

BRADY
THE CITY OF
TEXAS

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.

CITY OF BRADY COUNCIL AGENDA REGULAR CITY COUNCIL MEETING JULY 17, 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 17, 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.

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."

Approval of Minutes for Regular and Work Session Meetings on July 3, 2018.

5. PRESENTATION:

Financial Report - Quarter 3 of the FY 2017-2018 Budget

6. PUBLIC HEARING AND INDIVIDUAL CONCERNS:

Call for continuation of Public Hearing from 4-17-18 to 8-21-18 to receive comments to authorize abatement of dilapidated structures at 102 West Shore Drive, of the Simpson Lake Subdivision, Block 4, Lot 13.

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 authorizing City staff to rebid the Richards Park Baseball Fields Renovation and TPWD Grant Project.
- B. Discussion, consideration, and possible action regarding **second and final reading of Ordinance 1245** to adopt a Distributive Generation (DG) Ordinance.
- C. Discussion, consideration, and possible action regarding **second and final reading of Ordinance 1253** of the City of Brady amending the Electric Rate Ordinance to include Distributed Generation (DG) Rates and other items.
- D. Discussion, consideration, and possible action regarding final **Demolition Order 2018-23** for 607 East 2nd Street (Public Hearing held 12/19/17).
- E. Discussion, consideration, and possible action regarding final **Demolition Order 2018-25** for 1112 South Willow (Public Hearing held 10-17-17).
- F. Discussion, consideration and possible action regarding **Demolition Order 2018-26** in accordance with the Code of Ordinances Section 3.207 to authorize demolition of dilapidated structure(s) at 506 Crothers.
- G. Discussion, consideration and possible action regarding **Demolition Order 2018-29** in accordance with Code of Ordinances Section 3.207 to authorize abatement of dilapidated structures at 217 Melvin in Dodge Heights Subdivision, Block 1, Lot 11 (Public Hearing held 4-17-18).
- H. Discussion, consideration and possible action regarding **Demolition Order 2018-30** in accordance with Code of Ordinances Section 3.207 to authorize abatement of dilapidated structures at 219 Melvin, of the Dodge Heights Subdivision, Block 1, Lot 12 (Public Hearing held 4-17-18).
- I. Discussion and summary of City Council action and if procedures and processes worked.

8. STAFF REPORTS

- A. 2nd Quarter Reports for Public Safety: Grant(s) Status Reports
- B. June Monthly Activity Reports – Sales Tax Receipts, Utility Reports, Hotel/Motel Occupancy Tax (HOT) Receipts, Seniors, Golf, BPD, BVFD Expense Report, Animal Control, Airport, Code Enforcement, Chronic Code Complaints, and Structures Inhabited without Utilities
- C. Status Report – ERCOT Transmission Operator Compliance - Call Center Implementation
- D. Upcoming Special Events/Meetings:
Summer Farmer's Market – Saturdays on The Square, 9:00 a.m. – 11:00 a.m.
July 19 – Movies at the Swimming Pool – Moana
July 21 – 7am – 1st Hotter than Heck .5K Fun Run – Brady West / Chamber of Commerce

August 4 – 7am - Texas 4000 5K Fundraiser – Bulldog Stadium

E. Upcoming City Calendar:

- July 18 – 11:30am Chamber of Commerce - Good News Luncheon – Civic Center
- 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 (Type A) 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.

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.

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 Work Session Meeting on Tuesday, July 03, 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, Electric Superintendent Joe Solis, and City Secretary Tina Keys.

1. Call to Order, Roll Call and Certification of a Quorum

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

2. Review Richards Park Ball Field Renovation Project grant, budget, and construction estimates

Peter Lamont presented. Council and staff went over ballfield renovation options.

3. 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.

Steven Miller presented.

4. Review additions and changes to Rates and Charges relating to Electrical Regulations to city ordinance including D.G. services.

Lisa Remini presented.

5. Adjournment

There being no further business, the Mayor adjourned the meeting at 5:32 p.m.

Mayor Anthony Groves

Attest: _____
Tina Keys, City Secretary

STATE OF TEXAS

COUNTY OF McCULLOCH

CITY OF BRADY

The City Council of the City of Brady, Texas met in a Regular Meeting on Tuesday, July 03, 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, Code Enforcement Officer Walter Holbert, City Attorney Sarah Griffin, and City Secretary Tina Keys. Also in attendance were Glen Swaney, Michele Derrick, Heather Jo Ashton, Brian Crabb, Michael Whitworth, Destiny Byrd, Sondra Turner, Sammi Sanchez, Erin Betts, Bill Spiller, Jamey Boyd, Damon Boyd, Tony Cook, Erin Corbell, Sheryl Whitworth, Jason Valdez, Annita Ellison, Becky Boyd, Jeff Bedwell, Virgil Webb, Taylor Hoffpauir, Robbie Betts, Don Miller and Shelly Perkins.

