Water, Drinking water. It's hard to come up with enough (money) to do everything that needs to be done.

Council Member Sutton moved to spend \$811,000 that we have to do what we can. Motion failed for lack of a second. Council Member Garza moved to try to go back and relook at everything and see if we can see what we can do for \$1.26M. Seconded by Council Member Griffin. Council Member Huffman said 1.2M is only aimed at 2 fields. Lamont clarified what it will do. Minimum to do and be compliant and not have to re-bid project is 25% or \$1.259 million. Council Members Garza and Griffin voted Aye with Huffman, Davis and Sutton voting "nay". Motion failed with a 2 – 3 vote.

Council Member Davis moved to direct staff to come back with specifics on what we're getting for each option but then withdrew her motion. Lamont recommended Council direct Staff to bring back a plan for the update of the ballfields not to exceed \$1.26 Million.

Council Member Sutton moved to move to the next item. Council Member Davis seconded. Council Members Davis and Sutton vote "aye". Council Members Garza, Griffin and Huffman voted "nay". Motion failed 2-3.

Council Member Huffman moved to bring back a plan to improve all 4 fields meeting all of guidelines of grant that will meet current bids with options under \$1.26 Million. Seconded by Council Member Davis. Four Council Members voted "aye" with Council Member Sutton, voting "nay". Motion passed with a 4 – 1 vote.

Council took a brief recess at 8:18pm and resumed at 8:29pm. Council Member Griffin returned to the meeting at 8:36pm.

- B. Discussion, consideration and possible action regarding **Resolution 2018-014** authorizing the City Manager to execute and submit financial applications to the Texas Water Development Board (TWDB) under the Economically Distressed Areas Program (EDAP) and the Drinking Water State Revolving Fund (DWSRF) for securing funding for construction of improvements to the City's water system to reduce radium in the City's drinking water supply as acquired from the Hickory Aquifer. Steve Miller introduced Joshua Berryhill with eHT Engineers, who presented to Council. Council Member Garza moved to approve Resolution 2018-014. Seconded by Council Member Griffin. All Council Members voted "aye" and none "nay". Motion passed with a 5 – 0 vote.
- C. Discussion, consideration and possible action regarding final Demolition Order 2018-019 for 401 Boston. Dan Greenwood presented. Staff would like to recommend a 90 day extension until second meeting in September and submit plan to Code. Council Member Sutton moved to approve a 90 day extension until the second meeting in September and submit plan to Code and Council will review at that time. Seconded by Council Member Griffin. All Council Members voted "aye" and none "nay". Motion passed with a 5 – 0 vote.
- D. Discussion, consideration and possible action regarding first reading of **Ordinance 1254** to amend FY2018 Budget (\$627,000) for municipal purposes, Grants and Clean Water Project. Lisa Remini presented. Council Member Sutton moved to approve the first reading of Ordinance 1254. Seconded by Council Member Huffman. Four Council Members voted "aye" and one, Griffin, voted "nay". Motion passed with a 4 – 1 vote.
- E. Discussion, consideration and possible action regarding first reading of **Ordinance 1255** to amend FY2018 Budget (\$75,000) for municipal purposes. Security and Computer Upgrades. Lisa Remini presented. All

Council Member Sutton moved to approve the first reading of Ordinance 1255. Seconded by Council Member Huffman. All Council Members voted “aye” and none “nay”. Motion passed with a 5 – 0 vote.

- F. Discussion, consideration, and possible action regarding 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. Steven Miller presented. Council Member Griffin moved to carry over items F & G to July 3rd. Seconded by Council Member Davis. All Council Members voted “aye” and none “nay”. Motion passed with a 5 – 0 vote.
- G. Discussion consideration, and possible action regarding first reading of Ordinance 1253 of the City of Brady amending the Electric Rate Ordinance to include Distributed Generation (DG) Rates and other items. Item to be a carry over to July 3<sup>rd</sup> meeting.
- H. Discussion, consideration, and possible action regarding request for a creation of a Citizens Advisory Board for the Type B EDC – requested by Joe Sanchez. Joe Sanchez addressed council. No action was taken.
- I. Discussion, consideration, and possible action regarding Resolution 2018-013 to request from TXDOT road closure of Menard Highway, US Highway 190, from W. China Street to Texas Street on Saturday, July 21, 2018 from 6:30am to 10am, for the Inaugural “Hotter than Heck .5K Run” to benefit the Brady Volunteer Fire Department – requested by the McCulloch County/Brady Chamber of Commerce. Kim Lenoir presented. Council Member Davis moved to approve Resolution 2018-013 as amended changing times and streets to be closed. Seconded by Council Member Huffman. All Council Members voted “aye” and none “nay”. Motion passed with a 5 – 0 vote.
- J. Discussion and summary of City Council action and if procedures and processes worked. Griffin said we had a successful meeting and were able to arrive at a decision.

## 8. STAFF REPORTS

A. May Monthly Financial: Now available at <http://www.bradytx.us/977/Monthly-Financial-Reports>

B. May Monthly Activity Reports – Utility Reports, Seniors, Golf, BPD, Animal Control, Airport, Code Enforcement, Chronic Code Complaints, and Structures Inhabited without Utilities

C. Upcoming Special Events/Meetings:

Summer Farmer’s Market – Saturdays on The Square, 9:00 a.m. – 11:00 a.m.  
June 21 – 7pm TCEQ Public Meeting for US Cement LLC Permits – Civic Center  
June 28 - Movies in the Park – Grease – Richards Park  
July 7 – July Jubilee – Parade – Mud Volleyball – Fireworks in Richards Park  
July 19 – Movies at the Swimming Pool - Moana

D. Upcoming City Calendar:

June 21 – 6pm Annual City Employee/Family Pool Party  
June 23 – 9am TXDOT Adopt a Highway Clean-up at Brady Lake  
June 28 – 12noon BEDC Meeting  
July 3 – 4pm Work Session – Ballfield Project and DG Ordinance  
July 4 – City Offices Closed – no changes in trash schedule  
July 10 to 12, and 16 – 9am to 3pm Council-Staff Budget Work Sessions  
July 17 – 3 - 5pm Final Budget Work Session with City Council  
July 24 – 6pm BEDC Meeting

**E. Suddenlink Franchise – fee increase effective June 15, 2018**

**9. ANNOUNCEMENTS**

City Manager Lenoir announced that City has clear title to Lake Lots and will put on next agenda to consider sale of Davee Addition Lots.

**10. ADJOURNMENT**

There being no further business, the Mayor adjourned the meeting at 9:42 p.m.

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Mayor Anthony Groves

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

# City Council

## City of Brady, Texas

### Agenda Action Form

AGENDA DATE:	7-3-2018	AGENDA ITEM	7.A
AGENDA SUBJECT:	Discussion, consideration, and possible action regarding adding to <b>Fiscal Year 2018-2019</b> the expense of \$536,400 for Richards Park Ballfield Renovation Project.		
PREPARED BY:	Lisa Remini / Kim Lenoir	Date Submitted:	6-14-2018
EXHIBITS:	FY2019 – Draft Budget - Fund Balance Compliance Report		
BUDGETARY IMPACT:	Required Expenditure:	\$536,400.00	
	Amount Budgeted:	\$00.00	
	FY2019 Appropriation Required:	\$536,400.00	
CITY MANAGER APPROVAL:			

#### **SUMMARY:**

The Finance Director and City Manager met and discussed the FY2019 Proposed Budget. With the reorganization of the Electric/Sewer Fund in FY2018; the Electric Only Fund of FY2019 will be able to support this project in FY 2019.

It is projected that the construction would begin in August 2018 and be completed by June 2019. Fiscal year 2019 begins October 2018.

The City Council will be in Budget Work Sessions July 10 to 12, 9am to 3pm, to review the proposed FY2019 Budget.

Staff will be available to answer questions.

#### **RECOMMENDED ACTION:**

Move to approve the appropriation of FY2019 Budget of \$536,400 for the

CITY OF BRADY		TOTAL REVENUES	TOTAL EXPENSES	FUND BALANCE
6-29-2018				
FY 19 BASE DRAFT BUDGET SUMMARY-FUND BALANCE ADEQUACY				
includes New Rates-Water/Sewer/Solid Waste				
GENERAL FUND - 10				
PROJECTED GENERAL FUND BALANCE 10-1-2018				\$2,029,557
Draft Budget FY19		\$5,832,491	\$7,617,249	(\$1,784,758)
Transfer-in in lieu of taxes from Electric Fund		\$1,658,863		\$1,658,863
				\$0
ENDING GENERAL FUND BALANCE				\$1,903,662
Restricted - Projected				(\$50,527)
ENDING GENERAL FUND BALANCE - Unrestricted 9-30-2019				\$1,853,135
Number of days to operating expenditures				89
Projected Excess funds available / short				(\$14,488)
Total budgeted expenditures FY19		\$7,617,249		
Less budgeted capital expenditures		(\$43,000)		
Net Operating Expenditures		\$7,574,249		
Minimum level Fund Balance required		\$1,867,623	90 days	
ELECTRIC FUND - 20				
PROJECTED ELECTRIC FUND BALANCE 10-1-18				\$3,398,164
Draft Budget FY 19		\$7,345,410	\$5,420,147	\$1,925,263
Transfer out in lieu of taxes to General Fund			\$1,658,863	(\$1,658,863)
Transfer out to Special Revenue Fund			\$536,400	(\$536,400)
				\$0
ENDING ELECTRIC FUND BALANCE - Unrestricted 9-30-19				\$3,128,164
Number of days to operating expenditures				150
Projected Excess funds available / short				(\$1,457)
Total budgeted expenditures FY 19		\$7,615,410		
Less budgeted capital expenditures				
Operating Expenditures		\$7,615,410		
Minimum level Fund Balance required		\$3,129,621	150 days	
WATER / SEWER FUND - 30				
PROJECTED WATER / SEWER FUND BALANCE 10-1-2018				\$3,320,945
Draft Budget FY19		\$3,758,500	\$2,849,191	\$909,309
Transfer out to Utility Support Fund			\$435,000	(\$435,000)
ENDING WATER FUND BALANCE				\$3,795,254
Restricted - Projected				(\$339,121)
ENDING WATER/SEWER FUND BALANCE - Unrestricted 9-30-2019				\$3,456,133
Number of days to operating expenditures				384
Projected Excess funds available				\$1,836,532
Total budgeted expenditures FY 19		\$3,284,191		
Less budgeted capital expenditures				
Operating Expenditures		\$3,284,191		
Minimum level Fund Balance required		\$1,619,601	180 days	

CITY OF BRADY			
6-29-2018	TOTAL REVENUES		FUND BALANCE
FY 19 BASE DRAFT BUDGET SUMMARY-FUND BALANCE ADEQUACY			
GAS FUND - 40			
PROJECTED BEGINNING GAS FUND BALANCE 10-1-2018			\$634,102
Draft Budget FY19	\$1,099,000	\$1,057,530	\$41,470
Transfer out to Special Revenue Fund		\$100,000	(\$100,000)
ENDING GAS FUND BALANCE - Unrestricted 9-30-2019			\$575,572
Number of days to operating expenditures			181
Projected Excess funds available			\$4,735
Total budgeted expenditures FY18	\$1,157,530		
Less budgeted capital expenditures	\$0		
Operating Expenditures	\$1,157,530		
Mimimum level Fund Balance required	\$570,837	180 days	
UTILITY SUPPORT FUND -50			
PROJECTED BEGINNING UTILITY SUPPORT FUND BALANCE 10-1-2018			\$125,274
Draft Budget FY 19	\$220,400	\$626,454	(\$406,054)
Transfer in from Water / Sewer Fund	\$435,000		\$435,000
ENDING UTILITY SUPPORT FUND BALANCE - Unrestricted 9-30-2019			\$154,220
Number of days to operating expenditures			98
Projected Excess funds available			\$12,820
Total budgeted expenditures FY 18	\$626,454		
Less budgeted capital expenditures	(\$53,000)		
Operating Expenditures	\$573,454		
Mimimum level Fund Balance required	\$141,400	90 days	
SOLID WASTE FUND - 60			
PROJECTED BEGINNING SOLID WASTE FUND BALANCE 10-1-2018			\$475,267
Projected Budget FY19	\$1,208,000	\$1,244,000	(\$36,000)
Transfer out to Special Revenue Fund		\$42,183	(\$42,183)
ENDING SOLID WASTE FUND BALANCE			\$397,084
Restricted - Projected			(\$94,353)
ENDING SOLID WASTE FUND BALANCE - Unrestricted 9-30-2019			\$302,731
Number of days to operating expenditures			91
Projected Excess funds available			\$3,594
Total budgeted expenditures FY18	\$1,286,183		
Less budgeted capital expenditures and Street Sanitation exps	(\$73,016)		
Operating Expenditures	\$1,213,167		
Mimimum level Fund Balance required	\$299,137	90 days	
Total Ending Fund Balances - Unrestricted			\$9,469,955
Number of days to Total Operating Expenditures		5.5 MONTHS	161

CITY OF BRADY 6-29-2018 FY 19 BASE DRAFT BUDGET SUMMARY-FUND BALANCE ADEQUACY	TOTAL REVENUES	TOTAL EXPENSES	FUND BALANCE
<b>SPECIAL REVENUE FUND - 80</b>			
PROJECTED BEGINNING SPECIAL REVENUE FUND BALANCE 10-1-2018			<b>\$206,850</b>
Projected Budget FY 19	\$323,400	\$1,120,533	<b>(\$797,133)</b>
Transfer in from Electric Fund	<b>\$536,400</b>		\$536,400
Transfer in from Gas Fund	\$100,000		\$100,000
Transfer in from Solid Waste Fund	\$42,183		\$42,183
ENDING SPECIAL REVENUE FUND BALANCE - RESTRICTED			<b>\$88,300</b>
<b>RESTRICTED FUNDS:</b>			
WATER CONSTRUCTION FUND - 33	\$28,700,000	\$28,700,000	\$0
WWTP CONSTRUCTION FUND - 35	\$14,705,000	\$14,705,000	\$0
CEMETERY FUND - 81	\$106,100	\$57,440	\$48,660
HOTEL / MOTEL TAX - FUND - 82	\$308,400	\$297,500	\$10,900
SPECIAL PURPOSE FUNDS - 83	\$34,700	\$7,000	\$27,700
TOTAL BUDGET BEFORE TRANSFERS AND FEES	<b>\$63,641,401</b>	\$63,702,044	<b>(\$60,643)</b>
TOTAL BUDGET AFTER TRANSFERS AND FEES	<b>\$66,413,847</b>	<b>\$66,474,490</b>	<b>(\$60,643)</b>
<b>OTHER RESOURCES AVAILABLE:</b>			
Reserves	<b>\$60,643</b>		
TOTAL OTHER RESOURCES			<b>\$60,643</b>
TOTAL BUDGET AFTER TRANSFERS, FEES AND OTHER RESOURCES	<b>\$66,474,490</b>	<b>\$66,474,490</b>	\$0

# City Council

## City of Brady, Texas

### Agenda Action Form

<b>AGENDA DATE:</b>	7/3/18	<b>AGENDA ITEM</b>	7.B.
<b>AGENDA SUBJECT:</b> Discussion, consideration, and possible action regarding award of the low bid for Richards Park Ballfield Renovation Project to Westar of \$1,069,000.00.			
<b>PREPARED BY:</b>	Peter Lamont	<b>Date Submitted:</b>	6/27/18
<b>EXHIBITS:</b>	Bid Tabulation		
<b>BUDGETARY IMPACT:</b>	<b>Required Expenditure:</b>	\$1,351,400.00	
	<b>Amount Budgeted:</b>	\$811,000.00	
	<b>Appropriation Required:</b>	\$540,400.00	
<b>CITY MANAGER APPROVAL:</b>			
<b>SUMMARY:</b> <p>At the June 5 meeting staff presented Council with options for the redevelopment of the Ballfields at Richards Park. At that time Council asked that staff bring several options forward for consideration. The City asked the landscape architect to develop cost options. On June 19, City Council held a Town Hall Meeting to receive comments from the public.</p> <p>In August of 2015 the City received a grant from the Texas Parks and Wildlife Department (TPWD) for the renovation of two fields with lighting in the amount of \$400,000. This was matched with \$400,000 in City funds and \$11,000 in donations. The City hired Luck Design Group of Austin to be the project Landscape Architect for \$92,350 for plans, specifications and construction oversight. As the project moved forward, and after a public meeting in August of 2017, it became clear that all four fields needed to be renovated. The scope of the project was increased, design completed and bid. The City received three bids Forman Equipment and Contracting, T.F. Harper &amp; Associates, and Westar Construction.</p> <p>The deadline for the TPWD grant project is now July 15, 2019. The current bids are good for 60 days, July 17, 2018 is the last day to accept or reject the bids.</p> <p>The low bid was Westar Construction, at \$1,339,994.25. In addition to the items in the General Contractor's bid, several items would be purchased through the BuyBoard, these include the lighting system at a cost of \$298,000 and the playground for \$60,000 including fall zone surfacing for a total construction cost of \$1,697,994.25. With design fees, cost of the total project was \$1,790,400.00</p>			

On June 19, City Council directed staff to return with a project renovating all 4 fields and lighting 2 fields not to exceed total construction of \$1,260,000.

The Westar bid has been reduced and now includes the required trail extensions and work on all four fields – fencing, backstops, dug-outs, improved turf, irrigation, infield clay, and wiring for lights on Field 1 & 2 only; cost reductions in concrete trail work and other concrete flatwork were achieved; for a total revised cost of \$1,068,996.25 (rounded to \$1,069,000).

Items removed from the Westar Bid include the asphalt parking lots and turf maintenance

The city will direct purchase the bleachers, player benches, and flagpole (site furnishings for \$22,700), lights on Fields 1 and 2 (\$107,000), and playground (\$60,000) for a grand total construction cost of \$1,258,700.

During the upcoming budget work sessions the City Council may discuss the other optional adds below:

- 1) BuyBoard Musco Lights for Fields 3 and 4, adds \$191,000 and must be combined with Bid Alt #5 for wiring for a total increase of \$236,000.
- 2) Bid Alt#1 add a 32 foot extension of Field 4(Adult Softball) with an 8 foot outfield fence, adds \$15,515.
- 3) Bid Alt#2 add 4 foot fencing between fields for access control, adds \$20,434.

**RECOMMENDED ACTION:**

Provide direction to staff or award bid to Westar as presented or amended.

City Council  
City of Brady, Texas

## Agenda Action Form for Ordinance

<b>AGENDA DATE:</b>	7-3-2018	<b>AGENDA ITEM</b>	7.C
<b>AGENDA SUBJECT:</b>	Discussion, consideration, and possible action regarding <b>second and final reading of Ordinance 1254</b> to amend FY18 Budget (\$627,000) for municipal purposes, Grants and Clean Water Project.		
<b>PREPARED BY:</b>	Lisa Remini	<b>Date Submitted:</b>	6-14-2018
<b>EXHIBITS:</b>	Ordinance #1254 Fund Balance Compliance Report Amendment Summary Report Budget Adjustment - Line Item Transfer Forms		
<b>BUDGETARY IMPACT:</b>	<b>Required Expenditure:</b>	\$627,000.00	
	<b>Amount Budgeted:</b>	\$00.00	
	<b>Appropriation Required:</b>	\$627,000.00	
<b>CITY MANAGER APPROVAL:</b>			
<b>SUMMARY:</b> The Finance Director and City Manager met and discussed with each Division the progress of actual FY 18 performance compared to the current budget and are requesting amendments to provide for municipal purposes. Overall, net expenditure amendment requests to the FY18 budget total \$627,000 and are all associated with internal transfer amounts between funds. All fund balances for each fund are projected to maintain the required minimum level of unrestricted reserve amounts, and \$2,003,825 in excess unrestricted fund balances will be utilized to fund budget goals.  For informational purposes, 7 budget adjustments totaling \$105,941 have been posted to the budget recognizing 5 grant awards in the amount of \$92,441 to the Fire, EMS and Police divisions for specific needs. \$13,500 represents additional sales to the military for specific services.  General Fund: Decrease transfers in from the Electric Fund to comply with minimum fund balance requirements.  Special Revenue Fund: Decrease the Community Development budget to recognize that the AWOS project cost less than projected.  Electric Fund: Reduce transfers out to the Special Revenue fund since the AWOS project funding needs were less. Reduce transfers out to the General Fund to promote minimum level of reserve balances required. Increase transfers out to the Water/Sewer fund, recognizing the final transfer of the Clean Water (CW) project reserve fund balances.  Water/Sewer Fund: Increase transfers in from Electric fund representing the CW project reserve fund balances.			

### **RECOMMENDED ACTION:**

**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 the **second and final reading of Ordinance 1254**.

**ORDINANCE NO. 1254**

**AN ORDINANCE OF THE CITY OF BRADY, TEXAS AMENDING THE FISCAL  
YEAR 2017-2018 BUDGET**

An ordinance amending the 2017-2018 Fiscal Year Budget as follows:

Increasing total expenditures by \$627,000 for municipal purposes for an expenditure budget of \$29,211,781 as per attached summary, made a part of this ordinance.

These amendments will allow for transfers from specific utility funds to be amended to comply with fund balance requirements.

**NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF  
BRADY TEXAS** that the FY 2017-2018 budget be amended accordingly.