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

Mayor Groves called the meeting to order at 6:00 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

Glen Swaney – Simpson Lake Club streets need work and they also need stop signs and speed limit signs.

4. CONSENT AGENDA

A. Approval of Minutes for Regular and two Work Session Meetings on June 19, 2018

Council Member Sutton moved to approve the Consent Agenda. Seconded by Council Member Garza. All Council Members voted "aye" and none "nay". Motion passed with a 5 – 0 vote.

5. PRESENTATIONS

There were no presentations.

6. PUBLIC HEARINGS AND INDIVIDUAL CONCERNs

There were no public hearings.

7. INDIVIDUAL CONCERNs

- A. Discussion, consideration, and possible action regarding adding to Fiscal Year 2018-2019 the expense of \$536,400 for Richards Park Ballfield Renovation Project. Lisa Remini presented. Item was tabled until after next discussion item. Item was brought back up and Council Member Garza moved to approve. Seconded by Council Member Griffin. Two Council Members voted "aye" with Huffman, Sutton and Davis voting "nay". Motion failed with a 2 - 3 vote.
- B. Discussion, consideration and possible action regarding awarding award of the low bid for Richards Park Ballfield Renovation Project to Westar of \$1,0690,996.25. Peter Lamont presented. Council Member Garza moved to accept the bid. It was explained that we do not have the money to award the bid. Council Member Sutton moved to reject the bid. Seconded by Council Member Huffman. Three Council Members voted "aye" and two Council Members Garza and Griffin voting "nay". Motion passed with a 3 - 2 vote. Council Member Griffin moved to direct staff to come up with a plan to utilize the \$811,000. Seconded by Council Member Davis. Four Council members voted "aye" with one, Council Member Sutton, voting "nay". Motion carried with a 4 – 1 vote.

- C. Discussion, consideration and possible action regarding second and final 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 second and final reading of Ordinance of 1254. Seconded by Council Member Davis. Four Council Members voted "aye" and one Council Member, Griffin, voting "nay". Motion passed with a 4 - 1 vote.
- D. Discussion, consideration and possible action regarding second and final reading of Ordinance 1255 to amend FY2018 Budget (\$75,000) for municipal purposes, Security and Computer Upgrades due to comprehensive security needs assessment study. Lisa Remini presented. Council Member Sutton moved to approve the second and final reading of Ordinance 1255. Seconded by Council Member Huffman. All Council Members voted "aye" and none "nay". Motion passed with a 5 - 0 vote.
- E. 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 Davis moved to approve. Seconded by Council Member Sutton. 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 1253 of the City of Brady amending the Electric Rate Ordinance to include Distributed Generation (DG) Rates and other items. Lisa Remini presented. Council Member Davis moved to approve. Seconded by Council Member Huffman. All Council Members voted "aye" and none "nay". Motion passed with a 5 - 0 vote.
- G. Discussion, consideration, and possible action regarding appointing members to the new Brady Type B Economic Development Corporation and members to a one-year advisory Type B-EDC task force. Peter Lamont presented. Mayor Groves nominated all 8 applicants including 5 current Type A EDC members Jason Valdez, Don Miller, Lauren Bedwell, Michele Derrick and Erin Betts as well as Amy Greer, MaKenna vander Merwe and Billie Davis. Council Member Huffman moved to appoint the 5 members who are currently on the Type A EDC board. Seconded by Council Member Davis. All Council Members voted "aye" and none "nay". Motion passed with a 5 - 0 vote. Council Member Griffin moved to approve Amy Greer as director for the 6th position. Seconded by Council Member Huffman. Four Council Members voted "aye" and one Council Member Garza was opposed. Motion passed with a 4-1 vote. Council Member Huffman moved to approve appointing Billy Davis. Seconded by Council Member Davis. All Council members voted "aye" and none voted "nay". Motion passed with a 5 - 0 vote. Council Member Huffman moved to delay appointing a task force. Seconded by Council Member Davis. All Council Members voted "aye" and none voted "nay". Motion passed with a 5 - 0 vote.
- H. Discussion, consideration, and possible action regarding Articles of Incorporation for the new **Brady Type B Economic Development Corporation**. Peter Lamont presented. Council Member Davis moved to approve the Articles of Incorporation. Seconded by Council Member Griffin. All Council Members voted "aye" and none "nay". Motion passed with a 5 - 0 vote.
- I. Discussion, consideration, and possible action regarding **Resolution 2018-015** 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. Kim Lenoir presented. Council Member Griffin moved to approve Resolution 2018-015. Seconded by Council Member Sutton. All Council Members voted "aye" and none "nay". Motion passed with a 5 - 0 vote.
- 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. Kim Lenoir presented. Council Member Griffin moved to approve Resolution 2018-016. Seconded by Council Member Davis. All Council Members voted "aye" and none "nay". Motion passed with a 5 – 0 vote.