**APPROVED UPON FIRST READING THIS THE 19<sup>th</sup> DAY OF June 2018,**

**APPROVED AND PASSED UPON SECOND READING THIS THE        DAY OF  
\_\_\_\_\_  
2018.**

---

Anthony Groves, Mayor

**ATTEST:** \_\_\_\_\_

Tina Keys, City Secretary

CITY OF BRADY		TOTAL REVENUES	TOTAL EXPENSES	FUND BALANCE
FY 18 - PROJECTED Fund Balance Compliance as of 6-5-2018				
GENERAL FUND - 10				
BEGINNING GENERAL FUND BALANCE 9-30-17 Audited				\$2,845,991
FY 18 Original Budget Including fees and transfers		\$7,378,120	\$7,650,053	(\$271,933)
Approved Budget Amendments (2) Carry overs		\$12,560	\$472,061	(\$459,501)
Proposed Budget Amendments (3) Mid-Year review		(\$85,000)	\$0	(\$85,000)
Budget Line Item increases due to Grant awards and Airport Sales		\$105,941	\$105,941	\$0
				\$0
ENDING GENERAL FUND BALANCE				\$2,029,557
Restricted - Estimated				(\$75,000)
ENDING GENERAL FUND BALANCE - Unrestricted 9-30-18 Projected				\$1,954,557
Number of days to operating expenditures				90
Excess funds available				(\$6,238)
Total budgeted expenditures FY18 with amendments, excluding new grants		\$8,122,114		
Less budgeted capital expenditures		(\$170,000)		
Net Operating Expenditures		\$7,952,114		
Minimum level Fund Balance required		\$1,960,795	90 days	
ELECTRIC FUND - 20				
BEGINNING ELECTRIC & SEWER FUND BALANCE 9-30-17 Audited				\$6,790,771
FY 18 Original Budget including transfers Electric/Power Plant		\$7,745,410	\$8,353,317	(\$607,907)
FY 18 Budget Amendment (1)- transfer out Sewer			\$1,867,000	(\$1,867,000)
Approved Budget Amendments (2) Carry overs		\$26,400	\$292,100	(\$265,700)
Proposed Budget Amendments (3) Mid-Year review			\$652,000	(\$652,000)
ENDING ELECTRIC FUND BALANCE - Unrestricted 9-30-18 Projected				\$3,398,164
Number of days to operating expenditures				150
Excess funds available				\$431
Total budgeted expenditures FY 18		\$8,645,417		
Less budgeted capital expenditures		(\$377,600)		
Operating Expenditures		\$8,267,817		
Minimum level Fund Balance required		\$3,397,733	150 days	
WATER FUND - 30				
BEGINNING WATER FUND BALANCE 9-30-17 Audited				\$1,797,153
FY 18 Original Budget Including fees and transfers Water/Sewer		\$3,154,000	\$3,870,730	(\$716,730)
FY 18 Budget Amendment (1)- transfer in Sewer		\$1,867,000		\$1,867,000
Approved Budget Amendments (2) Carry overs		\$211,000	\$599,479	(\$388,479)
Proposed Budget Amendments (3) Mid-Year review		\$762,000		\$762,000
ENDING WATER / SEWER FUND BALANCE				\$3,320,944
Restricted -Estimated				(\$338,519)
ENDING WATER / SEWER FUND BALANCE - Unrestricted 9-30-18 Projected				\$2,982,425
Number of days to operating expenditures				416
Excess funds available				\$1,692,000
Total budgeted expenditures FY 18		\$4,470,209		
Less budgeted capital expenditures		(\$1,853,514)		
Operating Expenditures		\$2,616,695		
Minimum level Fund Balance required		\$1,290,425	180 days	

CITY OF BRADY		TOTAL	TOTAL	FUND
FY 18 - PROJECTED Fund Balance Compliance as of 6-5-2018		REVENUES	EXPENSES	BALANCE
GAS FUND - 40				
BEGINNING GAS FUND BALANCE 9-30-17 Audited				\$967,805
FY 18 Original Budget including fees and transfers	\$1,125,000	\$1,310,303		(\$185,303)
Approved Budget Amendments (2) Carry overs		\$173,400		(\$173,400)
Restricted				\$0
ENDING GAS FUND BALANCE - Unrestricted 9-30-18 Projected				\$609,102
Number of days to operating expenditures				194
Excess funds available				\$45,015
Total budgeted expenditures FY17	\$1,483,703			
Less budgeted capital expenditures	(\$339,860)			
Operating Expenditures	\$1,143,843			
Minimum level Fund Balance required	\$564,087	180 days		
UTILITY SUPPORT FUND -50				
BEGINNING UTILITY SUPPORT FUND BALANCE 9-30-17 Audited				\$148,820
FY 18 Original Budget including fees and transfers	\$509,700	\$531,246		(\$21,546)
Approved Budget Amendments (2) Carry overs				
ENDING UTILITY SUPPORT FUND BALANCE - Unrestricted 9-30-18 Projected				\$127,274
Number of days to operating expenditures				95
Excess funds available				\$6,268
Total budgeted expenditures FY 17	\$531,246			
Less budgeted capital expenditures	(\$40,500)			
Operating Expenditures	\$490,746			
Minimum level Fund Balance required	\$121,006	90 days		
SOLID WASTE FUND - 60				
BEGINNING SOLID WASTE FUND BALANCE 9-30-2017 Audited				\$704,871
FY 18 Original Budget including fees and transfers	\$1,086,000	\$1,286,605		(\$200,605)
Approved Budget Amendments (2) Carry overs		\$29,000		(\$29,000)
ENDING SOLID WASTE FUND BALANCE - Projected				\$475,266
Restricted				(\$86,000)
ENDING SOLID WASTE FUND BALANCE - Unrestricted 9-30-18 Projected				\$389,266
Number of days to operating expenditures				116
Excess funds available				\$85,968
Total budgeted expenditures FY17	\$1,315,605			
Less budgeted capital expenditures and Street Sanitation exps	(\$85,563)			
Operating Expenditures	\$1,230,042			
Minimum level Fund Balance required	\$303,298	90 days		
Total Ending Unrestricted Fund Balances				\$9,460,788
Number of days to Total Operating Expenditures				160

CITY OF BRADY		TOTAL	TOTAL	FUND
FY 18 - PROJECTED Fund Balance Compliance as of 6-5-2018		REVENUES	EXPENSES	BALANCE
<b>SPECIAL REVENUE FUND - 80</b>				
<b>BEGINNING SPECIAL REVENUE FUND BALANCE 9-30-2017 Audited</b>				<b>\$412,755</b>
<b>FY 18 Original Budget including fees and transfers</b>	<b>\$1,582,550</b>	<b>\$1,649,636</b>	<b>(\$67,086)</b>	
Approved Budget Amendments (2) Carry overs	\$255,090	\$393,910	(\$138,820)	
Proposed Budget Amendments (3) Mid-Year review	(\$25,000)	(\$25,000)		\$0
<b>ENDING SPECIAL REVENUE FUND BALANCE - RESTRICTED 9-30-18 Projected</b>				<b>\$206,849</b>
<b>TOTAL BUDGET AFTER TRANSFERS</b>	<b>\$25,710,771</b>	<b>\$29,211,781</b>	<b>(\$3,501,010)</b>	
<b>OTHER RESOURCES</b>				
Funds from TWDB for the CW Project	\$1,150,112			
Funds from TWDB for the DW Project	\$342,077			
Cemetery Funds	\$4,996			
Available Fund Balance Reserves	\$2,003,825			
<b>TOTAL OTHER RESOURCES</b>				<b>\$3,501,010</b>
	<b>\$29,211,781</b>	<b>\$29,211,781</b>		<b>\$0</b>

CITY OF BRADY  
 FY 18 MID YEAR BUDGET AMENDMENTS (3)  
 6/19/2018



DIVISION	ACCOUNT DESCRIPTION	AMOUNT	REASON FOR AMENDMENT
GENERAL -10			

**REVENUES**

Transfers in - Electric Fund	\$ (85,000)	Reduce transfer to accommodate Fund Balance minimum levels in the Electric Fund
<b>TOTAL</b>	<b><u>\$ (85,000)</u></b>	

**EXPENDITURES**

TOTAL	<u>\$ -</u>
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**SPECIAL REV -80**

**REVENUES**

Community Dev.	Transfers in -Electric Fund	\$ (25,000)	Required transfer reduced because local match on AWOS project was less than projected.
<b>TOTAL</b>		<b><u>\$ (25,000)</u></b>	

**EXPENDITURES**

Community Dev.	Local Match- AWOS	\$ (25,000)	AWOS project complete, funds not needed.
<b>TOTAL</b>		<b><u>\$ (25,000)</u></b>	

CITY OF BRADY  
FY 18 MID YEAR BUDGET AMENDMENTS (3)  
6/19/2018



DIVISION	ACCOUNT DESCRIPTION	AMOUNT	REASON FOR AMENDMENT
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**ELECTRIC -20**

**EXPENDITURES**

Electric	Transfers out - Wat/Sewer	\$ 762,000	Final transfer of Sewer fund balance to new Water / Sewer Fund per approved audit review
	Transfers out - Special Rev	\$ (25,000)	Transfer not needed to support AWOS project
	Transfers out -General Fund	\$ (85,000)	Reduce transfer obligation to retain minimum fund balance levels
	<b><u>\$ 652,000</u></b>		

**WATER / SEWER-30**

**REVENUES**

Sewer	Transfers in - Electric Fund	\$ 762,000	Final transfer of Sewer fund balance to new Water / Sewer Fund per approved audit review
		<b><u>\$ 762,000</u></b>	

**CITY OF BRADY**  
**FY 18 MID YEAR BUDGET AMENDMENTS (3)**  
**6-19-2018**

<b>FUND:</b>	<b>DIVISION:</b>	<b>ACCOUNT DESCRIPTION:</b>	<b>CURRENT BUDGET</b>	<b>AMENDMENT INC / (DEC)</b>	<b>PROPOSED BUDGET</b>
<b>GENERAL -10</b>					
<b>REVENUES</b>					
10-4-01-910.22	Administration	Transfers in from Electric	\$ 2,945,000	\$ (85,000)	\$ 2,860,000
		<b>Net change in Revenues</b>		<b>\$ (85,000)</b>	
<b>EXPENDITURES</b>					
		<b>Net change in Expenditures</b>			
		<b>Net impact on General Fund Balance</b>		<b>\$ (85,000)</b>	
<b>SPECIAL REV - 80</b>					
<b>REVENUES</b>					
80-4-43-910.22	Community Dev	Transfers in from Electric Fund	\$ 103,910	\$ (25,000)	\$ 78,910
		<b>Net Change in Revenues</b>		<b>\$ (25,000)</b>	
<b>EXPENDITURES</b>					
80-5-43-272.01	Community Dev	Local Cost -AWOS	\$ 50,000	\$ (25,000)	\$ 25,000
		<b>Net Change in Expenditures</b>		<b>\$ (25,000)</b>	
		<b>Net impact on Special Rev Fund Balance</b>		<b>\$ -</b>	

CITY OF BRADY  
 FY 18 MID YEAR BUDGET AMENDMENTS (3)  
 6-19-2018

FUND:	DIVISION:	ACCOUNT DESCRIPTION:	CURRENT BUDGET	AMENDMENT INC / (DEC)	PROPOSED BUDGET
<b>ELECTRIC -20</b>					
REVENUES					
		<b>Net Change in Revenues</b>		<b>\$ -</b>	
EXPENDITURES					
20-5-23-910.30	WWTP- FY 17	Transfer out to Water/Sewer Fund	\$ 2,078,000	\$ 762,000	\$ 2,840,000
20-5-22-910.10	Electric	Transfer out to General Fund	\$ 2,945,000	\$ (85,000)	\$ 2,860,000
20-5-22-910.80	Electric	Transfer out to Special Rev Fund	\$ 246,500	\$ (25,000)	\$ 221,500
		<b>Net change in Expenditures</b>		<b>\$ 652,000</b>	
		<b>Net Impact on Electric Fund Balance</b>		<b>\$ (652,000)</b>	
<b>WATER/SEWER-30</b>					
REVENUES					
30-4-23-910.23	WWTP-Sewer	Transfers in from Electric Fund	\$ 2,078,000	\$ 762,000	\$ 2,840,000
		<b>Net change in Revenues</b>		<b>\$ 762,000</b>	
EXPENDITURES					
		<b>Net change in Expenditures</b>		<b>\$ -</b>	
		<b>Net impact on Water/Sewer Fund Balance</b>		<b>\$ 762,000</b>	
		<b>TOTAL NET CHANGE IN REVENUES</b>		<b>\$ 652,000</b>	
		<b>TOTAL NET CHANGE IN EXPENDITURES</b>		<b>\$ 627,000</b>	
		<b>NET IMPACT TO TOTAL FUND BALANCES</b>		<b>\$ 25,000</b>	

**CITY OF BRADY**  
**BUDGET ADJUSTMENT**  
**(Line Item Transfer)**

DATE: 2/15/18

FY 17/18 BUDGET

DEPARTMENT: Airport - 2

Please approve the following line item budget adjustment for the following reason:

REASON: Fuel truck repairs - (Ramp Eligible for 50% reimbursement) Tentative estimate \$12,000. The remaining amount of the expenditure is already available in the line item + Ramp manager email attached

**FOR EXPENDITURES ONLY:**

Transfer \$ \_\_\_\_\_

From \_\_\_\_\_ (account number) \_\_\_\_\_ (account description);

Transfer to \_\_\_\_\_ (account number) \_\_\_\_\_ (account description)

**FOR GRANTS OR DONATIONS:**

Increase revenue account number

4-02-815.02 TX Dot Ramp and

Increase expenditure account number

5-02-311.00 Fuel Farm

by \$ 6,000

Requested By:

Lisa Levy MM  
 (Supervisor)

Date: 2/6/18

Verified By:

Ami  
 (Finance Officer)

Date: 2-8-18

Approval By:

J. Fenner  
 (City Manager)

Date: 2-12-18

**CITY OF BRADY**  
**BUDGET ADJUSTMENT**  
**(Line Item Transfer)**

DATE: 5/8/18FY 18 BUDGETDEPARTMENT: 2 - Airport

Please approve the following line item budget adjustment for the following reason:

REASON: Military has requested to rent two shower trailers during its mission at airport on or about May 30. Military will pay city for this service. Current rental budget insufficient.

## FOR EXPENDITURES ONLY:

Transfer \$ \_\_\_\_\_

from \_\_\_\_\_ (account number) \_\_\_\_\_ (account description);

Transfer to \_\_\_\_\_ (account number) \_\_\_\_\_ (account description)

## FOR GRANTS OR DONATIONS or OTHER RESOURCES:

Increase revenue account number 10-4-02-815.00 andincrease expenditure account number 10-5-02-212.00by \$ 10,000Requested By: BBCH \_\_\_\_\_ Date: 5-8-18  
(Supervisor)Verified By: lmw \_\_\_\_\_ Date: 5-8-18  
(Finance Officer)Approval By: DKenai \_\_\_\_\_ Date: 5-8-18  
(City Manager)

**CITY OF BRADY**  
**BUDGET ADJUSTMENT**  
 (Line Item Transfer)

DATE: 5/8/18FY 18 BUDGETDEPARTMENT: 2 - Airport

Please approve the following line item budget adjustment for the following reason:

REASON: Military has requested that the airport staff provide a meal on May 30 during its mission training at airport. Military will pay for this service. Supply budget currently insufficient.

**FOR EXPENDITURES ONLY:**

Transfer \$ \_\_\_\_\_

from \_\_\_\_\_ (account number) \_\_\_\_\_ (account description);

Transfer to \_\_\_\_\_ (account number) \_\_\_\_\_ (account description)

**FOR GRANTS OR DONATIONS or OTHER RESOURCES:**

Increase revenue account number 10-4-02-815.00 andincrease expenditure account number 10-5-02-302.00by \$ 3500Requested By:  \_\_\_\_\_ Date: Brady 18

(Supervisor)

Verified By:  \_\_\_\_\_ Date: 5-8-18

(Finance Officer)

Approval By:  \_\_\_\_\_ Date: 5-8-18

(City Manager)

Revised as of 5-30-18

**CITY OF BRADY**  
**BUDGET ADJUSTMENT**  
**(Line Item Transfer)**

DATE: 7-Dec-17

FY 17-18 BUDGETDEPARTMENT: Fire -7

**Please approve the following line item budget adjustment for the following reason:**

REASON: TML Insurance payment to cover repairs to Fire Department vehicle that was involved in an  
unavoidable rear end collision. The current line item 10-5-07-304.00 titled vehicles will be used for the  
repairs and we are asking for the reimbursement we received from TML to be moved to cover those cost  
as we are fearful the line item will not be able to cover those unexpected cost and those items already ear  
marked throughout the year and reoccurring raising maintenance cost.

**FOR EXPENDITURES ONLY:**

Transfer \$ \_\_\_\_\_

from \_\_\_\_\_ (account number) \_\_\_\_\_ (account description);

Transfer to \_\_\_\_\_ (account number) \_\_\_\_\_ (account description)

**FOR GRANTS OR DONATIONS:**

Increase revenue account number 10-4-07-815.00 andincrease expenditure account number 10-5-07-304.00by \$ 1911.00Requested By: Brady \_\_\_\_\_Date: 12/7/17

(Supervisor)

Verified By: lmr \_\_\_\_\_Date: 5-15-18

(Finance Officer)

Approval By: J. Koenig \_\_\_\_\_Date: 5-15-18

(City Manager)

**CITY OF BRADY**  
**BUDGET ADJUSTMENT**  
 (Line Item Transfer)

DATE: 5/15/18FY 18 BUDGETDEPARTMENT: 8 - Police

Please approve the following line item budget adjustment for the following reason:

REASON: The Police Division was granted an additional \$71,900 from Attorney General's Office of the Governor to provide for a reporting software program

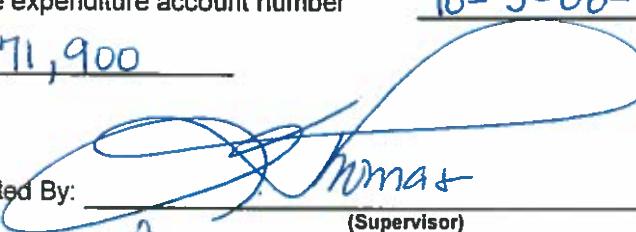
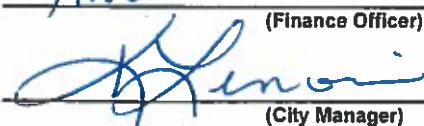
**FOR EXPENDITURES ONLY:**

Transfer \$ \_\_\_\_\_

from \_\_\_\_\_ (account number) \_\_\_\_\_ (account description);

Transfer to \_\_\_\_\_ (account number) \_\_\_\_\_ (account description)

**FOR GRANTS OR DONATIONS:**

Increase revenue account number 10-4-08-652.00 andincrease expenditure account number 10-5-08-401.00by \$ 71,900Requested By:   
 (Supervisor)Date: 05/15/18Verified By:   
 (Finance Officer)Date: 5-15-18Approval By:   
 (City Manager)Date: 5-15-18

**CITY OF BRADY**  
**BUDGET ADJUSTMENT**  
 (Line Item Transfer)

DATE: 10/19/17

FY 17/18 BUDGET

DEPARTMENT: EMS - 29

Please approve the following line item budget adjustment for the following reason:

REASON: CVRAC Has approved to pay for two personnel to attend the Texas EMS Conference along with Hotel. The Cost of Hotel and Conference to be reimbursed after agency pays.

**FOR EXPENDITURES ONLY:**

Transfer \$   

from    (account number)    (account description);

Transfer to    (account number)    (account description)

**FOR GRANTS OR DONATIONS:**

Increase revenue account number 10-4-29-815.00 and

increase expenditure account number 10-5-29-301.02

by \$ 1433.03 1430.00

Requested By: Brady (Supervisor)

Date: 10/19/17

Verified By: JMR (Finance Officer)

Date: 12-19-17

Approval By: J. Tenor (City Manager)

Date: 12-19-17

**CITY OF BRADY**  
**BUDGET ADJUSTMENT**  
 (Line Item Transfer)

DATE: 5/15/18

FY 18 BUDGET

DEPARTMENT: 29-EMS

Please approve the following line item budget adjustment for the following reason:

REASON: EMS was granted an award of \$11,171 from CV RAC to acquire a new mechanical CPR machine

**FOR EXPENDITURES ONLY:**

Transfer \$ \_\_\_\_\_

from \_\_\_\_\_ (account number) \_\_\_\_\_ (account description);

Transfer to \_\_\_\_\_ (account number) \_\_\_\_\_ (account description)

**FOR GRANTS OR DONATIONS:**

Increase revenue account number 10-4-29- 815.03 and

increase expenditure account number 10-5-29- 408.00

by \$ 11,200

Requested By: Billy \_\_\_\_\_ Date: 5/30/18

(Supervisor)

Verified By: Mr \_\_\_\_\_ Date: 5-15-18

(Finance Officer)

Approval By: KL \_\_\_\_\_ Date: 5-15-18

(City Manager)

City Council  
City of Brady, Texas

## Agenda Action Form for Ordinance

<b>AGENDA DATE:</b>	7-3-2018	<b>AGENDA ITEM</b>	7.D.
<b>AGENDA SUBJECT:</b>	Discussion, consideration, and possible action regarding <b>second and final reading</b> of Ordinance 1255 to amend FY18 Budget (\$75,000) for municipal purposes, Security and Computer Upgrades, due to comprehensive security needs assessment study.		
<b>PREPARED BY:</b>	Lisa Remini	<b>Date Submitted:</b>	6-27-2018
<b>EXHIBITS:</b>	Ordinance 1255 Fund Balance Compliance Report Amendment Summary Report; Latest Sales Tax Reports		
<b>BUDGETARY IMPACT:</b>	<b>Required Expenditure:</b> \$75,000.00	<b>Amount Budgeted:</b> \$00.00	<b>Appropriation Required:</b> \$75,000.00
<b>CITY MANAGER APPROVAL:</b>			
<b>SUMMARY:</b>  General Fund:  Increase sales tax revenue budget projections by \$75,000 due to current performance and trend.  Increase Administration, Fire and Police expense budgets to allow the city to obtain fiber and identified technology upgrades to promote security and functionality.			

<b>RECOMMENDED ACTION:</b>
<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 the <b>second and final reading</b> of Ordinance 1255.</p>

## ORDINANCE NO. 1255

**AN ORDINANCE OF THE CITY OF BRADY, TEXAS AMENDING THE FISCAL  
YEAR 2017-2018 BUDGET**

An ordinance amending the 2017-2018 Fiscal Year Budget as follows:

Increasing total expenditures by \$75,000 for municipal purposes for an expenditure budget of \$29,286,781 as per attached summary, made a part of this ordinance.

These amendments will allow for upgrades to computer security and functionality city-wide.

**NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF  
BRADY TEXAS that the FY 2017-2018 budget be amended accordingly.**

APPROVED UPON FIRST READING THIS THE 19<sup>th</sup> DAY OF June 2018,

APPROVED AND PASSED UPON SECOND READING THIS THE    DAY OF  
2018.

**Anthony Groves, Mayor**

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

CITY OF BRADY		TOTAL REVENUES	TOTAL EXPENSES	FUND BALANCE
FY 18 - PROJECTED Fund Balance Compliance as of 6-5-2018				
GENERAL FUND - 10				
BEGINNING GENERAL FUND BALANCE 9-30-17 Audited				\$2,845,991
FY 18 Original Budget Including fees and transfers		\$7,378,120	\$7,650,053	(\$271,933)
Approved Budget Amendments (2) Carry overs		\$12,560	\$472,061	(\$459,501)
Proposed Budget Amendments (3) Mid-Year review		(\$85,000)	\$0	(\$85,000)
Budget Line Item Increases due to Grant awards and Airport Sales		\$105,941	\$105,941	\$0
Proposed Budget Amendments (4) Mid-Year review		\$75,000	\$75,000	\$0
ENDING GENERAL FUND BALANCE				\$2,029,557
Restricted - Estimated				(\$75,000)
ENDING GENERAL FUND BALANCE - Unrestricted 9-30-18 Projected				\$1,954,557
Number of days to operating expenditures				90
Excess funds available				(\$7,471)
Total budgeted expenditures FY18 with amendments, excluding new grants		\$8,197,114		
Less budgeted capital expenditures		(\$240,000)		
Net Operating Expenditures		\$7,957,114		
Minimum level Fund Balance required		\$1,962,028	90 days	
ELECTRIC FUND - 20				
BEGINNING ELECTRIC & SEWER FUND BALANCE 9-30-17 Audited				\$6,790,771
FY 18 Original Budget Including transfers Electric/Power Plant		\$7,745,410	\$8,353,317	(\$607,907)
FY 18 Budget Amendment (1)- transfer out Sewer			\$1,867,000	(\$1,867,000)
Approved Budget Amendments (2) Carry overs		\$26,400	\$292,100	(\$265,700)
Proposed Budget Amendments (3) Mid-Year review			\$652,000	(\$652,000)
ENDING ELECTRIC FUND BALANCE - Unrestricted 9-30-18 Projected				\$3,398,164
Number of days to operating expenditures				150
Excess funds available				\$431
Total budgeted expenditures FY 18		\$8,645,417		
Less budgeted capital expenditures		(\$377,600)		
Operating Expenditures		\$8,267,817		
Minimum level Fund Balance required		\$3,397,733	150 days	
WATER FUND - 30				
BEGINNING WATER FUND BALANCE 9-30-17 Audited				\$1,797,153
FY 18 Original Budget Including fees and transfers Water/Sewer		\$3,154,000	\$3,870,730	(\$716,730)
FY 18 Budget Amendment (1)- transfer in Sewer		\$1,867,000		\$1,867,000
Approved Budget Amendments (2) Carry overs		\$211,000	\$599,479	(\$388,479)
Proposed Budget Amendments (3) Mid-Year review		\$762,000		\$762,000
ENDING WATER / SEWER FUND BALANCE				\$3,320,944
Restricted -Estimated				(\$338,519)
ENDING WATER / SEWER FUND BALANCE - Unrestricted 9-30-18 Projected				\$2,982,425
Number of days to operating expenditures				416
Excess funds available				\$1,692,000
Total budgeted expenditures FY 18		\$4,470,209		
Less budgeted capital expenditures		(\$1,853,514)		
Operating Expenditures		\$2,616,695		
Minimum level Fund Balance required		\$1,290,425	180 days	

CITY OF BRADY		TOTAL REVENUES	TOTAL EXPENSES	FUND BALANCE
FY 18 - PROJECTED Fund Balance Compliance as of 6-5-2018				
GENERAL FUND - 10				
BEGINNING GENERAL FUND BALANCE 9-30-17 Audited				\$2,845,991
FY 18 Original Budget including fees and transfers		\$7,378,120	\$7,650,053	(\$271,933)
Approved Budget Amendments (2) Carry overs		\$12,560	\$472,061	(\$459,501)
Proposed Budget Amendments (3) Mid-Year review		(\$85,000)	\$0	(\$85,000)
Budget Line Item increases due to Grant awards and Airport Sales		\$105,941	\$105,941	\$0
Proposed Budget Amendments (4) Mid-Year review		\$75,000	\$75,000	\$0
ENDING GENERAL FUND BALANCE				\$2,029,557
Restricted - Estimated				(\$75,000)
ENDING GENERAL FUND BALANCE - Unrestricted 9-30-18 Projected				\$1,954,557
Number of days to operating expenditures				91
Excess funds available				\$11,022
Total budgeted expenditures FY18 with amendments, excluding new grants		\$8,122,114		
Less budgeted capital expenditures		(\$240,000)		
Net Operating Expenditures		\$7,882,114		
Minimum level Fund Balance required		\$1,943,535	90 days	
ELECTRIC FUND - 20				
BEGINNING ELECTRIC & SEWER FUND BALANCE 9-30-17 Audited				\$6,790,771
FY 18 Original Budget including transfers Electric/Power Plant		\$7,745,410	\$8,353,317	(\$607,907)
FY 18 Budget Amendment (1)- transfer out Sewer			\$1,867,000	(\$1,867,000)
Approved Budget Amendments (2) Carry overs		\$26,400	\$292,100	(\$265,700)
Proposed Budget Amendments (3) Mid-Year review			\$652,000	(\$652,000)
ENDING ELECTRIC FUND BALANCE - Unrestricted 9-30-18 Projected				\$3,398,164
Number of days to operating expenditures				150
Excess funds available				\$431
Total budgeted expenditures FY 18		\$8,645,417		
Less budgeted capital expenditures		(\$377,600)		
Operating Expenditures		\$8,267,817		
Minimum level Fund Balance required		\$3,397,733	150 days	
WATER FUND - 30				
BEGINNING WATER FUND BALANCE 9-30-17 Audited				\$1,797,153
FY 18 Original Budget including fees and transfers Water/Sewer		\$3,154,000	\$3,870,730	(\$716,730)
FY 18 Budget Amendment (1)- transfer in Sewer		\$1,867,000		\$1,867,000
Approved Budget Amendments (2) Carry overs		\$211,000	\$599,479	(\$388,479)
Proposed Budget Amendments (3) Mid-Year review		\$762,000		\$762,000
ENDING WATER / SEWER FUND BALANCE				\$3,320,944
Restricted -Estimated				(\$338,519)
ENDING WATER / SEWER FUND BALANCE - Unrestricted 9-30-18 Projected				\$2,982,425
Number of days to operating expenditures				416
Excess funds available				\$1,692,000
Total budgeted expenditures FY 18		\$4,470,209		
Less budgeted capital expenditures		(\$1,853,514)		
Operating Expenditures		\$2,616,695		
Minimum level Fund Balance required		\$1,290,425	180 days	

CITY OF BRADY	TOTAL	TOTAL	FUND
FY 18 - PROJECTED Fund Balance Compliance as of 6-5-2018	REVENUES	EXPENSES	BALANCE
<b>GAS FUND - 40</b>			
<b>BEGINNING GAS FUND BALANCE 9-30-17 Audited</b>			<b>\$967,805</b>
<b>FY 18 Original Budget including fees and transfers</b>	<b>\$1,125,000</b>	<b>\$1,310,303</b>	<b>(\$185,303)</b>
<b>Approved Budget Amendments (2) Carry overs</b>		<b>\$173,400</b>	<b>(\$173,400)</b>
<b>Restricted</b>			<b>\$0</b>
<b>ENDING GAS FUND BALANCE - Unrestricted 9-30-18 Projected</b>			<b>\$609,102</b>
Number of days to operating expenditures			<b>194</b>
Excess funds available			<b>\$45,015</b>
Total budgeted expenditures FY17	<b>\$1,483,703</b>		
Less budgeted capital expenditures		<b>(\$339,860)</b>	
Operating Expenditures	<b>\$1,143,843</b>		
Minimum level Fund Balance required	<b>\$564,087</b>	<b>180 days</b>	
<b>UTILITY SUPPORT FUND -50</b>			
<b>BEGINNING UTILITY SUPPORT FUND BALANCE 9-30-17 Audited</b>			<b>\$148,820</b>
<b>FY 18 Original Budget including fees and transfers</b>	<b>\$509,700</b>	<b>\$531,246</b>	<b>(\$21,546)</b>
<b>ENDING UTILITY SUPPORT FUND BALANCE - Unrestricted 9-30-18 Projected</b>			<b>\$127,274</b>
Number of days to operating expenditures			<b>95</b>
Excess funds available			<b>\$6,268</b>
Total budgeted expenditures FY 17	<b>\$531,246</b>		
Less budgeted capital expenditures		<b>(\$40,500)</b>	
Operating Expenditures	<b>\$490,746</b>		
Minimum level Fund Balance required	<b>\$121,006</b>	<b>90 days</b>	
<b>SOLID WASTE FUND - 60</b>			
<b>BEGINNING SOLID WASTE FUND BALANCE 9-30-2017 Audited</b>			<b>\$704,871</b>
<b>FY 18 Original Budget including fees and transfers</b>	<b>\$1,086,000</b>	<b>\$1,286,605</b>	<b>(\$200,605)</b>
<b>Approved Budget Amendments (2) Carry overs</b>		<b>\$29,000</b>	<b>(\$29,000)</b>
<b>ENDING SOLID WASTE FUND BALANCE - Projected</b>			<b>\$475,266</b>
<b>Restricted</b>			<b>(\$86,000)</b>
<b>ENDING SOLID WASTE FUND BALANCE - Unrestricted 9-30-18 Projected</b>			<b>\$389,266</b>
Number of days to operating expenditures			<b>116</b>
Excess funds available			<b>\$85,968</b>
Total budgeted expenditures FY17	<b>\$1,315,605</b>		
Less budgeted capital expenditures and Street Sanitation exps		<b>(\$85,563)</b>	
Operating Expenditures	<b>\$1,230,042</b>		
Minimum level Fund Balance required	<b>\$303,298</b>	<b>90 days</b>	
<b>Total Ending Unrestricted Fund Balances</b>			<b>\$9,460,788</b>
Number of days to Total Operating Expenditures			<b>160</b>

CITY OF BRADY	TOTAL REVENUES	TOTAL EXPENSES	FUND BALANCE
<b>FY 18 - PROJECTED Fund Balance Compliance as of 6-5-2018</b>			
<b>SPECIAL REVENUE FUND - 80</b>			
<b>BEGINNING SPECIAL REVENUE FUND BALANCE 9-30-2017 Audited</b>			<b>\$412,755</b>
<b>FY 18 Original Budget including fees and transfers</b>	<b>\$1,582,550</b>	<b>\$1,649,636</b>	<b>(\$67,086)</b>
Approved Budget Amendments (2) Carry overs	\$255,090	\$393,910	(\$138,820)
Proposed Budget Amendments (3) Mid-Year review	(\$25,000)	(\$25,000)	\$0
<b>ENDING SPECIAL REVENUE FUND BALANCE - RESTRICTED 9-30-18 Projected</b>			<b>\$206,849</b>
<b>TOTAL BUDGET AFTER TRANSFERS</b>	<b>\$25,785,771</b>	<b>\$29,286,781</b>	<b>(\$3,501,010)</b>
<b>OTHER RESOURCES</b>			
Funds from TWDB for the CW Project	\$1,150,112		
Funds from TWDB for the DW Project	\$342,077		
Cemetery Funds	\$4,996		
Available Fund Balance Reserves	\$2,003,825		
<b>TOTAL OTHER RESOURCES</b>			<b>\$3,501,010</b>
	<b>\$29,286,781</b>	<b>\$29,286,781</b>	<b>\$0</b>

**CITY OF BRADY**  
**FY 18 MID YEAR BUDGET AMENDMENTS (4)**  
**6/19/2018**



<b>DIVISION</b>	<b>ACCOUNT DESCRIPTION</b>	<b>AMOUNT</b>	<b>REASON FOR AMENDMENT</b>
<b>GENERAL -10</b>			
<b>REVENUES</b>			
Administration	Sales Tax	\$ 75,000	Conservative recommendations as collections are on track to capture \$85,000 over current budget.
	<b>TOTAL</b>	<b><u>\$ 75,000</u></b>	
<b>EXPENDITURES</b>			
Administration	Internet Access	\$ 5,000	To allow city to acquire fiber for technology applications
Administration	Computer Hardware maint.	\$ 28,000	Required technology upgrades for security and function
Fire	Computer Hardware maint.	\$ 21,000	Required technology upgrades for security and function
Police	Computer Hardware maint.	\$ 21,000	Required technology upgrades for security and function
	<b>TOTAL</b>	<b><u>\$ 75,000</u></b>	

**CITY OF BRADY**  
**FY 18 MID YEAR BUDGET AMENDMENTS (4)**  
**6-19-2018**

<b>FUND:</b>	<b>DIVISION:</b>	<b>ACCOUNT DESCRIPTION:</b>	<b>CURRENT BUDGET</b>	<b>AMENDMENT INC / (DEC)</b>	<b>PROPOSED BUDGET</b>
<b>GENERAL -10</b>					
<b>REVENUES</b>					
10-4-01-606.00	Administration	Sales Tax Collections	\$ 910,000	\$ 75,000	\$ 985,000
		<b>Net change in Revenues</b>		<b>\$ 75,000</b>	
<b>EXPENDITURES</b>					
10-5-01-214.00	Administration	Internet Access Fee	\$ 2,900	\$ 5,000	\$ 7,900
10-5-01-233.00	Administration	Computer Hardware Maintenance	\$ 1,500	\$ 28,000	\$ 29,500
10-5-07-233.00	Fire	Computer Hardware Maintenance	\$ 2,600	\$ 21,000	\$ 23,600
10-5-08-233.00	Police	Computer Hardware Maintenance	\$ 5,000	\$ 21,000	\$ 26,000
		<b>Net change in Expenditures</b>		<b>\$ 75,000</b>	
		<b>Net impact on General Fund Balance</b>		<b>\$ -</b>	
<b>TOTAL NET CHANGE IN REVENUES</b>				<b>\$ 75,000</b>	
<b>TOTAL NET CHANGE IN EXPENDITURES</b>				<b>\$ 75,000</b>	
<b>NET IMPACT TO TOTAL FUND BALANCES</b>				<b>\$ -</b>	

## 1171 - Brady, City of (General Obligation Debt)

Report - Brady, City of (General Obligation Debt) / Sales Tax Data

The Charts below contain sales tax revenue allocated each month by the State Comptroller.  
For example, the February allocations reflect December sales, collected in January and allocated in February.

\*Excludes any sales tax retained by the municipality and not remitted to the Comptroller.

[View Grid Based on Calendar Year](#)

[View Grid With All Years](#)

[Download to Excel](#)

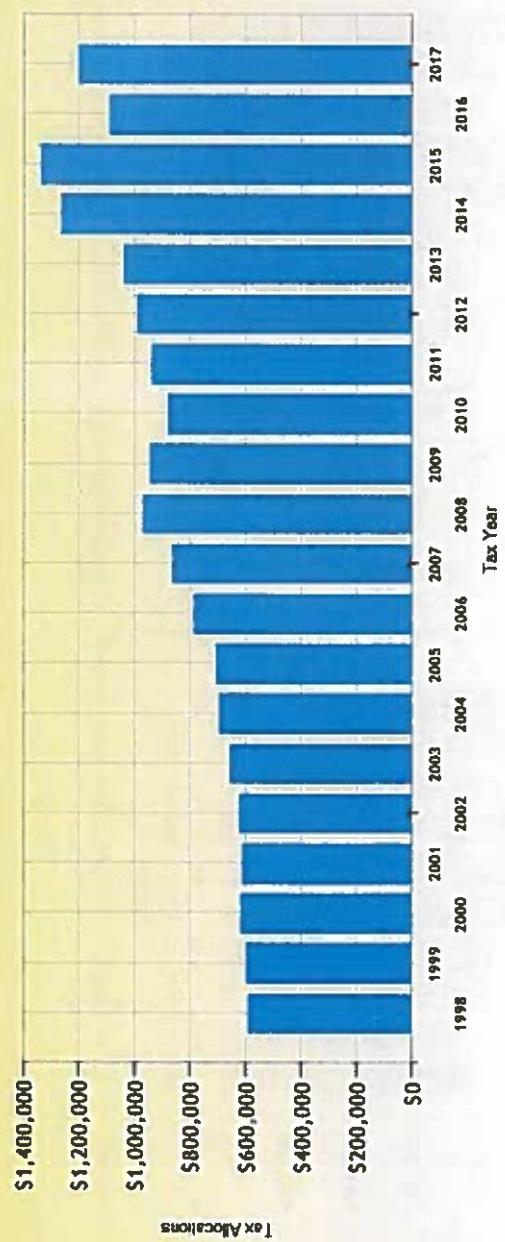
[Change Fiscal Year](#)  [Submit](#)

**By Fiscal Year 10/01 - 09/30**

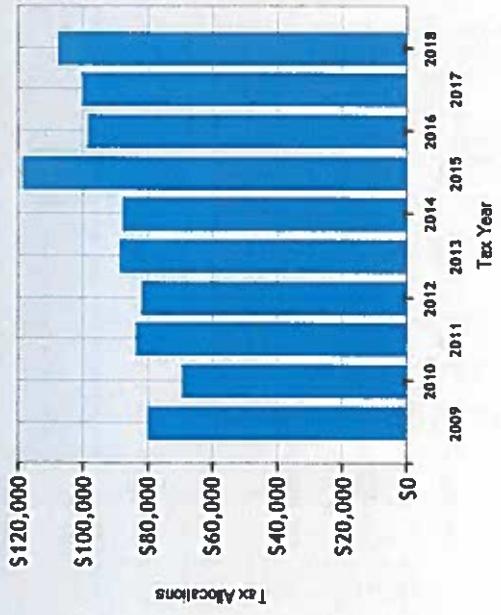
Year	October	November	December	January	February	March	April	May	June	July	August	September	Total
2018	\$101,224	\$103,733	\$112,475	\$107,463	\$108,139	\$94,294	\$88,618	\$106,428	\$105,435	\$0	\$0	\$0	\$927,808
2017	\$87,306	\$91,161	\$89,413	\$100,033	\$109,289	\$86,358	\$97,988	\$101,730	\$86,536	\$97,051	\$103,953	\$100,236	\$1,151,056
2016	\$143,834	\$112,101	\$107,933	\$98,515	\$113,278	\$84,869	\$85,238	\$96,257	\$81,982	\$80,944	\$94,673	\$85,349	\$1,184,973
2015	\$113,438	\$115,026	\$128,575	\$118,282	\$127,008	\$90,659	\$99,414	\$119,166	\$107,160	\$99,436	\$107,394	\$106,966	\$1,332,523
2014	\$86,905	\$90,223	\$83,575	\$87,608	\$114,999	\$83,194	\$86,383	\$103,052	\$119,190	\$96,615	\$101,343	\$109,279	\$1,162,366
2013	\$81,575	\$84,095	\$78,857	\$88,594	\$108,399	\$69,954	\$76,038	\$92,661	\$84,448	\$82,176	\$91,353	\$87,852	\$1,026,002
2012	\$76,182	\$79,173	\$73,628	\$81,661	\$100,901	\$64,794	\$79,473	\$88,392	\$76,641	\$60,890	\$87,159	\$105,230	\$974,124
2011	\$78,998	\$93,104	\$65,476	\$83,507	\$93,953	\$70,399	\$72,121	\$81,841	\$76,174	\$71,819	\$84,522	\$71,003	\$942,918
2010	\$70,849	\$72,537	\$66,287	\$69,364	\$86,286	\$70,868	\$54,779	\$73,192	\$69,685	\$64,455	\$93,443	\$58,872	\$850,618
2009	\$79,109	\$125,392	\$86,622	\$79,704	\$95,830	\$73,457	\$68,319	\$79,191	\$78,551	\$96,167	\$89,024	\$73,646	\$1,025,012

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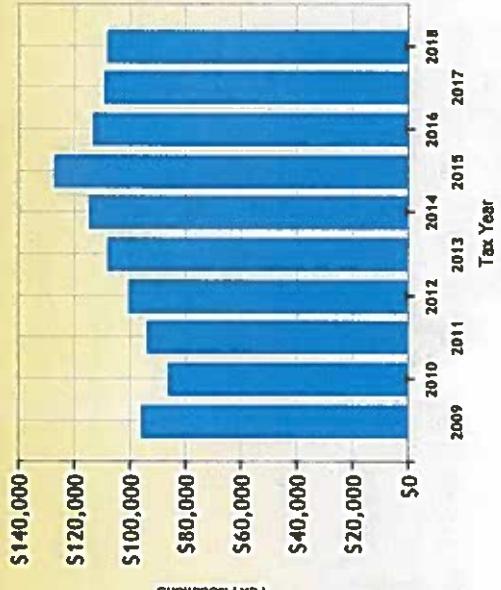
Yearly - Sales Tax Allocations - Past 20 Years

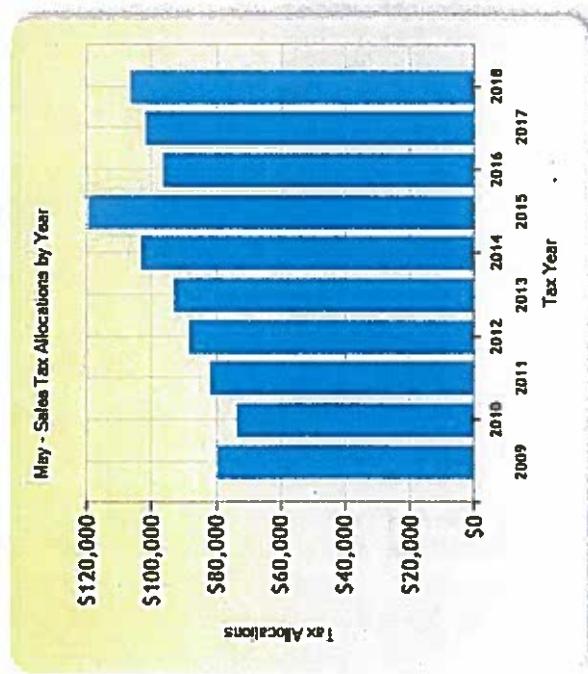
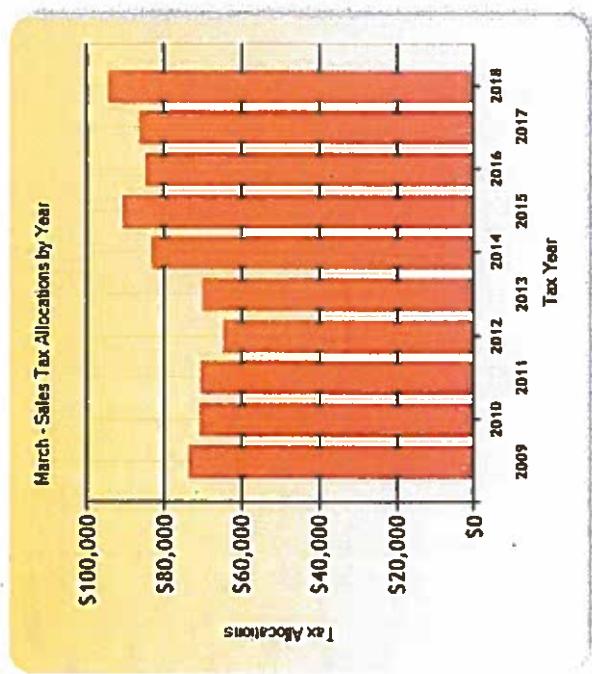
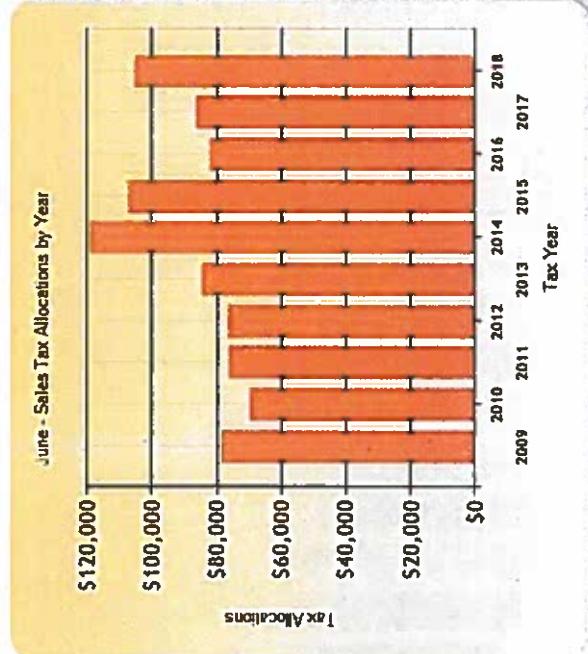
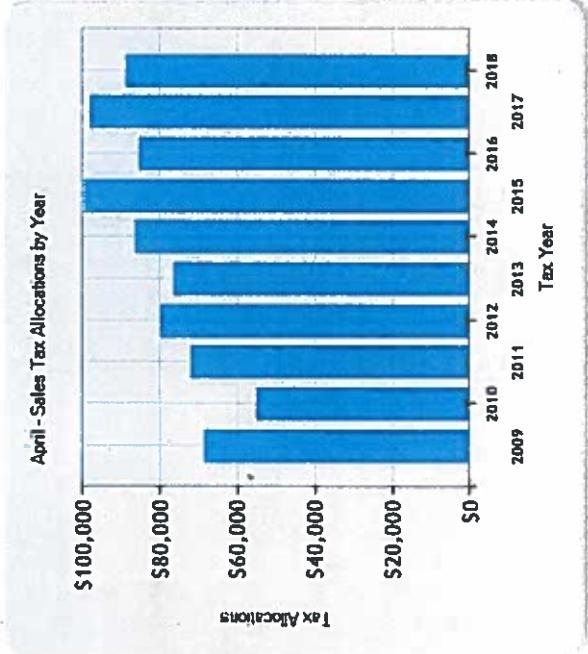


January - Sales Tax Allocations by Year



February - Sales Tax Allocations by Year





**City Council**  
**City of Brady, Texas**  
**Agenda Action - Ordinance**

<b>AGENDA DATE:</b>	7/3/2018	<b>AGENDA ITEM</b>	7.E.
<b>AGENDA SUBJECT:</b> Discussion, consideration, and possible action on <b>first reading of Ordinance 1245</b> of the City of Brady adopting Distributed Generation (DG) ordinance; amend and repeal all existing distributed generation or related ordinances.			
<b>PREPARED BY:</b>	S. Miller	<b>Date Submitted</b>	6/25/2018
<b>EXHIBITS:</b>	Proposed Distributed Generation Ordinance		
<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 February 20, City Council met in Work Session with city staff and Ned Brown, Schneider Engineering, LTD to review and consider the proposed DG program and ordinance.</p> <p><u>Background</u> - On or about January 2016 city council took action to address a safety issue in the city's electrical distribution grid by adopting Ordinance 1188 controlling or prohibiting the use of generators for producing electricity to be connected to the local electrical grid. This action was taken in response to an incident in which city electrical linemen were conducting a power outage repair and discovered an electrical current present on overhead power lines from an unknown source. <u>Currently</u> the matter of distributed generation (electrical generating equipment) has been under evaluation for suitability and adaptability to individual homes, businesses and commercial applications. City staff identified several municipalities and cities that have adopted DG ordinances addressing the matter of market available power generation products suitable for residences, businesses or commercial settings as installations in local communities. City staff engaged Schneider Engineering, LTD., Boerne, Texas for professional engineering and technical services to address a more robust approach to accepting the connection of distributed generation into the city's electrical grid.</p> <p>An outcome of this work effort was the development of this proposed ordinance, an interconnection application and a customer agreement document. Whereas the DG Ordinance establishes the rules, regulations and requirements - the DG Interconnection Application and DG Agreement is the customer interface forms for city staff review and acceptance of a DG system interconnection to the city's electrical grid.</p> <p>On July 3, Council will have a 4pm Work Session to understand all issues related to DG Regulations.</p>			
<b>RECOMMENDED ACTION:</b>			
<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> <b>"Secretary reads preamble"</b></p> <p><b>Mayor calls for a motion:</b> Move to approve the first reading.</p>			

**ORDINANCE NO. 1245**

**AN ORDINANCE ESTABLISHING THE REQUIREMENTS FOR INTERCONNECTION AND PARALLEL OPERATION OF DISTRIBUTED GENERATION FACILITIES WITHIN THE CITY OF BRADY ELECTRIC SYSTEM AND PROHIBITING INTERCONNECTION AND/OR PARALLEL OPERATION OF DISTRIBUTED GENERATION WITHOUT COMPLIANCE WITH THIS ORDINANCE AND ESTABLISHING PENALTIES FOR FAILURE TO COMPLY; REPEALING ALL RELATED ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION; AND PRESCRIBING AN EFFECTIVE DATE.**

**WHEREAS, The City of Brady operates an electric distribution utility for the benefit of the citizens and customers of the utility; and**

**WHEREAS, The Public Utility Regulatory Act, TEXAS UTILITIES CODE ANN. § 31.005 (Vernon 1998 & Supp. 2005) (PURPA) authorizes and encourages electric utilities to establish customer option programs that encourage the reduction of air contaminant emissions including distributed energy generation technology; and**

**WHEREAS, The Public Utility Regulatory Act, TEXAS UTILITIES CODE ANN. § 39.101 (b)(3) (Vernon 1998 & Supp. 2005) (PURPA) entitles all Texas electric customers to access to on-site Distributed Generation; and**

**WHEREAS, The Public Utility Regulatory Act, TEXAS UTILITIES CODE ANN. § 39.916 (Vernon 1998 & Supp. 2005) (PURPA) authorizes the interconnection and parallel operation of Distributed Renewable Generation with electric utilities, specifies requirements for same, and requires the Public Utility Commission of Texas to promulgate rules and regulations for same; and**

**WHEREAS, The Public Utility Commission of Texas has promulgated rules and regulations regarding the interconnection and parallel operation of Distributed Generation facilities with electric utilities as P.U.C. SUBSTANTIVE RULES 25.211, 25.212 and 25.217; and**

**WHEREAS, Unauthorized, inadequately protected, or substandard Distributed Generation equipment that is interconnected or operated in parallel to the electric distribution system can pose a safety hazard to Brady Electric Division personnel and to other persons; and**

**WHEREAS, The City Council, after careful consideration of the matter, hereby finds and declares that allowing the interconnection and parallel operation of Distributed Generation facilities within the City of Brady electric system under carefully controlled and managed conditions to provide for the safety and non-interference with the quality and reliability of electric service to other customers is in the best interests of the general welfare of the City and its residents; and**

**WHEREAS, The City Council, after careful consideration of the matter, hereby finds and declares that the requirements and conditions put forth herein for the interconnection and parallel operation of Distributed Generation facilities within the City of Brady electric system are necessary to protect the health and safety of the City, its employees and residents, are necessary to protect the quality and reliability of the electric distribution system, are equitable, and do not impose an unfair burden on the owners and users of Distributed Generation facilities:**

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

**SECTION 1. ORDINANCE.**

This Ordinance adds to the City of Brady Code of Ordinances as set forth in the attached Exhibit A.

**SECTION 2. RELATION TO OTHER ORDINANCES.**

This ordinance shall not be construed to require or allow any act which is prohibited by any other ordinance. This ordinance is specifically subordinate to any ordinance or regulations of the City of Brady pertaining to building and construction safety.

**SECTION 3. EFFECTIVE DATE.**

This ordinance shall take effect immediately from and after its passage and publication as may be required by governing law.

**SECTION 4. SAVINGS CLAUSE.**

The repeal or amendment of any ordinance or part of ordinances effectuated by the enactment of this ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying, or altering any penalty accruing or to accrue or as affecting any rights of the City of Brady under any section or provisions of any ordinances in effect at the time of passage of this ordinance.

**SECTION 5. CUMULATIVE.**

The provisions of this ordinance shall be cumulative of all ordinances not repealed by this ordinance and ordinances governing or regulating the same subject matter as that covered herein. This ordinance shall not be construed to require or allow any act which is prohibited by any other ordinance.

**SECTION 6. SEVERABILITY.**

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this ordinance be severable, and, if any phrase, clause, sentence, paragraph, or section of this ordinance shall be declared invalid by judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this ordinance and the remainder of this ordinance shall be enforced as written.

**SECTION 7. PROPER NOTICE AND MEETING**

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

**PASSED AND APPROVED ON FIRST READING** on this \_\_\_\_\_.

**PASSED, APPROVED AND ADOPTED ON SECOND READING** on this \_\_\_\_\_.

---

Anthony Groves, Mayor

ATTEST:

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Tina Keys, City Secretary  
STATE OF TEXAS  
COUNTY OF MCCULLOCH  
CITY OF BRADY

**EXHIBIT A**  
**DISTRIBUTED GENERATION**

**1. GENERAL PROVISIONS**

- 1.1. Intent.** This article is intended to provide for the orderly, safe and effective interconnection and parallel operation of Distributed Generation facilities within the City of Brady electric system by customers of the City of Brady Electric Utility.
- 1.2. Authority.** The City is authorized to enact this article by the Tex. Util. Code Ann. § 31.005, which authorizes and encourages electric utilities to establish customer option programs that encourage the reduction of air contaminant emissions including distributed energy generation technology. Also, Tex. Util. Code Ann § 39.101 (b)(3) entitles all Texas electric customers access to on-site Distributed Generation. Finally, Tex. Util. Code Ann § 39.916 authorizes electric utilities to establish requirements for and allow the interconnection and parallel operation of distributed renewable generation, and requires the Public Utility Commission of Texas to promulgate rules and regulations for the implementation of interconnection and parallel operation of distributed renewable generation.
- 1.3. Definitions.** As used in this article, the following words and terms shall have the meanings as set forth below:
  - **City contact person:** The person or persons designated by the City Manager to serve as the City's contact for all matters related to Distributed Generation interconnection.
  - **City Manager:** The City Manager and/or duly authorized representative.
  - **Commission:** The Public Utility Commission of Texas.
  - **Customer:** A person or entity interconnected to the City's electric system for the purpose of receiving or exporting electric power from or to the City's electric system.
  - **DG Agreement:** An agreement between a customer and the City that sets forth the contractual conditions under which a company and a customer agree that one or more facilities may be interconnected with the City's electric system.
  - **DG Application:** The form of application of a customer seeking interconnection and parallel operation of Distributed Generation with the City's electric system.
  - **Distributed Generation (DG):** An electrical generating facility located at a customer's point of delivery (point of common coupling) of ten (10) megawatts (MW) or less and connected at a voltage less than sixty (60) kilovolts (kV) which may be connected in parallel operation to the City's electric system.
  - **Distributed Generation owner:** An owner of Distributed Generation, the customer on whose side of the meter Distributed Generation is installed and operated, regardless of whether the customer takes ownership of the Distributed Generation, or a person who by contract is assigned ownership rights to energy produced from Distributed Generation located at the premises of the customer on the customer's side of the meter.
  - **Electric or electrical system:** The City of Brady electric distribution system consisting of, in-general, transformers, conductors, wires, poles, breakers and services for distributing electrical power to city's electric grid and delivering electric service to customers or consumers.

- **ERCOT:** The Electric Reliability Council of Texas, Inc. or successor independent organization under PURA §39.151 for the power region to which the City's system is connected.
- **Interconnection:** The physical connection of Distributed Generation to the utility system in accordance with the requirements of this article so that parallel operation can occur.
- **Manual disconnect device:** A manual switch at the Point of Interconnection that provides clear indication of the switch position, and when in the open position isolates the Distributed Generation from load unrelated to generation of electricity or operation of the facility.
- **Network service:** Two or more utility primary distribution feeder sources electrically tied together on the secondary (or low voltage) side to form one power source for one or more customers. The service is designed to maintain service to the customers even after the loss of one of these primary distribution feeder sources.
- **Parallel operation:** The operation of Distributed Generation while the customer is connected to the City's electric system.
- **Point of Interconnection (point of service; point of common coupling):** The point where the electrical conductors of the City's utility system are connected to the customer's conductors and where any transfer of electric power between the customer and the utility system takes place, such as a switchgear near the meter.
- **Pre-certified equipment:** A specific generating and protective equipment system or systems that have been certified as meeting the applicable parts of this article relating to safety and reliability by an entity approved by the commission.
- **Pre-interconnection study:** A study or studies that may be undertaken by the City in response to its receipt of a completed DG Application. Pre-interconnection studies may include, but are not limited to, service studies, coordination studies and utility system impact studies.
- **Stabilized:** the City's electric system is considered stabilized when, following a disturbance, the system returns to the normal range of voltage and frequency for a duration of two minutes or a shorter time as mutually agreed by the City and the customer.

#### **1.4. Applicability.**

- 1.4.1. This article applies to all persons or entities that desire to interconnect or operate in parallel a Distributed Generation system within the City of Brady electric system.

#### **1.5. Application and agreement required**

- 1.5.1. Before a person or entity may interconnect or operate in parallel a Distributed Generation system within the City of Brady electric system, that person or entity must apply to City of Brady by completing a City of Brady DG Application form and execute a DG Agreement with City of Brady that establishes the terms and conditions for the interconnection and parallel operation of the Distributed Generation system.
- 1.5.2. The City Manager has the authority to execute Agreements with Customers for the interconnection and parallel operation of Distributed Generation within the City of Brady electric system in accordance with this DG Ordinance, DG Agreement and in accordance with all applicable City codes and applicable state and federal laws and regulations.
- 1.5.3. The interconnection shall not be energized prior to the execution of the DG Agreement.

**1.6. Registration with ERCOT.**

1.6.1. Distributed Generation with installed capacity greater than 1 MW, which exports energy into the City's Electric Distribution System, is required to be registered with ERCOT.

**1.7. Utility contact person.**

1.7.1. The City of Brady contact person or persons for all matters related to Distributed Generation interconnection is provided on the City's DG customer information materials and the City's web site.

1.7.2. The designated City of Brady DG contact person shall review applications for Distributed Generation with attached technical documentation and determine compliance with the City of Brady technical requirements for interconnection and parallel operation of Distributed Generation.

1.7.3. When City of Brady is satisfied that the customer has complied with the application requirements and that the DG system complies with the technical requirements for interconnection and parallel operation of Distributed Generation, the City of Brady DG contact person shall recommend to the City Manager that a DG Agreement be executed with the Customer for the interconnection and parallel operation of Distributed Generation.

**2. TECHNICAL REQUIREMENTS**

**2.1. General requirements.**

2.1.1. All DG interconnections shall comply with PUC SUBST. R. 25.212 and successors. In addition, all DG interconnections shall comply with applicable state and federal laws and regulations.

2.1.2. All DG interconnections shall comply with local building and electric codes. Building codes are enforced by the City of Brady Code Enforcement Division. Installation of all interconnections shall be inspected by City of Brady to ensure compliance with City of Brady DG specifications and requirements. Inspection and approval of the installation by City of Brady is a condition of interconnection and parallel operation of Distributed Generation.

2.1.3. Variations from the technical requirements must be reviewed and approved by City of Brady prior to implementation. Variations in the Point of Interconnection must be approved and included in the DG Agreement approved by the City Manager.

**2.2. Protection of electric line workers and City's electric system.**

2.2.1. The Distributed Generation facility must have an interrupting device capable of interrupting the maximum available fault current, an interconnection disconnect device, a generator disconnect device, an over-voltage trip, an under-voltage trip, an over/under frequency trip and a manual or automatic synchronizing check (for facilities with stand-alone capability).

**2.3. Manual disconnect device.**

2.3.1. The customer shall provide and install a manual load break switch that provides clear indication of the switch position at the Point of Interconnection to provide separation between the City of Brady electrical system and the customer's electrical generation system. The location of the disconnect switch must be approved by City of Brady. The disconnect switch shall be easily visible, mounted separately from metering equipment, readily accessible

to City of Brady personnel at all times, and capable of being locked in the open position with a City of Brady padlock. City of Brady reserves the right to open the disconnect switch isolating the customer's electrical generating system (which may or may not include the customer's load) from City of Brady electrical system for the following reasons:

- 2.3.1.1. To facilitate maintenance or repair of the City of Brady electrical system.
- 2.3.1.2. When emergency conditions exist on the City of Brady electrical system.
- 2.3.1.3. When the customer's electrical generating system is determined to be operating in a hazardous or unsafe manner or unduly affecting the City of Brady electrical system waveform.
- 2.3.1.4. When the customer's electrical generating system is determined to be adversely affecting other electric consumers on the City of Brady electrical system.
- 2.3.1.5. Failure of the customer to comply with applicable codes, regulations and standards in effect at the time.
- 2.3.1.6. Failure of the customer to abide by any contractual arrangement or operating agreement with City of Brady.

#### **2.4. Power Quality Specifications / Requirements:**

- 2.4.1. **Voltage** – The customer shall provide an automatic method of disconnecting generation equipment from the City of Brady electrical system within 10 cycles should a voltage deviation greater than +5% or -10% from normal be sustained for more than 30 seconds (1800 cycles) or a voltage deviation greater than +10% or -30% from normal be sustained for more than 10 cycles. If high or low voltage complaints or flicker complaints result from the operation of the customer's electrical generation, the customer's generating system shall be disconnected until the problem is resolved.
- 2.4.2. **Frequency** – City of Brady shall endeavor to maintain a 60-hertz nominal frequency on the electrical system. The customer shall provide an automatic method of disconnecting generation equipment from the City of Brady electrical system within 15 cycles should a deviation in frequency of +0.5Hz or -0.7Hz from normal occur.
- 2.4.3. **Harmonics** – In accordance with IEEE 519, the total harmonic distortion (THD) of voltage shall not exceed 5% of a pure sine wave of 60-hertz frequency or 3% of the 60-hertz frequency for any individual harmonic when measured at the Point of Interconnection with the City of Brady electrical system. Also, the total current distortion shall not exceed 5% of the fundamental frequency sine wave. If harmonics beyond the allowable range result from the operation of the customer's electrical generation, the customer's generating system shall be disconnected until the problem is resolved.
- 2.4.4. **Flicker** – The Distributed Generation facility shall not cause excessive voltage flicker on the City of Brady electrical system. This flicker shall not exceed 3% voltage dip, in accordance with IEEE 519 (Section 10.5), as measured at the Point of Interconnection.
- 2.4.5. **Power factor** – The customer's electrical generation system shall be designed, operated and controlled at all times to provide reactive power requirements at the Point of Interconnection from 0.97 lagging to 0.95 leading power factor. Induction generators shall have static

capacitors that provide at least 97% of the magnetizing current requirements of the induction generator field. City of Brady may, in the interest of safety, authorize the omission of capacitors. However, where capacitors are used for power factor correction, additional protective devices may be required to guard against self-excitation of the customer's generator field.

## **2.5. Loss of Source:**

2.5.1. The customer shall provide approved protective equipment necessary to immediately, completely and automatically disconnect the customer's electrical generation equipment from the City of Brady electrical system in the event of a fault on the customer's system, a fault on the City of Brady system or loss of source on the City of Brady system. Such protective equipment shall conform to the criteria specified in UL 1741 and IEEE 1547. The customer's generating system shall automatically disconnect from the grid within 10 cycles if the voltage on one or more phases falls and stays below 70% of nominal voltage for at least 10 cycles. The automatic disconnecting device may be of the manual or automatic reclose type and shall not be capable of reclosing until after the City of Brady service voltage and frequency are restored to within the normal operating range and the system is stabilized.

## **2.6. Coordination and Synchronization**

2.6.1. The customer shall be solely responsible for coordination and synchronization of the customer's electrical generating system with all aspects of the City of Brady electrical system, and the customer assumes all responsibility for damage or loss that may occur from improper coordination and synchronization of its generating system with the City of Brady electrical system.

## **2.7. Metering**

2.7.1. The actual metering equipment required, its voltage rating, number of phases and wires, size, current transformers, number of input and associated memory is dependent upon the type, size and location of the electric service provided. Customer shall pay for the installation 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 of Brady Electric Distribution System) in intervals established by the City of Brady, using a single meter or two-meter configuration.

2.7.2. The City may waive this fee if a standard electric meter can be programmed or configured to support the required measurements and functionality.

## **2.8. Pre-Interconnection Study**

2.8.1. The City of Brady 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. The City may charge Customer fees for Pre-Interconnection Studies that recover the costs of performing such studies. Any modifications or additions to the City's Electric System identified through the 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.

2.8.2. City of Brady will determine whether a pre-interconnection study is necessary, based on relevant engineering factors including the output of the system, the location of the system and other City of Brady distribution system factors. If the pre-interconnection study is deemed necessary, City of Brady shall perform the study under reasonable terms and conditions agreed upon by both the customer and City of Brady and at the customer's sole expense. No study fee will be charged if the proposed generation site is not on a networked secondary and if all of the following apply:

2.8.3. Proposed generation equipment is pre-certified

2.8.3.1. Generation equipment that are less than 20 kW AC shall be considered pre-certified if system meets appropriate codes and standards provided by NESC (National Electrical Safety Code), ANSI (American National Standards Institute), IEEE (Institute of Electrical and Electronic Engineers), NEC (National Electric Code), UL (Underwriter's Laboratory), technical requirements and local building codes and other applicable ordinances in effect at the time of the installation of the DG system.

2.8.3.2. Proposed generation system does not expect to export more than 15% of total load on the feeder.

2.8.3.3. Proposed generation system does not contribute more than 25% of the maximum possible short circuit current of the feeder.

## 2.9. Protection

2.9.1. The Distributed Generation facility must have interrupting devices capable of interrupting the maximum available fault current, an interconnection disconnect device, a generator disconnect device, an over-voltage trip, an under-voltage trip, an over/under frequency trip and a manual or automatic synchronizing check (for facilities with standalone capability). Facilities rated over 10kW, three phase, must also have reverse power sensing and either a ground over-voltage or a ground over-current trip depending on the grounding system. Grounding shall be done in accordance with UL 1741, IEEE 1547 and NEC Article 250.

## 2.10. Three-Phase generators

2.10.1. Synchronous machines:

2.10.1.1. The Distributed Generation facility's circuit breakers shall be three-phase devices with electronic or electromechanical control.

2.10.1.1.2. The Customer is solely responsible for proper synchronization of its generator with the City of Brady system.

2.10.1.1.3. The excitation system response ratio shall not be less than 0.5.

2.10.1.1.4. The generator's excitation system shall conform to the field voltage versus time criteria specified in ANSI Standard C50. 13-1989.

2.10.2. Induction machines: The induction machines used for generation may be brought up to synchronous speed if it can be demonstrated that the initial voltage drop at the Point of

Interconnection is within the flicker limits specified in this document.

**2.11. Inverters:**

- 2.11.1.1. Line-commutated inverters do not require synchronizing equipment.
- 2.11.1.2. Self-commutated inverters require synchronizing equipment.

**2.12. Standards**

- 2.12.1. The Distributed Generation equipment shall be designed, installed, operated and maintained in accordance with, but not limited to, ANSI standards, UL standards, IEEE standards, the National Electrical Code, ERCOT Operating Guides and any other applicable local, state or federal codes and statutes. In the case of a conflict between the requirements in this document and any of those standards or codes, this document shall prevail.

**2.13. Violations**

- 2.13.1. Any person violating this DG ordinance by interconnecting Distributed Generation to the City of Brady electric system without a complete DG Application and executed DG Agreement shall have the DG system disconnected from the City of Brady electric distribution system, until all violations have been corrected to the satisfaction of City of Brady.

# Distributed Generation Overview

Prepared for City of Brady – Council Work Session

February 20, 2018



## OVERVIEW OUTLINE

What is Distributed Generation (DG)?

How does DG work?

Why does the City of Brady need DG policies?

What type of DG can the City expect / anticipate?

What are some good “Rules of Thumb” for DG?

What does the City need to do (put in place) to be prepared for DG installations?

Which City Divisions / Departments will be impacted?

What questions should be asked / answered?



## WHAT IS DISTRIBUTED GENERATION (DG)?

Electrical generating facility located at a customer's point of delivery of ten megawatts (MW) or less

Connected at a voltage less than 60 kilovolts (kV) which may be connected in parallel operation to the utility's electric system



1. DG must be connected at distribution voltage – not transmission voltage (69KV or 138KV) – if connected at transmission voltage – not the City's issue (between developer; transmission owner and ERCOT)
2. Above 1-2 MW is a huge DG system (not realistic) – most DG systems range from 1KW – 50KW



SLIDE 3



## HOW DOES DG WORK?



Wind Turbine or  
Photovoltaic Solar (PV) Panel



Inverter (changes voltage  
from DC to AC)



Household loads and/or battery



To the City's  
electric grid



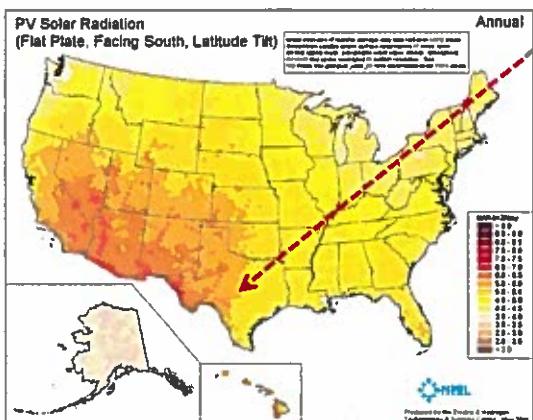
Any excess energy –  
flows back thru the meter



SLIDE 4



## WHY DOES THE CITY NEED DG POLICIES?



Brady is in a very good "solar area"

Solar PV costs have dropped dramatically (past several years)

Nationally, some large companies have entered the market – and in Central Texas – many installers in Austin / SA region (due to utility incentive programs)

Some Texas utilities are seeing significant increases in applications for / installations of DG (mainly solar PV systems)

Payback scenarios are dependent (to some degree) on policies and rates (for energy sent back to the grid) established by distribution utilities



SLIDE 5



## WHY DOES THE CITY NEED DG POLICIES? (cont.)

But the primary reason for sound DG Policies and Procedures is:

The **SAFE** interconnection of DG systems

The **SAFE** operation of DG systems



SLIDE 6



## WHAT TYPE OF DG CAN BE EXPECTED?

**(100% own use)** Small renewable DG (solar PV) that only supplies energy that is consumed on premise



**(Almost 100% own use)** Small renewable DG (solar PV) primarily supplies energy that is consumed at the premise



**(Solar PV on a hunting cabin)** Small renewable DG (solar PV) that supplies energy consumed at the facility when occupied and sends a significant percentage of output back to the City's distribution grid



**(Merchant DG)** Larger scale DG – that is designed to send energy to the City's grid



SLIDE 7



## HOW MUCH SURFACE AREA IS NEEDED FOR SOLAR? HOW MUCH ENERGY IS PRODUCED?

**Rule of Thumb-1: 1KW = 70-80 Sq. Ft of surface area**

Each panel = 64.6" x 39" x 1.6" (5.3' x 3.25') = 250w

**Rule of Thumb-2: 7-10 Acres for 1MW of Solar**



**Rule of Thumb-3: 1KW = 1,500 KWh / year**

(approximately 1 month of usage for a average house)



SLIDE 8



## HOW MUCH DOES SOLAR DG COST?



For residential size systems = approximately \$2,000 - 4,000 per KW



For utility scale systems = approximately \$1,500 - \$2,000 per KW

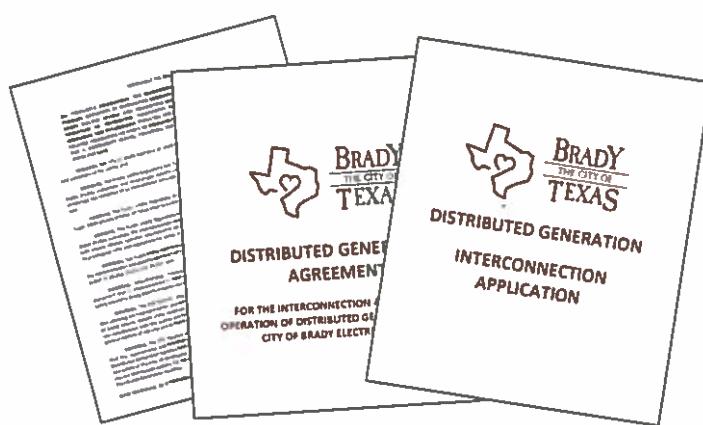
But typically sell the output at a per KWh price (Purchase Power Agreement (PPA) in the same range as utility scale wind projects)



SLIDE 9



## WHAT DOES THE CITY NEED TO DO TO BE READY?



- DG Ordinance
- DG Agreement
- DG Application
- Internal Procedures
- Customer Information
  - Interconnection Guide
  - DG Diagram
  - Website Content



SLIDE 10



## WHICH CITY DIVISIONS ARE IMPACTED?

**City Communications / Customer Service staff**

- Prepare and provide website; brochure(s); diagrams; handouts

**City Code Enforcement  
Public Works  
Electric Utility Division**

- Review applications
- Determine if engineering study is needed
  - Conduct inspection of installation(s)
- Ensure proper metering / meter settings

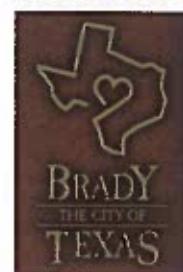


**City Manager's Office**

- Prepare and Sign DG Agreement(s)
- Ensure proper DG rate rider (Rate Ordinance)

**Billing Division**

- Set up procedures and fees to track any energy sent to the City and related purchases and credits / payments



SLIDE 11



## GOOD QUESTIONS TO ASK.

If DG systems are installed to the City's technical requirements – do these systems pose a safety risk to the City's electrical workers?

The City will lose revenue if DG systems are installed?

Why does the City have to reimburse for energy sent to the City from a DG system?

Should the City revise the electric rate structure to address the loss of revenue from DG systems?

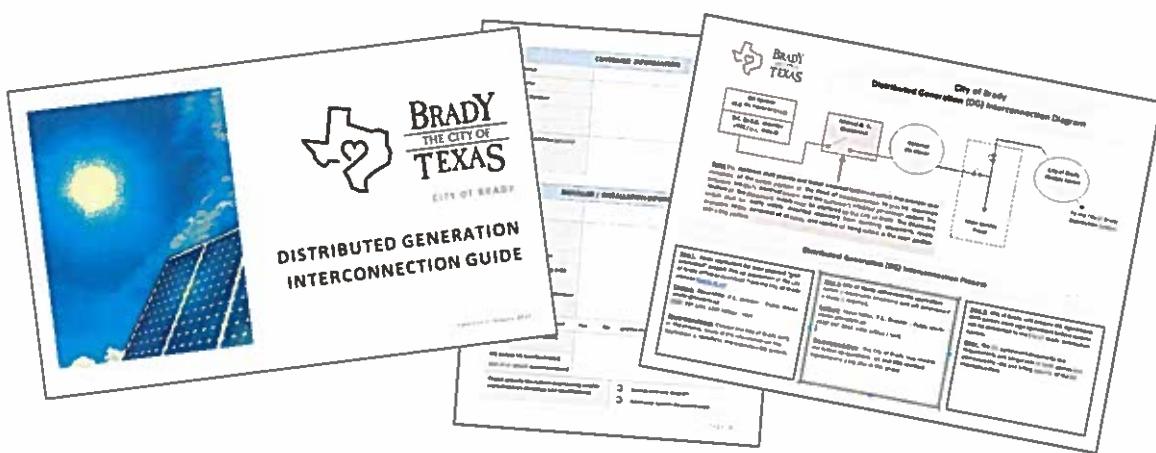
At what rate should the City reimburse for energy sent to the City?



SLIDE 12



## CUSTOMER INFORMATION



SLIDE 13

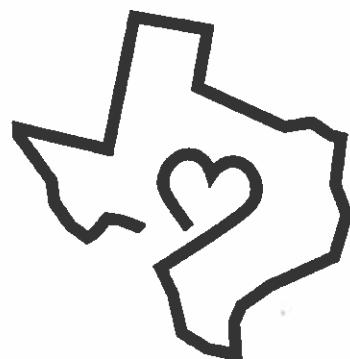


## OTHER QUESTIONS / DISCUSSION



SLIDE 14





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

**DISTRIBUTED GENERATION  
INTERCONNECTION  
APPLICATION**

**CUSTOMER INFORMATION**

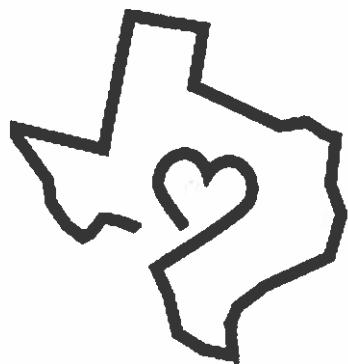
First Name	
Last Name	
Account Number	
Daytime Phone	
Email	
Installation Address (physical location) & Mailing Address	

**INSTALLER / INSTALLATION INFORMATION**

Company Name			
Daytime Phone			
Email			
Project Contact Person			
Total Nameplate Rating (kW)	Over 20kW? Yes <input type="checkbox"/> No <input type="checkbox"/> (please circle one) <ul style="list-style-type: none"> <li>• Copy LCRA</li> </ul> Over 10MW? Yes <input type="checkbox"/> No <input type="checkbox"/> (please circle one) <ul style="list-style-type: none"> <li>• Copy LCRA</li> <li>• Initiate a Pre-Interconnection Study</li> </ul>		
(If Solar DG) Panel Manufacturer			
Inverter Manufacturer			
Do you plan to export power?	Yes	No	(please circle one)

<b>Equipment Certification &amp; Electrical Standards (list all)</b>	
<b>Please provide the system engineering and/or manufacturers drawings and specifications</b>	<input type="checkbox"/> System one-line diagram <input type="checkbox"/> Additional system documentation
<b>INFORMATION PREPARED AND SUBMITTED BY</b>	
<b>First Name</b>	
<b>Last Name</b>	
<b>Daytime Phone</b>	
<b>Signature</b>	
<b>Date</b>	

<b>RETURN COMPLETED APPLICATION TO</b>
<b>A) MAIL: CITY OF BRADY, P.O. BOX 351, BRADY, TEXAS 76825</b> <b>ATTN: CODE ENFORCEMENT DIVISION</b>
<b>B) 1405 N. BRIDGE STREET (CITY SERVICE CENTER)</b>
<b>C) PERMIT FEE PAID \$_____.</b>



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

# **DISTRIBUTED GENERATION AGREEMENT**

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

CITY OF BRADY

DISTRIBUTED GENERATION AGREEMENT

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

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

also jointly referred to as "Parties".

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 (DG) system at address:

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\_\_\_\_\_  
; and the Parties 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 shall be installed at Customer's premises at the address specified above. The DG System shall not have a generation capacity greater than 10 Megawatts (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 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 (Underwriters Laboratory) and IEEE 1547 (Institute of Electrical and Electronics Engineers) 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 Electric 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 at any time.

**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 Electric Distribution System) in intervals established by the CITY, 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 |** 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 Electric 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 Distribution 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 Distribution 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 Electric Distribution 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, (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 Distribution 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 and Customer shall have reimbursed CITY for all its interconnection costs, if any. Maintenance of the DG System 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 Distribution 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

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 breach of contract 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 remedied 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 anyone 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.

<b>City of Brady</b>	
By (Signature):	<hr/>
Name (Print):	<hr/>
Title:	<hr/>
Date:	<hr/>
<b>Customer</b>	
By (Signature):	<hr/>
Name (Print):	<hr/>
Date:	<hr/>

## Understanding DG billing

Diagram to the right shows the electric meter reads in the billing system for kWh metered consumption

Account	Address	Manual Bill																																																			
Zone	2	Name	<input type="checkbox"/> Bill Printed																																																		
Metered		Non-Metered	Revenue Distribution																																																		
Book Dates		5/01/2018	Thu 5/31/2018																																																		
Meter	130 A	Description	ENERGY RETURN CREDI'																																																		
Charges		Readings																																																			
Number	31782771A	Previous	18095																																																		
Scale	1.000	Current	18417																																																		
Dials	5	Rate	<input type="checkbox"/> Bill																																																		
Serv/Tbl		Net																																																			
		Tax																																																			
		Fuel Adj.	17.09																																																		
<table border="1"> <tr> <td>Service Type</td> <td>Description</td> <td>Meter #</td> <td>Start Date</td> <td>End Date</td> <td>Previous</td> <td>Current</td> <td>Consumption</td> <td>Expected</td> <td>Note</td> </tr> <tr> <td>100 A</td> <td>ELEC-RES I/S</td> <td>31782771</td> <td>1.000</td> <td>5</td> <td>20325</td> <td>20576</td> <td><input type="checkbox"/> 251</td> <td>352</td> <td></td> </tr> <tr> <td>200 A</td> <td>GAS-RES I/S (MCF)</td> <td>18020304</td> <td>1.000</td> <td>4</td> <td>157</td> <td>158</td> <td><input type="checkbox"/> 1</td> <td>2</td> <td></td> </tr> <tr> <td>300 A</td> <td>WATER-RESID I/S</td> <td>75334683</td> <td>1.000</td> <td>4</td> <td>353</td> <td>367</td> <td><input type="checkbox"/> 14</td> <td>11</td> <td></td> </tr> <tr> <td>130 A</td> <td>ENERGY RETURN CREDI'</td> <td>31782771A</td> <td>1.000</td> <td>5</td> <td>18095</td> <td>18417</td> <td><input type="checkbox"/> 322</td> <td>285</td> <td></td> </tr> </table>				Service Type	Description	Meter #	Start Date	End Date	Previous	Current	Consumption	Expected	Note	100 A	ELEC-RES I/S	31782771	1.000	5	20325	20576	<input type="checkbox"/> 251	352		200 A	GAS-RES I/S (MCF)	18020304	1.000	4	157	158	<input type="checkbox"/> 1	2		300 A	WATER-RESID I/S	75334683	1.000	4	353	367	<input type="checkbox"/> 14	11		130 A	ENERGY RETURN CREDI'	31782771A	1.000	5	18095	18417	<input type="checkbox"/> 322	285	
Service Type	Description	Meter #	Start Date	End Date	Previous	Current	Consumption	Expected	Note																																												
100 A	ELEC-RES I/S	31782771	1.000	5	20325	20576	<input type="checkbox"/> 251	352																																													
200 A	GAS-RES I/S (MCF)	18020304	1.000	4	157	158	<input type="checkbox"/> 1	2																																													
300 A	WATER-RESID I/S	75334683	1.000	4	353	367	<input type="checkbox"/> 14	11																																													
130 A	ENERGY RETURN CREDI'	31782771A	1.000	5	18095	18417	<input type="checkbox"/> 322	285																																													

# Energy Return Credit

Diagram to  
the right  
shows Energy  
Return Credit  
metered  
consumption

Account	Address		Name		<input checked="" type="checkbox"/> Manual Bill		<input type="checkbox"/> Bill Printed	
Zone	2							
Metered	Revenue Distribution		Book Dates		5/01/2018		Thu 5/31/2018	
Meter	130 A		Description		ENERGY RETURN CREDI		Status	
Number	31782771A		Charges		Readings		On Consumption	
Scale	1.000		Net		Previous 18095		Meter 322	
Debt	5		Tax		Current 18417		Service 322	
			Fuel Adj 17.09		Note		Bill 322	
Serv/Tbl								
serv	tbl	desc	meter #	scale	date	prev	curr	credit
100 A	ELEC-RES I/S	31782771	1.000	5	20325	20576	251	352
200 A	GAS-RES I/S (MCF)	18020004	1.000	4	157	163	1	2
300 A	WATER-RESID I/S	75334683	1.000	4	353	367	14	11
130 A	ENERGY RETURN CREDI	31782771A	1.000	5	18095	18417	222	205

Residential rates	\$10.25	• Service	Previous Reading	Current Reading	Usage	Total
Meter Service charge	\$0.0620					
Distribution rate						
Power Cost Adjustment (PCA)	\$0.068084					
<b>THE BILL ON THE RIGHT IS CALCULATED AS FOLLOWS:</b>						
<b>Meter service charge +</b>						
<b>USAGE 251 x Distribution rate</b>						
<b>+</b>						
<b>USAGE 251 x PCA</b>						
<b>= \$42.90</b>						
<b>Energy Return Credit =</b>						
<b>USAGE 322 x PCA = \$21.92*</b>						
<b>* Proposed ordinance includes a meter data processing fee of \$3.00 that will be charged and denoted on a separate line.</b>						
Sanitation						
Trash						
Street						
Tax						
Amount Due						
						\$174.80

## Difference

- DG meters(240 4S) are slightly different from a standard residential meter(240 2S)
- DG meters are capable of reading incoming and outgoing consumption.
- The appearance looks the same; however the functionality is different.



City Council  
City of Brady, Texas

## Agenda Action Form for Ordinance

AGENDA DATE:	07-03-18	AGENDA ITEM	7. F.
AGENDA SUBJECT:	Discussion, consideration and possible action on first reading of Ordinance 1253 of the City of Brady amending the Electric Rate Ordinance to include Distributed Generation (DG) Rates and other items.		
PREPARED BY:	Lisa Remini	Date Submitted:	6-14-18
EXHIBITS:	Ordinance 1253 Power Point – Sample Bill Calculation of DG metered accounts		
BUDGETARY IMPACT:	Required Expenditure:	\$0	
	Amount Budgeted:	\$0	
	Appropriation Required:	\$0	
CITY MANAGER APPROVAL:			
SUMMARY:	<p>City staff developed and Council adopted a Distributed Generation (DG) Ordinance and a customer Agreement to govern DG transactions and promote good business practice and safety with the utility customer and the Brady Electric Distribution system.</p> <p>The attached Electric Rate Ordinance ties the DG efforts together with the previously mentioned documents by including the DG service rates offered to our electric customers choosing DG metered services. This ordinance defines applicability, the formula for determining the Avoided Cost of Generation Rate (or Return Energy Credit), and fees associated with the installation and servicing of a DG meter.</p> <p>Staff also recommends that additional language be added to the ordinance. A "Special Condition of Service" clause is recommended for each rate class that articulates if extension of service requested, such service is subject to the City's extension policy; and additional language is added in the Industrial Rate section addressing power factor penalty. These items are considered standard language in many electric rate ordinances to promote clarity and cost responsibilities with service line extensions, and power factor management.</p>		

### RECOMMENDED ACTION:

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 the first reading of Ordinance 1253.

## ORDINANCE 1253

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

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

**WHERAS**, Standard language to support special conditions of service, power factor and sales tax shall be added,

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

#### DIVISION 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**

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:                    \$0.0620 per kilo watt hour (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 - Residential**

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 fee (established by Ordinance 891) 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: \$0.0530 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 – Small Commercial**

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 fee (established by Ordinance 891) 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: \$0.0351 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 \$22.25 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 – Large Commercial**

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 fee (established by Ordinance 891) in effect at the time of the extension.

**(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: \$1,000.00 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 \$1,000.00 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 - Industrial**

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 fee (established by Ordinance 891) in effect at the time of the extension.

**Power Factor - Demand meters**

The customer shall control voltage fluctuations caused by customer's equipment at customer' 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 Kilo Volt Ampere Reactive (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 fee 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) Any Brady Electric Utility Retail Customer receiving electric service from the City that also 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 shall be compliant with the City's distributed generations (DG) policies and terms and conditions prior to being assigned to this rate.
- (b) Rates: Items 1 through 8
  1. In a billing month after a Customer receives approval to interconnect the Customer's on-site generating system from the City, the Brady Electric 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 Retail 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 by the City 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. The credit, if any, will be labeled "Return Energy Credit" on customer's bill.
  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 DG 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 - Rate Formula

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

Wholesale power energy purchases shall include but are not limited to transmission charges, ERCOT Fees, delivery charges, and any other necessary delivery fees.

All wholesale power cost adjustment shall be billed by the City on its monthly bills to the retail customer as a power cost adjustment, determined in accordance with the provisions set forth below.

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

On a periodic basis the City will compare the total amount of power cost dollars which should be recovered to the actual power cost adjustment revenues received in the previous City billing period(s). Any difference realized will be added or subtracted from the power cost adjustment formula calculation to be recovered in the next City billing period(s).

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

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

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

---

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

**ATTEST:** \_\_\_\_\_

Tina Keys, City Secretary

# City Council

## City of Brady, Texas

### Agenda Action Form

<b>AGENDA DATE:</b>	7/3/18	<b>AGENDA ITEM</b>	7.G						
<b>AGENDA SUBJECT:</b> Discussion, consideration, and possible action regarding appointing members to the new Brady Type B Economic Development Corporation and a one-year advisory task force.									
<b>PREPARED BY:</b> Peter Lamont		<b>Date Submitted:</b>	6/11/18						
<b>EXHIBITS:</b> Citizen applications									
<b>BUDGETARY IMPACT:</b> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%; padding: 5px;"><b>Required Expenditure:</b></td> <td style="width: 70%; padding: 5px; text-align: right;">\$0.00</td> </tr> <tr> <td style="width: 30%; padding: 5px;"><b>Amount Budgeted:</b></td> <td style="width: 70%; padding: 5px; text-align: right;">\$0.00</td> </tr> <tr> <td style="width: 30%; padding: 5px;"><b>Appropriation Required:</b></td> <td style="width: 70%; padding: 5px; text-align: right;">\$0.00</td> </tr> </table>				<b>Required Expenditure:</b>	\$0.00	<b>Amount Budgeted:</b>	\$0.00	<b>Appropriation Required:</b>	\$0.00
<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 May 5, 2018, the citizens of Brady voted to transition the Brady Economic Development Corporation from a Type A to a Type B. In order to further the process, the City Council must name a new board for a new corporation. By state law, the Board of Director requirements are:</p> <ol style="list-style-type: none"> <li>1) Be a resident of the city; or</li> <li>2) Be a resident of the county in which the major part of the area of the city is located; or</li> <li>3) Resides in a place that is within 10 miles of the city's boundaries and is in a county bordering the county in which a major portion of the city is located;</li> <li>4) State law sets the number of Type B Directors at seven (7);</li> <li>5) Four (4) of the seven may be city officers (elected officials) or city employees;</li> <li>6) Three (3) of the seven must be persons who are not city officials or city employees;</li> <li>7) Directors serve a two (2) year term.</li> </ol> <p>Additionally, in the Type B By-Laws, additional criteria were established for directors the Council may want to consider:</p> <ol style="list-style-type: none"> <li>1) Serve or have served, as Chief Executive Officer of a company; or</li> <li>2) Serve or have served, in a position of executive management of a company; or</li> <li>3) Serve, or have served, in a professional capacity; or</li> <li>4) Have experience equivalent to any of the above qualifications.</li> </ol> <p>Finally, staff would like to recommend development of an advisory task force to assist in developing projects and activities for the new Type B organization. Members of the current BEDC have discussed visiting other communities that have successful Type A/B EDC's to see what Brady could learn.</p>									
<b>RECOMMENDED ACTION:</b> Name a new board of directors for the new Brady Type B EDC organization and establish an advisory task force for a period of one year.									

# CITY OF BRADY

## 2018 Boards & Commissions

### PLANNING AND ZONING COMMISSION (3 yr term)

Neil Greenwood, Liaison 325/597-2244 ext. 201 dgreenwood@bradytx.us

PLACE	BOARD MEMBER NAME	CURRENT TERM
1	Nick Blyshack, Chair	6/21
2	Ronnie Aston, Vice Chair	6/20
3	Amy Greer	6/20
4	Thomas Flanigan	6/19
5	Cathy Ewert	6/19
6	Connie Easterwood	6/19
7	Jeff Bedwell	6/21
* ALT	Lauri Smith	6/21

### Economic Development Corporation - 4A (2 year term)

Peter Lamont, Liaison 325/597-2152 ext. 211 plamont@bradytx.us

PLACE	BOARD MEMBER NAME	CURRENT TERM
1	Jason Valdez, President	6/19
2	Don Miller, VP	6/20
3	Lauren Bedwell	6/20
4	Michele Derrick	6/20
5	Erin Betts	6/19

### ZONING BOARD OF ADJUSTMENT (ZBA/BOA)

Charter & Zoning Ord. Sec. 9.1 (2 yr term)

Neil Greenwood, Liaison 325/597-2244 ext. 201 dgreenwood@bradytx.us

PLACE	BOARD MEMBER NAME	CURRENT TERM
1	Chris Green	6/19
2	Rod Young, Vice Chair	6/20
3	Heath McBride, Chair	6/20
4	Holly Groves	6/19
5	James Stewart	6/19
* Alt 1	Lauri Smith	6/19
* Alt 2	open	6/20
* Alt 3	open	6/20
* Alt 4	open	6/20

### AIRPORT ADVISORY BOARD (Ord 1149 - 2 yr term)

Lisa Perry, Staff Liaison 325/597-2152 ext. 211 lperry@bradytx.us

PLACE	BOARD MEMBER NAME	CURRENT TERM
1	Bob Rice	6/19
2	Stan Amyett	6/19
3	Richard Lenoir	6/19
4	Richard Jolliff	6/20
5	Vacant	
6	Dale Scott	6/20
7	Carey Day	6/20

### MUNICIPAL COURT JUDGES (2yr term)

Tina Keys, Staff Liaison 325/597-2152 ext 207 citysec@bradytx.us

PLACE	BOARD MEMBER NAME	CURRENT TERM
Judge	JT Owens	12/19

### BRADY YOUTH ASSOCIATION (1yr term)

P Lamont, Liaison 325/597-2152 ext 211 plamont@bradytx.us

Council	Rey Garza	1/19

### Concho Valley Council of Governments Annual Board (1yr term)

Kim Lenoir, Liaison 325/597-2152 ext 209 klenoir@bradytx.us

Council	Jeffrey Sutton	6/19

### MCCULLOCH COUNTY SENIOR CITIZEN ASSOCIATION

### CHARTER REVIEW COMMISSION (4 year term)

Kim Lenoir, Liaison 325/597-2152 ext. 209 klenoir@bradytx.us

PLACE	BOARD MEMBER NAME	CURRENT TERM
1	JoAnn Coffey, Chair	2016-2020
2	Teresa Leifeste, Vice Chair	2016-2020
3	Patsy Cole	2016-2020
4	Bill Derrick	2016-2020
5	Rex Ewert (2017)	2016-2020
6	Kelly Green	2016-2020
7	Chad Blankenship	2016-2020

### INVESTMENT COMMITTEE (1 yr term)

Lisa Remini, Liaison 325/597-2152 ext. 204 lremini@bradytx.us

PLACE	BOARD MEMBER NAME	CURRENT TERM
1	Finance Director	FY 2018
2	City Manager	FY 2018
3	Jane Huffman	FY 2018

### CITY COUNCIL (3 yr term)

Kim Lenoir, Staff Liaison 325/597-2152 ext. 209 klenoir@bradytx.us

PLACE	MEMBER NAME	CURRENT TERM
MAYOR	Anthony Groves	5/20
1	Rey Garza	5/20
2	Missi Davis	5/21
3	Jeffrey Sutton	5/21
4	Jane Huffman	5/19
5	James Griffin	5/19

### TYPE B EDC

3 - 1 year terms / 4 - 2 year terms

Peter Lamont, Staff Liaison 325/597/2152 plamont @bradytx.us

PLACE	BOARD MEMBER NAME	CURRENT TERM
1		7/19
2		7/19
3		7/19
4		7/20
5		7/20
6		7/20
7		7/20

### HOTEL OCCUPANCY TAX GRANT (1yr term)

Peter Lamont, Liaison 325/597-2152 x 211 plamont@bradytx.us

Director	Peter Lamont	FY 2018
Finance	Lisa Remini	FY 2018
City Mgr	Kim Lenoir	FY 2018
Council	Jim Griffin	FY 2018

\* Alternates serve 1 year terms and can serve on two boards

06/29/2018

# City Council

## City of Brady, Texas

### Agenda Action Form

AGENDA DATE:	7/3/18	AGENDA ITEM	7.H.
AGENDA SUBJECT:	Discussion, consideration, and possible action regarding Articles of Incorporation for the new Brady Type B Economic Development Corporation.		
PREPARED BY:	Peter Lamont	Date Submitted:	6/29/18
EXHIBITS:	Proposed Articles of Incorporation Draft BEDC Minutes 6-28-18		
BUDGETARY IMPACT:	Required Expenditure:	\$0.00	
	Amount Budgeted:	\$0.00	
	Appropriation Required:	\$0.00	
CITY MANAGER APPROVAL:			
SUMMARY:	<p>As part of the transition to a Type B Economic Development Organization, new Articles of Incorporation must be filed with the Secretary of State. These articles must include the names of the Board of Directors established in the previous item as well as the name of the new corporation. Staff is recommending the name "Brady Type B Economic Development Corporation" to reflect the new nature of the organization.</p> <p>Additionally, the City Secretary sent to the Secretary of State's office a notice of termination of the Type A BEDC organization and the City Council Resolution confirming the citizen vote replacing the Type A Corporation with a Type B Corporation.</p> <p>We understand that once the Articles of Incorporation are approved by the Secretary of State, the new Board of Directors will meet to adopt new by-laws and the by-laws must be approved by the City Council.</p> <p>Staff is recommending financial books open October 1, 2018 for the new "Brady Type B Economic Development Corporation."</p> <p>On June 28, the Type A EDC met and recommended the attached Articles of Incorporation.</p>		
RECOMMENDED ACTION:	<p>Approve Articles of Incorporation naming the Board of Directors of the new Brady Type B Economic Development Corporation.</p>		

STATE OF TEXAS

COUNTY OF McCULLOCH

CITY OF BRADY

The Brady Economic Development Corporation of the City of Brady, Texas met in a Regular Monthly Meeting on Thursday, June 28, 2018, at 12:00 p.m. at the City of Brady Municipal Court Building located at 207 S. Elm Street, Brady, Texas. BEDC President Jason Valdez presided over the meeting. BEDC Board Members present were Don Miller (Vice President), Erin Betts, Lauren Bedwell and Michele Derrick. Also, in attendance were Mayor Tony Groves, City Manager Kim Lenoir, Director Peter Lamont, and Board Secretary Kathryn Meroney. City Council Members in attendance included Jane Huffman, Jeffery Sutton and Missi Davis. Other attendees included Sheryl Whitworth, Mike Whitworth, Bill Spiller, JT Owens, Regina Maas, Amy Greer, Karen Andrews, Becky Long, Trisha Aston, Ronnie Aston, Destiny Byrd, Tedra Ulmer and Neal Ulmer.

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

President Jason Valdez called the meeting to order at 12:00 p.m. Roll was called and a quorum was certified by the Board Secretary.

2. Minutes of May 29, 2018 were amended to include comments concerning a discussion of giving 90 day notice of termination of the contract for services with the City of Brady. Minutes of May 29, 2018 and June 19, 2018 were then approved unanimously. Vote 5-0.

**3. REPORTS/PRESENTATION ITEMS**

A. None

**4. INDIVIDUAL CONCERNS**

- A. Discussion, consideration and possible action on the winding down corporate assets including but not limited to the following contracts: Management Agreement with the City of Brady, Civic Center Funding Agreement with the City of Brady; Real Estate Sale with Thomas Developments, Real Estate Lease with Old Dodge Crossing, Real Estate Lease with the City of Brady for Hanger E, Loan with Commercial National Bank for the construction of Hanger E. The Board discussed what the easiest option would be in transitioning assets and/or agreements from a Type A to a Type B board, without a step of transfer to the City. Peter Lamont advised the group that would be the easiest option. Michelle Derrick made the motion to keep all assets and agreements with the present Board seated at this time and continue to conduct business until the time a new Type B board is seated. This was followed by a second from Erin Betts and all in favor. Vote 5-0.
- B. Discussion, consideration and possible action on the meeting date and time for the EDC Board for the next three months. The group discussed meeting on July 26, August 30 and September 27, 2018. All three will be noon meetings and be held at the Municipal Court building. These meeting dates were approved by a unanimous vote with all members in favor. Vote 5-0.
- C. Discussion, consideration and possible action on the Civic Center financial performance. Lauren Bedwell inquired about the process of deposits at the Civic Center. Lauren Bedwell spoke to the fact that City Staff managing the Civic Center may not be the best fit. Michelle Derrick stated that she would like to see more information provided regarding the Civic Center in regular meetings. Peter Lamont pointed out that the EDC board receives the same annual report that is presented to City Council. Kim Lenoir spoke about the presentation given to City Council by the Chamber of

Commerce. This presentation titled Brady Tourism Strategic Plan has a goal of bringing more business to the Civic Center during the weekdays and a copy will be distributed to the Directors. President Valdez requested a semi-annual status report of the Civic Center activity.

- D. Discussion, consideration and possible action on the proposed Articles of Incorporation for the Type B Corporation. Peter Lamont began this item by pointing out that the Articles provided were strictly a "starting point". Michelle Derrick inquired if an attorney or City Staff had prepared the Articles. Kim Lenoir answered stating that the City Attorney prepared the Articles in accordance with State Law. Michelle Derrick stated that she was not in favor of four City officials being on the board. Peter Lamont asked what would the Board like to see? Jason Valdez stated that he felt as if the reason the Type B had failed in the past was the fact that citizens felt they had no voice. Now that the Type B has passed we do not need to go backwards. Valdez proposed having 1 maybe 2 staff members on the Board. Lauren Bedwell would like to see several changes in the language of the proposed Articles. Erin Betts stated that she has been calling several other places that operate as a Type B. Erin stated that she has not spoken with one other place that is set up with 4 of the members being city officials. Kim Lenoir spoke to the fact that assumptions were being made before we had a chance to discuss. Staff wanted comments from the Board before the item went to City Council for consideration. Mayor Tony Groves explained that this is a process and that the board was reacting exactly as they should. The document was simply a draft and changes and additions are encouraged. Kim Lenoir and Mayor Groves briefly explained the City Charter and how the application process works for Board appointments. Don Miller addressed the citizens in attendance and asked them to raise their hand if they were in favor of what they were hearing? No one in the audience raised their hands. Miller went on to say that he felt like there was a problem with trust between the EDC and the City. He stated that no one wants to run for office because they get abused in the process. Miller proposed that the EDC rewrite the Articles and write them for the citizens. Discussion continued regarding the city contract, the legality of moving the five (5) current members from one board to the next with or without completing an application and changes to the language. Jason Valdez made a motion to change the Articles to read more like the law states, adding the word successor to the registered office and agent and changing the board of directors to be seven (7) citizens. Motion second from Erin Betts and all members in favor. Vote 5-0.
- E. Discussion of the proposed By Laws for the Type B Corporation. This item was tabled for the Type B Board.
- F. Discussion, consideration and possible action on the EDC Task Force or Advisory Committee. The group briefly discussed this and decided to wait until the Type B board is seated and then invite Mr. Sanchez to a meeting to give his presentation.
- G. Future Agenda Items – Lauren Bedwell would like to look at a possible budget amendment regarding attorney's fees and possible second opinions when it comes to legal issues.

## 6. ADJOURNMENT

There being no further business, President Jason Valdez adjourned the meeting at 1:10 p.m.

\_\_\_\_\_  
Jason Valdez, President

Attest: \_\_\_\_\_  
\_\_\_\_\_  
Kathryn Meroney, Board Secretary

**CERTIFICATE OF FORMATION OF THE  
BRADY TYPE B ECONOMIC DEVELOPMENT CORPORATION  
ARTICLES OF INCORPORATION**

**ARTICLE I  
ENTITY NAME**

The name of the filing entity being formed is the Brady Type B Economic Development Corporation (the "Corporation").

**ARTICLE II  
TYPE OF ENTITY**

The Corporation is being formed as a non-profit corporation.

**ARTICLE III  
PURPOSE - FORMATION AS DEVELOPMENT CORPORATION**

The Corporation is created pursuant to the Development Corporation Act of 1979, Chapter 501 of the Local Government Code, as amended (the "Act"). The Corporation shall, subject only to the limitations provided in the Act, have all the powers and duties of a corporation created under the Act. The Corporation shall be governed by Chapter 505 of the Local Government Code and, to the extent of a conflict between Chapter 505 of the Local Government Code and another provision of the Act, Chapter 505 of the Local Government Code shall prevail. The Corporation is organized exclusively for the purpose of benefiting the City of Brady (the "City") by promoting economic development benefiting the City, including without limitation promoting industrial, manufacturing, commercial, retail and residential development to encourage employment and the public welfare, both within the City limits and areas outside of the City limits which contribute to the economic welfare of the City. The corporation may finance, issue bonds, develop, assist and undertake promotions, programs and projects that are consistent with the purposes and duties provided in the Act.

**ARTICLE IV MEMBERSHIP**

The Corporation shall have no members.

**ARTICLE V  
REGISTERED OFFICE AND AGENT**

The street address of the initial registered office of the Corporation is 201 E. Main St. (PO Box 351) Brady Texas 76825 and the name of its initial registered agent at such address is Peter Lamont, Director of Economic Development or the successor to the Director of Economic Development.

## **ARTICLE VI BOARD OF DIRECTORS**

The management of the affairs of the Corporation is be vested in a Board of Directors, which shall consist of seven (7) persons, appointed by the governing body of the City. Each of such directors shall serve two-year terms and shall serve at the pleasure of the governing body of the City. Three (3) directors of the corporation must be persons who are not employees, officers, or members of the governing body of the authorizing municipality. All directors must either (1) be residents of the City or (2) be residents of McCulloch County, Texas. The names and addresses of the initial Board of Directors are:

	<b>Name</b>	<b>Address</b>	<b>Expiration Date</b>
1.			
2.			
3.			
4.			
5.			
6.			
7.			

## **ARTICLE VII ORGANIZER**

The name and address of the organizer is: The City of Brady, Texas  
Attn: Kim Lenoir, City Manager or the successor to the City Manager  
PO Box 351  
201 E. Main St.  
Brady, Texas 76825

## **ARTICLE VIII NONPROFIT NATURE OF CORPORATION**

No dividends shall ever be paid by the Corporation and no part of its net income or earnings shall inure to the benefit or be distributable to any Director, Officer or other private person, except for the retirement of indebtedness and for the purposes authorized by the Act; provided that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes as set forth in these Articles; and provided that, in the event the Board of Directors of the Corporation shall determine that sufficient provision has been made for the full payment of the expenses, bonds and other obligations of the Corporation issued to finance its public purposes, then, in that event, any net earnings of the Corporation thereafter accruing may be paid to the City. No substantial part of the activities of the Corporation shall

consist of attempting to influence legislation nor shall the Corporation participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of any candidate for public office. Nor shall the Corporation engage in any activities that are unlawful under applicable federal, state or local laws.

## **ARTICLE IX NONDISCRIMINATION**

The Corporation shall not discriminate against any person because of race, creed, color, nationality, sex or place of origin.

## **ARTICLE X APPROVAL BY CITY**

The governing body of the City has, by resolution, specifically authorized the Corporation to act on the City's behalf to further the public purposes stated in the resolution and in this Certificate of Formation. The City's governing body has approved this Certificate of Formation and the Bylaws of the Corporation.

## **ARTICLE XI DISSOLUTION**

Upon dissolution of the Corporation, title to or other interest in any real or personal property then owned by the Corporation shall vest in the City except and unless as authorized by the City.

## **ARTICLE XII INDEMNIFICATION OF DIRECTORS, OFFICERS AND EMPLOYEES**

As provided in the Act, the Corporation is, for the purposes of the Texas Tort Claims Act (Chapter 101, Texas Civil Practice and Remedies Code), a governmental unit and its actions are governmental functions. The Corporation shall indemnify each and every member of the Board of Directors, its officers and its employees and each member of the City Council and each employee of the City, to the fullest extent permitted by law, against any and all liability or expense, including costs and attorneys' fees, incurred by any of such persons by reasons of any acts or omissions that may arise out of the activities of the Corporation. The legal counsel for the Corporation is authorized to provide a defense for members of the Board, officers, and employees of the Corporation.

**DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2018.**

**THE CITY OF BRADY, TEXAS**

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

**Anthony Groves, Mayor  
City of Brady, Texas**

# City Council

## City of Brady, Texas

### Agenda Action Form

<b>AGENDA DATE:</b>	7/3/18	<b>AGENDA ITEM</b>	7.I
<b>AGENDA SUBJECT:</b>	Discussion, consideration, and possible action regarding <b>Resolution 2018-015</b> authorizing the City Manager confirm existing leases and prepare new leases for the replatted lots in the Davee Addition, so the City can proceed to sell the lots at Brady Lake for the appraised values received November 15, 2017.		
<b>PREPARED BY:</b>	Kim Lenoir	<b>Date Submitted:</b>	6/28/18
<b>EXHIBITS:</b>	Resolution November 15, 2017 Appraisal of 24 Lots in Davee Addition Title Opinion		
<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 June 18, the City received an opinion of a clear title by the City the Davee and Dodge Heights Additions from Donald L. Barley, Attorney at Law.</p> <p>The City Council is considering offering for sale the Davee lake lots in accordance with Texas Local Government Code 272.001. Notice of Sale or Exchange of Land by Political Subdivision; Exceptions: 272.001(h) A municipality having a population of 825,000 or less and owning land within 5,000 feet of where the shoreline of a lake would be if the lake were filled to its storage capacity <u>may, without notice or the solicitation of bids, sell the land to the person leasing the land for the fair market value of the land as determined by a certified appraiser. While land described by this subsection is under lease, the municipality owning the land may not sell the land to any person other than the person leasing the land.</u></p> <p>It is recommended that the City Council authorize the City manager to confirm the existing leases and prepare new leases for the newly replatted lots in the Davee Addition, so the City Council can proceed with selling the leased lots.</p>			
<b>RECOMMENDED ACTION:</b>			
Move to approve Resolution 2018-016			

**RESOLUTION NO. 2018-015**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRADY, TEXAS,  
AUTHORIZING THE CITY MANAGER TO CONFIRM EXISTING LEASES AND PREPARE  
NEW LEASES FOR THE REPLATTED LOTS IN THE DAVEE ADDITION, SO THE CITY  
CAN PROCEED TO SELL THE LOTS AT BRADY LAKE FOR THE APPRAISED VALUES  
RECEIVED NOVEMBER 15, 2017 IN ACCORDANCE WITH TEXAS LOCAL  
GOVERNMENT CODE 272.001**

**WHEREAS, the City of Brady, Texas desires to sell the lease lots at Brady Lake Davee Addition  
accordance with the City's Charter and state laws; and**

**WHEREAS, the City Council has replatted the Davee Addition; and**

**WHEREAS, the City Council has received clear title of city-ownership of the Davee Addition; and**

**WHEREAS, the City Council has received a certified appraisal of the lots of the Davee Addition;**

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

**SECTION 1: The City Manager be authorized to confirm existing leases and prepare new leases for  
the lots in the Davee Addition, so the City Council can ultimately sell the leased lots to the  
leaseholders in accordance with Texas Local Government Code, Section 272.001.**

**PASSED AND APPROVED this 3<sup>rd</sup> day of July, 2018**

---

**Anthony Groves, Mayor**

**ATTEST:**

**Tina Keys, City Secretary**

# HALFMANN APPRAISALS

Kevin J. Halfmann, MAI, ARA  
TX-1320469-G

133 W. CONCHO, SUITE 208  
SAN ANGELO, TEXAS 76903  
(325) 655-1278

Please refer to  
our file No.  
R17-0640

December 10, 2017

City of Brady  
Attn: Kim McAdams Lenoir, City Manager  
P.O. Box 351  
Brady, Texas 76825

Re: Appraisal of the 24 lake lots located at Brady Lake in McCulloch County, Texas.

Dear Ms. Lenoir:

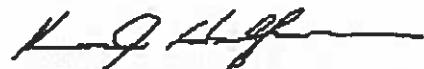
In accordance with your request, I have inspected and appraised the above referenced property. The purpose of this appraisal report was to determine the market value of the surface estate in the subject properties as a whole, as though specified in pastures, and then provide a suggested equitable division of the subject into two tracts. The intended use of this appraisal was to assist in determining an equitable division of the property into two separate properties, with the intended users being the clients and property owners, their accountant, and their legal representative. This report conforms with the requirements of the Uniform Standards of Professional Appraisal Practice.

By reason of my investigation and by virtue of my experience, I have formed the opinion that the combined market value of the subject properties, as of November 15, 2017, was \$80,440 and the individual lot values are as follows:

LOT	VALUE	LOT	VALUE	LOT	VALUE	LOT	VALUE
R1	\$3,650	R7	\$3,460	R13	\$3,210	R19	\$3,130
R2	\$3,540	R8	\$3,370	R14	\$4,690	R20	\$3,090
R3	\$3,350	R9	\$3,360	R15	\$4,680	R21	\$3,520
R4	\$3,670	R10	\$3,360	R16	\$3,160	R22	\$2,610
R5	\$3,390	R11	\$3,370	R17	\$3,010	R23	\$2,570
R6	\$3,360	R12	\$3,330	R18	\$3,020	R24	\$2,540

The following pages contain the data and analyses which, in part, form the basis of my conclusions. Should you have any further questions regarding this data, please do not hesitate to contact this office. I appreciate the opportunity of performing this work for you.

Respectfully submitted,



---

Kevin J. Halfmann, MAI, ARA  
State Certification #TX-1320469-G

**Donald L. Barley**  
Attorney at Law  
P. O. Box 469  
Brady, Texas 76825  
Telephone 325-597-2936  
Fax 325-597-2142

June 18, 2018

Kim Lenoir  
The City of Brady  
Box 351  
Brady, Texas 76825

**Title Opinion**

**DESCRIPTION OF PROPERTY**

Davee Addition to Brady Lake, McCulloch County, Texas; and Dodge Heights Addition to Brady Lake, McCulloch County, Texas.

Dear Mrs. Lenoir:

Pursuant to your request I have made an examination of the Official Public Records in the McCulloch County Courthouse on the above described property from sovereign to July 1, 1969.

I have reviewed various other records, including the Texas General Land Office Map and a plat of the Brady Lake Project prepared by R. L. Barnett, Registered Public Surveyor, in the possession of McCulloch County Abstract & Title, Inc. The plat is not dated, however R. L. Barnett surveyed all the tracts purchased by the City in connection with the Brady Lake Project.

**Davee Addition**

The Davee Addition plat was filed of record in Volume 27, Page 390, Deed Records, McCulloch County, Texas on July 1, 1969.

Title to the Davee Addition is in the City of Brady by virtue of the following Deeds:

A. A Deed from C. W. Wicker to the City of Brady, dated November 17, 1961, recorded in Volume 160, Page 172, Deed Records, McCulloch County, Texas.

B. A Deed from Oscar E. Hurd to the City of Brady, dated November 14, 1961, recorded in Volume 160, Page 132, Deed Records, McCulloch County, Texas.

C. A Deed from Gulf, Colorado and Santa Fe Railway Company, to the City of Brady, dated June 11, 1962, recorded in Volume 162, Page 284, Deed Records, McCulloch County, Texas.

**Restrictions and Easements - Davee Addition**

The portion of the Davee Addition located in Peter Linnartz Survey No. 310, Abstract No. 948 is subject to a stated one-half (1/2) interest in all oil, gas and other minerals reserved in Deed from Violet E. Jeffreys to H. L. Mangrum, dated August 30, 1956, recorded in Volume 146, Page 529, Deed Records, McCulloch County, Texas.

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### **Dodge Heights Addition**

The Dodge Heights Addition was filed of record in Volume 27, Page 383, Deed Records, McCulloch County, Texas on February 18, 1969.

Title to the Dodge Heights Addition is in the City of Brady by virtue of the following Deeds:

A. A Deed from Oscar E. Hurd to the City of Brady, dated November 14, 1961, recorded in Volume 160, Page 132, Deed Records, McCulloch County, Texas.

B. A Deed from Frank Ogden and wife, Julia E. Ogden, to the City of Brady, dated November 14, 1961, recorded in Volume 160, Page 170, Deed Records, McCulloch County, Texas.

C. A Deed from Gulf, Colorado and Santa Fe Railway Company, to the City of Brady, dated June 11, 1962, recorded in Volume 162, Page 284, Deed Records, McCulloch County, Texas.

For your convenience I have enclosed copies of the maps and vesting Deeds noted herein. I apologize for the poor quality of the maps but they are very brittle and the copies were the best that I could make.

### **Emergency Spillway Crest Elevation**

The R. L. Barnett Survey reflects that portions of both Additions might lie below the Emergency Spillway Crest Elevation level of 1762.4 feet above mean sea level. You need to satisfy yourself as to this matter.

### **OWNERSHIP**

Based solely upon the title data examined and subject to the objections and comments of this opinion, it is my opinion that title to the Davee Addition and the Dodge Heights Addition is vested in The City of Brady.

### **LIENS**

Based solely upon my examination of the title data examined I find the following lien existing on the property under examination: None.

### **TAXES**

No tax certificates were obtained and accordingly you should satisfy yourself that all taxes have been paid.

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### **POSSESSION AND SURVEY**

This opinion does not cover the rights of anyone other than the above named record owner who may be in possession of this property, and you should satisfy yourself as to matters of possession as possession by third parties constitutes notice to all persons. Specifically, you need to assure yourself as to any claim of ownership of the lots in such Additions which are occupied by individuals who have leases of such lots with the City of Brady. This opinion does not cover any period of time after the recording of the Plats.

This opinion does not cover the actual location on the ground of the boundary lines or corners of the Additions nor matters of area or size as this would be shown by a proper survey of the property. You should satisfy yourself as to the location of the boundaries of the above described Additions, the area contained within the Additions.

### **RESTRICTIONS AND EASEMENTS**

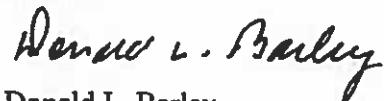
See note above regarding the mineral reservation by Violet E. Jeffreys.

### **OTHER COMMENTS ON CHAIN OF TITLE**

This title opinion has been prepared in reliance upon the validity, accuracy and completeness of the instruments, documents and materials examined as described herein. No examination has been made and no opinion is expressed with regard to matters not included within such material, including but not limited to: forgeries; capacity-competency of parties; matters as would be shown by a survey of the property; unrecorded liens or contracts; homestead rights; delivery and alteration after delivery; fraud, duress or undue influence.

This title opinion is written strictly for the sole use and benefit of the addressee herein and is not a representation of the title to said property to any other persons or firms who may wish to rely on same.

Sincerely,



Donald L. Barley

DLB/skh  
Enc.

# City Council

## City of Brady, Texas

### Agenda Action Form

AGENDA DATE:	7/3/18	AGENDA ITEM	7.J
AGENDA SUBJECT:	Discussion, consideration, and possible action regarding <b>Resolution 2018-016</b> appointing a Council Committee per City Charter Section 3.21, Investigation by the Council; outlining the authority to inquire into a department, agency, specifically the Fire Department and its working relationships with the Brady Volunteer Fire Department, and any other Local or Regional Fire Department, whether volunteer or not, and McCulloch County in accordance with the City's Charter and state or federal laws.		
PREPARED BY:	Kim Lenoir	Date Submitted:	6/28/18
EXHIBITS:	Resolution		
BUDGETARY IMPACT:	Required Expenditure:	\$0.00	
	Amount Budgeted:	\$0.00	
	Appropriation Required:	\$0.00	
CITY MANAGER APPROVAL:			
SUMMARY:	<p>On June 19, City Council discussed in Executive Session a desire to establish a City Council Committee per City Charter Section 3.21, to inquire into the Fire Department and the working relationship with the non-profit Brady Volunteer Fire Department and McCulloch County.</p> <p>The purpose of the Committee shall be to provide information to refine issues related to current and past practices between the Brady Fire Department and the Brady Volunteer Fire Department, including any current or past agreements, whether written or informal relating to funding sources, funding distribution, funding procurement, grants, purchases, and operational structure, including makeup of the Brady Fire Department workforce and personnel overlap with the Brady Volunteer Fire Department, and to report back to the City Council for further guidance.</p> <p>The Committee may provide information to refine issues related to current and past practices between the Brady Fire Department with any other Local or Regional Fire Department, whether volunteer or not, including any Mutual Aid or Interlocal Agreements and the practices thereunder.</p>		
RECOMMENDED ACTION:	Move to approve Resolution 2018-016		

**RESOLUTION NO. 2018-016**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRADY, TEXAS, APPOINTING A CITY COUNCIL COMMITTEE PER CITY CHARTER SECTION 3.21, OUTLINING THE AUTHORITY TO INQUIRE INTO A DEPARTMENT, SPECIFICALLY THE BRADY FIRE DEPARTMENT AND ITS WORKING RELATIONSHIPS WITH THE BRADY VOLUNTEER FIRE DEPARTMENT, ANY OTHER LOCAL OR REGIONAL FIRE DEPARTMENT, AND WITH MCCULLOCH COUNTY.**

**WHEREAS**, the City of Brady, Texas desires to conduct an inquiry into the Fire Department and its working relationships with the Brady Volunteer Fire Department, and any other Local or Regional Fire Department, whether volunteer or not, and McCulloch County in accordance with the City's Charter and state or federal laws; and

**WHEREAS**, the City Council has authority pursuant to City Charter Section 3.21 Investigation by the Council, to inquire into a department or agency;

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

**SECTION 1:** The City of Brady City Council will appoint a committee of Mayor Tony Groves, Council Member Jeffrey Sutton and Council Member Jan Huffman.

**SECTION 2:** The purpose of the Committee shall be to provide issues related to current and past practices between the Brady Fire Department and the Brady Volunteer Fire Department, including any current or past agreements, whether written or informal relating to funding sources, funding distribution, funding procurement, grants, purchases, and operational structure, including makeup of the Brady Fire Department workforce and personnel overlap with the Brady Volunteer Fire Department, and to report back to the City Council for further guidance.

**SECTION 3:** It shall be the further purpose of the Committee to provide information to refine issues related to current and past practices between the Brady Fire Department with any other Local or Regional Fire Department, whether volunteer or not, including any Mutual Aid or Interlocal Agreements and the practices thereunder.

**SECTION 4:** It shall be the further purpose of the Committee to define any perceived issues related to current and past practices between the Brady Fire Department and any other local agency whether governmental or not.

**PASSED AND APPROVED** this 3<sup>rd</sup> day of July, 2018.

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Anthony Groves, Mayor

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

Quarterly Report: April 2018 – June 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 -**

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

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

Year	Revenue 30-4-25-685.01	Expenditures 30-5-25-285.01	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	\$311.12	\$16,260.66	\$1,988.00

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	\$53,055.75	\$1,078,807.90	

## CITY OF BRADY

## SEWER TREATMENT DIVISION

### Contract Assignments -

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

<u>PHASE I ENGINEERING SERVICES</u>		<u>PHASE II ENGINEERING SERVICES</u>	<u>PHASE III ENGINEERING SERVICES (100%)</u>	
Original Contract Commitment	= \$ 381,410.50	Basic Services: Permits & Environmental	\$ 136,590.00	
Contract Amendment 12-10-2015	= (\$ 41,438.00)	Basic Services: Preliminary Design	\$ 34,301.00	
Current Contract Commitment	= \$ 339,972.50	Special Services: Survey	\$ 939,692.00	
		Special Services: Geotechnical	\$ 33,862.00	
			<u>\$ 1,007,885.00</u>	
			Spcl. Svcs: Survey Services	\$ 1,575.00
			Spcl. Svcs: Geotechnical	\$ 49,130.00
			<u>\$ 1,058,560.00</u>	
<b>Final Contract Amount</b>	<b>= \$ 319,825.17</b>	<b>Add Services – Sensitivity Analysis</b>		
		<b>Final Contract Amount:</b>		
			<b>\$763,170.62</b>	

### Status -

FNI 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 correspondence and conferencing between FNI and city staff the following opinion of preliminary cost tabulation was derived and included in the TWDB - SFY 2019 Funding Application as a Project Information Form or PIF No. 12744:

<u>OPINION OF PRELIMINARY PROBABLE COST (OPPC)</u>	
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>

### Current milestone dates -

Midpoint Design Documents - July 31, 2018  
90% Design Plans - Nov. 15, 2018  
TWDB Approval for Bid - April 30, 2019

## CITY OF BRADY

## WATER TREATMENT DIVISION

Quarterly Report: April 2018 – June 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	Ending Balance	Expenditures	Revenues	Ending Balance	Expenditures	Revenues	Ending Balance
2013-2014	0.00	0.00	\$0.00	0.00	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	196,246.00	\$350,000.00	\$153,754.00	0.00	0.00	\$0.00
2015-2016	\$938,380.00	\$122.30	\$736,105.69	\$292,237.59	0.00	\$6,200.00	153,754.00	0.00	0.00	0.00	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	0.00	0.00	0.00	\$0.00
2017-2018	\$31,500.00	\$1,853.45	\$315,494.11	0.00	0.00	\$7.97	0.00	0.00	0.00	0.00	0.00	\$0.00

### Current Status -

#### DESCRIPTION

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

<u>OPINION OF PRELIMINARY PROBABLE COST</u>	
TOTAL	\$28,717,000.00
	\$27,649,000.00
	\$ 744,000.00
	\$ 185,000.00
	\$ 139,000.00

**CITY OF BRADY****WATER TREATMENT DIVISION**

Significant developments from TWDB were announced on April 16, 2018. TWDB Members received direction from TWDB staff on the allocation of the remaining EDAP funds of approximately \$53,000,000. An outcome of public discussions and board member's direction to TWDB staff the following summary of action is in effect: *Remaining bonding authority is estimated at approximately \$53.5 million. The Executive Administrator is recommending that each project may receive no more than 25% from the remaining capacity, or \$13,375,000. EDAP applications will be accepted through July 18, 2018.* e-HT has re-focus their efforts to meet the July 18, 2018 application deadline.

**TWDB Approved Budget Outlay Template -**

<b>Budget Brady, City of</b>		<b>Project #: 10447</b>	<b>Loan/Grant #: G10000424 EDAP</b>				
<b>Budget Category</b>	<b>ORIGINAL Board Approved Budget at Commitment (03/26/15)</b>	<b>Closing Memo (06/08/15)</b>	<b>Adjusted Budget (02/25/16)</b>	<b>Adjusted Budget (10/13/16)</b>	<b>Adjusted Budget (02/16/17)</b>	<b>Adjusted Budget (05/04/18)</b>	<b>CURRENT BUDGET</b>
Design	710,000.00	1,420,000.00	1,448,000.00	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	50,000.00
Permits	12,500.00	25,000.00	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	25,000.00
Surveying	45,000.00	75,000.00	75,000.00	75,000.00	90,000.00	126,363.39	126,363.39
Bond Counsel	10,000.00	20,000.00	10,000.00	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	22,198.20
Administration	15,000.00	27,000.00	27,000.00	54,000.00	70,038.41	97,038.41	97,038.41
Contingency	67,000.00	138,000.00	121,401.80	94,401.80	53,363.39	0.00	0.00
Fiscal/legal	0.00	2,000.00	400.00	400.00	10,400.00	400.00	400.00
<b>TOTALS</b>	<b>\$ 902,000.00</b>	<b>\$ 1,804,000.00</b>	<b>\$ 1,804,000.00</b>	<b>\$ 1,804,000.00</b>	<b>\$ 1,804,000.00</b>	<b>\$ 1,804,000.00</b>	<b>\$ 1,804,000.00</b>

## CITY OF BRADY

## PROJECT STATUS REPORT

Quarterly Report: April 2018 – June 2018

### Old Power Plant Site – Closure

TCEQ Docket No.: 1996-1637-IHW-E

SOAH Docket No.: 582-96-2370

TCEQ Customer No.: CN600249866

Regulated Entity No: 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 (APAR)** 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).
  - As explained above on June 18, 2018 Apex-TITAN submitted to TCEQ the APAR document and Attachment 1 is a description of the APAR conclusions.

### Assignments –

### Purchase Order No. 14-02134, \$19,300.00 APAR Development & Submission & Response Action Plan

Apex-TITAN, Inc.  
6410 Southwest Boulevard, Ste. 104  
Fort Worth, TX 76109  
[www.apexcos.com](http://www.apexcos.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

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

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
<b>TOTALS</b>	<b>\$201,377.61</b>		

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
2017-2018	\$8,752.88	\$25,000.00	\$35,000.00
<b>TOTALS</b>	<b>\$344,947.34</b>		

**ATTACHMENT 1****Conclusions and Recommendations**

Use this section to summarize the major activities conducted, results, and conclusions of the assessment and to briefly discuss the recommended response actions.

**Assessment Results**

Recent soil confirmation sampling demonstrates that historical petroleum sources in soil have been substantially removed over the project history. No TPH residential assessment levels were exceeded in the upper 12 feet of the soil column in either former source area. The TPH residential assessment level and critical protective concentration level was exceeded in a single sample collected in the former diesel fuel system area. Sample density is sufficient to demonstrate limited lateral extent of the soil TPH PCLE zone. The uniformity of TPH affected soil at a depth of 15 feet in both source areas indicate TPH distribution at and below this depth is related to groundwater media.

Annual groundwater monitoring demonstrates that TPH and LNAPL affected areas are stable. There are no receptors on the affected property.

**NAPL Discussion**

Residual LNAPL occurs in contact with Class 2 groundwater in each of the two source areas on the property. LNAPL measurements are commonly at or less than 0.01 foot except when water table levels drop significantly. Twenty years of monitoring history demonstrate that the LNAPL occurs in a residual state and that lateral migration is not a significant threat at the property.

**Response Actions and Recommendations**

LNAPL dispersed in saturated media at the property is not recoverable. Under such conditions, Remedy Standard B is the more reasonable strategy to reach technical goals of the Agreed Judgement. A Plume Management Zone will be proposed for affected property in a Response Action Plan.

terms: TPH – Total Petroleum Hydrocarbons, LNAPL – Light Non-Aqueous Phase Liquid, PCLE – Protective Concentration Level Exceedance

## CITY OF BRADY

## PROJECT STATUS REPORT

### Quarterly Report: April 2018 – June 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. 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.

TxDOT Brownwood District information –



## CONTRACTOR'S ESTIMATE PACKAGE

REPORT DATE: 06/11/18

CONTRACT ID: 0128040435  
PROJECT: STP 2017(458)  
CONTRACT: 01183224  
AWARD AMOUNT: \$8,577,352.87  
PROJECTED AMOUNT: \$8,846,952.87  
ADJ. PROJECTED AMOUNT: \$8,846,952.87  
CONTRACTOR: BIG GREEK CONSTRUCTION, LTD.

ESTIMATE NUMBER: 0001  
ESTIMATE PAID:  02/14/2018 to 05/31/2018  
ESTIMATE PERIOD: PROG 8.56  
ESTIMATE TYPE: % COMPLETE: 2.24  
% TIME USED: 0.00  
% RETAINAGE: 0.00

RECAPITULATION

	TOTAL TO DATE	PREV TO DATE	THIS ESTIMATE
ITEM EARNINGS	\$757,630.34	\$0.00	\$757,630.34
PARTICIPATING	\$0.00	\$0.00	\$0.00
NON-PARTICIPATING	\$757,630.34	\$0.00	\$757,630.34
RETAINAGE	\$0.00	\$0.00	\$0.00
LIQUIDATED DAMAGES	\$0.00	\$0.00	\$0.00
INCENTIVE	\$0.00	\$0.00	\$0.00
DISINCENTIVE	\$0.00	\$0.00	\$0.00
OTHER ADJUSTMENTS	\$0.00	\$0.00	\$0.00
PAID TO CONTRACTOR	\$757,630.34	\$0.00	\$757,630.34

## CONTRACT ADJUSTMENTS THIS ESTIMATE

ADJUSTMENT DESCRIPTION:   
ADJUSTMENT AMOUNT:   
REMARKS:

\*\*\*There are no Contract Adjustments for this estimate\*\*\*

## LINE ITEM ADJUSTMENTS THIS ESTIMATE

ADJUSTMENT DESCRIPTION:   
ADJUSTMENT AMOUNT:   
REMARKS:

\*\*\*There are no Line Item Adjustments for this estimate\*\*\*

CERTIFIED AS CORRECT AND ONE COPY HAS BEEN GIVEN TO THE CONTRACTOR

AREA/PROJECT ENGINEER \_\_\_\_\_

DATE \_\_\_\_\_

Quarterly Report: April 2018 – June 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.

Project placed into service on or about May 29, last month. Job accepted as complete on June 18, 2018.

**Contract Assignments –**

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

Quarterly Report: April 2018 – June 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 and anticipated pump delivery is June 29, 2018.

**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:	75%

**CITY OF BRADY****ELECTRIC DISTRIBUTION DIVISION****Quarterly Report: April 2018 – June 2018****Project Status Report, Wall Street O.H. Power Line Replacement****Descriptions and Summaries -**

Description	Budgeted Amount	Contractor – Labor & Equipment	Material	Comment
Wall Street O.H. Replacement	\$215,000.00	PO#14-02103	PO#14-02100	Complete. Remaining poles along street is communication company.
Wall Street O.H. Replacement		\$55,339.88	\$43,809.17	
Wall Street O.H. Replacement	Final Amount [overage]	\$65,014.78 [\$9,701.90]	\$44,910.21 [\$1,218.04]	
P#4 – 3 150A Step-Regulators on Airport Feed	\$63,000.00	PO# not assigned	PO#14-02110	Delayed. Decision is based on outcome of an associated engineering plan.
P#4 – 3 150A Step-Regulators on Airport Feed		\$5,453.25	\$45,740.18	
P#9 – Add Recloser at WWTP	\$37,000.00	Delayed. This improvement related to the future WWTP replacement project.		
#n/a – Add Three Air-Switches	\$15,000.00	PO# not assigned	PO#14-02130	Expect remobilization on or about July 16, 2018.
#n/a – Add Three Air-Switches		\$7,270.56	\$6,258.00	
P#5 – Install 3-Phase Tie-Switches	\$14,600.00	Delayed. In anticipation of future N Walnut St. O.H. power line improvement (FY2019)		
		PO#14-02132	PO#14-02126	Expect remobilization on or about July 16, 2018.
P#8 – Replace Recloser, 17 <sup>th</sup> St. near Church St.	\$15,000.00	\$1,442.81	\$19,565.00	
P#11 – Add 3-Phase Recloser, 6 <sup>th</sup> St. & 11 <sup>th</sup> St.	\$12,000.00	\$1,442.81	\$19,565.00	
P#10 – Install Single Phase Recloser N Side of Lake Dam	\$6,000.00	\$738.72	\$3,796.00	
P#7 – Reconducto Feeder at S Substation (SUBSTITUTION)		No PO# assigned.	Material already on hand by city.	
	\$1,400.00	\$2,181.30	n/a	

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

<b>Project Status Report:</b>	<b>Brady Lake Boating Access Grant</b>	<b>July 2018</b>
	<b>Grant Project Deadline:</b>	<b>June 30, 2019</b>
<b>Budget Information:</b>		
	<b>TPWD Funds:</b>	<b>\$127,238.00</b>
	<b>COB:</b>	<b>\$ 42,413.00</b>
	<b>TOTAL:</b>	<b>\$169,651.00</b>
<b>Expenditures:</b>		
	<b>KSA Planning and Design:</b>	<b>\$ 17,317.50</b>
	<b>Weststar Construction:</b>	<b>\$100,000.00</b>
<b>Contract Assignments:</b>		
<b>Engineer:</b>	<b>KSA Contracted:</b>	<b>June 16, 2014</b>
<b>Contractor:</b>	<b>Weststar Construction – Boat Ramps</b>	<b>March 15, 2016</b>

**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 Weststar 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 Weststar 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 granted an extension of 1 year until June of 2019 to complete the project in case the lake lowers to a level sufficient to complete the project.

<b>Start Date / Completion Date:</b>	
<b>Planning Start:</b>	<b>June 2014</b>
<b>Design Completion:</b>	<b>October 2015</b>
<b>Major Activities:</b>	
<b>Corps Permit Received:</b>	<b>November 14, 2014</b>
<b>Plans Submitted to TPWD Review:</b>	<b>September 11, 2015</b>
<b>TPWD Approval of Plans:</b>	<b>September 18, 2015</b>
<b>U.S. Fish and Wildlife Approval:</b>	<b>September 22, 2015</b>
<b>Grant Acceptance Signed:</b>	<b>September 22, 2015</b>
<b>Project Bid September:</b>	<b>November 4, 2015</b>
<b>Bids Opened:</b>	<b>December 16, 2015</b>
<b>Project Rebid:</b>	<b>February 3, 2016</b>
<b>Bids Opened:</b>	<b>March 2, 2016</b>
<b>Bid Awarded to Weststar Construction:</b>	<b>March 15, 2016</b>
<b>Change Order #1 Signed:</b>	<b>June 21, 2016</b>
<b>Dock Plan and Material Submittal Approval:</b>	<b>November 28, 2016</b>
<b>Boat Dock Construction Begins:</b>	<b>January 3, 2017</b>

**CITY OF BRADY**

**COMMUNITY SERVICES DEPARTMENT**

Walk-Through with Project Engineer:  
Extension granted by TPWD

January 20, 2017  
June 25, 2018

**Next Steps:**

Review by TPWD:

June 2018

**CITY OF BRADY****COMMUNITY SERVICES DEPARTMENT****Project Status Report:      Brady Lake Fish House Redevelopment Project    July 2018****Budget Information:**

Brady Economic Development Corporation (BEDC)	\$ 65,256.00
City of Brady	\$ 7,000.00

**Expenditures:**

BEDC Funds to Date for Fish House:	\$ 62,383.70
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**Contract Assignments:**

Engineer:	KSA Contracted:	June 16, 2014
Contractor:	Docks of Texas – Fish House	

**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 received and the structure insulated. Welding of the ramp and installation of the flotation should be completed in July. 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:**

Planning Start:	June 2014
Design Completion:	October 2015

**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
Spray Foam Installed	June 2018

## **CITY OF BRADY**

## COMMUNITY SERVICES DEPARTMENT

Welding of Ramp begun

June 2018

## Next Steps:

## Installation of Floatation

July 2018

## Permanent Anchoring of Fish House

July/Aug 2018

### Complete New Fish House:

**CITY OF BRADY****COMMUNITY SERVICES DEPARTMENT****Project Status Report:** **Richards Park Improvements Grant** **July 2018****Grant Project Deadline:** **June 30, 2019****Budget Information:**

TPWD Funds:	August 20, 2015	\$ 400,000.00
COB:		\$ 941,850.00
U.S. Silica Donation:		\$ 10,000.00
Humana Health Care Grant:		\$ 1,000.00
<b>TOTAL:</b>		<b>\$1,352,850.00</b>

**Expenditures:**

Luck Design Group	\$ 72,296.00
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**Contract Assignments:****Landscape Architect:** **Luck Design Group:** **February 7, 2017**

**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. A Town Hall Meeting was held June 19, 2017 for public input. Approximately 10 people plus staff and two Council members attended.

Design work was completed in April and in May the project was released for bid. Three companies submitted bids with Westar Construction of Georgetown being the low bid. Bids were all over budget so a town hall was held on June 19, 2018 to determine priorities. Council directed staff to proceed with a construction budget of \$1,260,000. Staff has been working with the Landscape Architect to reduce costs and will bring a final bid and overall price to Council on July 3, 2018

**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

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

Design Completed	February 2018
Project Bid	May 2018
Town Hall Meeting	June 19, 2018

**Next Steps:**

Award Bid	July 2018
Begin Construction:	July 2018
Complete Construction:	February/March 2019

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

**Project Status Report:** **Willie Washington Park Improvements** **July 2018**

Grant Project Deadline: **June 30, 2019**

**Budget Information:**

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

**Expenditures:**

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

**Contract Assignments:**

**Construction:** **T. F. Harper & Associates, L.P.** **March 28, 2017**

**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 overhead electrical, underground and installed new lights. Staff has met with the irrigator and installation is scheduled for September. 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
Begin Construction/Remove Equipment:	May 2017

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

Playground/Benches/shade Installed: June/July 2017  
Electrical moved underground December 2017

**Next Steps:**

Install Irrigation: September 2018  
Install Landscaping September 2018  
Dedication October 2018

**CITY OF BRADY****COMMUNITY SERVICES DEPARTMENT****Project Status Report:** Stanburn Park Improvements July 2018

Project Deadline: Fall 2018

**Budget Information:**

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

**Expenditures:**

Playground T.F. Harper \$ 29,999.85

**Contract Assignments:**

<b>Engineer:</b>	Not Required
<b>Contractor:</b>	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

**Next Steps:**

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

**CITY OF BRADY****COMMUNITY SERVICES DEPARTMENT****Project Status Report:****Brady Creek Trail Project****July 2018****FINAL REPORT**

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>
<u>TOTAL:</u>	<u>\$333,100.00</u>

**Expenditures:**

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

<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
Construction Completed	June 30, 2017

**CITY OF BRADY****COMMUNITY SERVICES DEPARTMENT****Major Activities:**

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:	August 2018
Dedication:	September 2018

**CITY OF BRADY****COMMUNITY SERVICES DEPARTMENT****Project Status Report:****Curtis Field Airport Master Plan**  
Grant Project Deadline:**July 2018**  
August 31, 2019**Budget Information:**

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

**Expenditures:**

COB	\$19, 935.00
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**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:**

Planning Advisory Committee Meeting

July 2018

**CITY OF BRADY****COMMUNITY SERVICES DEPARTMENT****Project Status Report:** **G. Rollie White Complex Steering Committee** **July 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.

**Start Date / Completion Date:**Planning Start: **June 2017****Major Activities:**

<b>Inaugural Meeting:</b>	<b>June 29, 2017</b>
<b>Tours of Similar Facilities:</b>	<b>July 20-21, 2017</b>
<b>Application to GRW Foundation for Master Plan Grant</b>	<b>August 11, 2017</b>
<b>Began Process of Forming a 501(c)3</b>	<b>January 2018</b>
<b>Met with Architect to Begin Master Plan Process</b>	<b>February 28, 2018</b>
<b>Contract with Architect for Master Plan</b>	<b>May 2018</b>
<b>Articles of Incorporation for Friends Of G. Rollie White</b>	<b>June 2018</b>

**CITY OF BRADY**

**COMMUNITY SERVICES DEPARTMENT**

**Next Steps:**

Finalize 501(c)3  
Complete Master Planning Facility

TBD  
August 2018

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

**Project Status Report:** **Activity Center Renovation Project** **July 2018**

Project Deadline: **TBD**

**Budget Information:**

<b>COB:</b>	<b>\$96,600.00</b>
<b>McCulloch County</b>	<b>\$50,000.00</b>
<b>Senior Advisory Committee</b>	<b>\$60,000.00</b>

**Expenditures:**

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

**Contract Assignments:**

**Architects:** **EIKON 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. EIKON 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 EIKON was expanded to include full plans, specifications and bid documents. These plans include a commercial kitchen to support the Senior Lunch program. EIKON 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 was notified on June 22, 2018 that the City of Brady was being invited to apply for the Community Development Block Grant Community Enhancement Fund (CDBG-CEF) program based on a Letter of Interest submitted in May 2018. The City will be selecting a third party grant writer/administrator to oversee the grant proposal and if selected, the administration as these grants are extremely comprehensive in their reporting requirements.

**Start Date / Completion Date:**

**N/A**

**Major Activities:**

<b>Purchased Southward Cafeteria:</b>	<b>2015</b>
<b>Contracted with EIKON for conceptual</b>	
<b>Design</b>	<b>2015</b>
<b>Contracted with EIKON full design</b>	<b>February 7, 2016</b>

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

Plan review	August 2017
CDBG-CEF Grant Notification	June 2018

**Next Steps:**

Select Grant Writer/Administrator	July 2018
CDBG-CEF Grant Application	October 2018
Budget Allocation	TBD
Construction	TBD



## MEMORANDUM

July 3, 2018

**To:** City Council

**From:** Kim Lenoir, City Manager

**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  $\frac{1}{2}$  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. DH replat needs to 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. Donald Barley has confirmed that the City has clear title on both subdivisions. Staff is recommending Council action on selling lots in the Davee Addition.

On April 17, City Council met in a Work Session to review proposed replatting. The Dodge Heights replat has been more difficult to replat, with the probability of several homes on less than a  $\frac{1}{2}$  acre tract. The goal is to have the Dodge Heights replat and staff recommendations scheduled in August 2018.

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

### Next Steps:

- Davee – File final plat. Council to consider authorizing 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 sale.
- City Council may review lease rates for Dodge Heights during Budget Work Sessions.
- City Council will have a work session in August to discuss replatting plans and selling lots.



## MEMORANDUM

July 3, 2018

**To:** City Council  
**From:** Kim Lenoir, City Manager  
**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 record keeping 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 (some lease lot owners have boat docks). Staff has received new contracts and pictures of 40 boat docks; 3 accounts are currently inactive.

The building official is reviewing the docks on-site and will prepare a list of docks not claimed and in need to removal or demolition. Fee for an annual boat dock permit is \$25.

### 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.

New residents at the lake are requesting new docks. Staff would like Council to adopt new rules before new docks are allowed.



## MEMORANDUM

July 3, 2018

**To:** City Council

**From:** Kim Lenoir, City Manager

**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 3 years the Mays Vet building on the San Angelo Highway for a 72-hour stray hold facility. That lease expires November 2018.

During the 2017 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 Mudualistic 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.

The GRW Steering Committee has completed a site plan for future development of the GRW Site and are requesting that the site be relocated. Staff is now looking at other locations with a long range plan to develop a permanent facility.

**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 a new budget and direction for a permanent facility.

JOHN CORNYN  
TEXAS

## United States Senate

WASHINGTON, DC 20510-4305

July 4, 2018

Dear Fellow Texans:

Happy Independence Day!

As we celebrate our great nation's 242<sup>nd</sup> birthday with pomp and circumstance among family, friends, and fireworks, let us take a moment to reflect on what it is we are so lucky to be celebrating.

On July 4, 1776, the thirteen original colonies defiantly declared their independence. Our Founding Fathers set forth to implement their vision of a nation built upon the consent of the governed, where all are equal and endowed with unalienable rights of life, liberty, and the pursuit of happiness.

From the Declaration of Independence, a free America was born.

But as President Woodrow Wilson said nearly 140 years later, "the American Revolution was a beginning, not a consummation."

His words still ring true today, nearly two and a half centuries into our nation's history. Americans have continued to strive for a freer, more perfect union. As your United States Senator, I have pledged to represent Texans following the ideals of the Declaration of Independence.

Together, we will continue on the path to greater freedom and liberty for all. And as we do so, it is only fitting that every July 4<sup>th</sup> we pause to celebrate what makes America so great.

May God bless you, may He bless the Great State of Texas, and may He continue to bless the United States of America.

Sincerely,



JOHN CORNYN  
United States Senator