K. Discussion and summary of City Council action and if procedures and processes worked. There were no comments.

Council Member Davis left the meeting at 7:56pm.

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:** 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 – 92nd 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 – 1st Hotter than Heck .5K Fun Run

- F. **Upcoming City Calendar:**

July 4 – 242nd 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

10. EXECUTIVE SESSION

The City Council of the City of Brady adjourned at 8:06 p.m. to go 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.

Executive Session was opened at 8:33 p.m.

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

No action.

12. ADJOURNMENT

There being no further business, the Mayor adjourned the meeting at 8:34 p.m.

Mayor Anthony Groves

Attest: _____
Tina Keys, City Secretary

City Council

City of Brady, Texas

Agenda Action Form

AGENDA DATE:	7-17-2018	AGENDA ITEM	5.A
AGENDA SUBJECT:	Quarter 3 of the Fiscal Year 2017-2018 Budget		
PREPARED BY:	Lisa Remini	Date Submitted:	7-12-2018
EXHIBITS:	Quarter 3 Financial Report as of June 30, 2018 Fund Balance and Cash Reconcilement Investment Activity Operating Cash /Utility Billing History		
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY MANAGER APPROVAL:			
SUMMARY:	<p>Financial Reports for the third quarter (75%) of FY 18 have been emailed to you for review and placed on the website for public view.</p> <p>Total Sales Tax collections are exceeding budget projections and are on track to reach approximately \$1,000,000 by fiscal year end.</p> <p>78% Revenues and 65% Expenditures budgeted have been recorded for a net revenue over expenditure position of \$1,063,134 as of 6-30-18.</p>		
RECOMMENDED ACTION:	<p>This item is for discussion purposes only.</p>		

CITY OF BRADY
 MONTHLY FINANCIAL REPORT
 AS OF: JUNE 30TH, 2018

75.00% OF FISCAL YEAR

CURRENT BUDGET	YEAR TO DATE ACTUAL	YEAR TO DATE	
		% TO DATE	PRIOR YEAR

BEGINNING FUND BALANCE &

NET WORKING CAPITAL	13,668,169.01	13,668,169.01	14,849,387.31
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REVENUES

10 -GENERAL FUND	7,486,621.00	6,234,728.01	83.28	6,145,752.69
20 -ELECTRIC FUND	7,771,810.00	5,435,550.82	69.94	5,866,519.79
30 -WATER / SEWER FUND	5,994,000.00	5,157,922.30	86.05	1,329,561.66
40 -GAS FUND	1,220,000.00	1,099,048.28	90.09	993,615.61
50 -UTILITY SUPPORT FUND	507,700.00	360,257.13	70.96	351,663.18
60 -SOLID WASTE FUND	1,086,000.00	870,253.68	80.13	842,558.32
80 -SPECIAL REVENUE FUND	1,735,790.00	939,855.67	54.15	500,343.01
TOTAL REVENUES	25,801,921.00	20,097,615.89	77.89	16,030,014.26

EXPENDITURES

10 -GENERAL FUND	8,303,055.00	5,365,323.18	64.62	5,482,833.78
20 -ELECTRIC FUND	11,164,417.00	8,295,895.76	74.31	6,844,905.27
30 -WATER / SEWER FUND	4,470,209.00	2,035,110.06	45.53	1,791,986.80
40 -GAS FUND	1,553,703.00	1,345,775.49	86.62	1,102,434.19
50 -UTILITY SUPPORT FUND	531,246.00	352,412.75	66.34	369,972.38
60 -SOLID WASTE FUND	1,315,605.00	925,437.63	70.34	729,979.63
80 -SPECIAL REVENUE FUND	1,941,696.00	714,527.01	36.80	684,994.99
TOTAL EXPENDITURES	29,279,931.00	19,034,481.88	65.01	17,007,107.04

REVENUES OVER/(UNDER) EXPENDITURES	(3,478,010.00)	1,063,134.01	(977,092.78)
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ENDING FUND BALANCE &

NET WORKING CAPITAL	10,190,159.01	14,731,303.02	13,872,294.53
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FUND BALANCE AND CASH RECONCILEMENT

As of: June 30, 2018

		Unrestricted Cash	Restricted Cash	Total Cash	Comments
BRADY NATIONAL BANK					
Operating Account	#100677	\$ 11,908,612.87		13,099,056.32	
Operating Account	#100677	\$	103,408.30		Motel Funds
Operating Account	#100677	\$	65,154.25		Cemetery Funds
Operating Account	#100677	\$	85,563.38		Street Sanitation \$
Operating Account	#100677	\$	716,317.52		Utility Deposit \$
Operating Account	#100677	\$	220,000.00		TWDB covenant
Airport Account	#172791	\$ 4,348.67	-	4,348.67	
CW - WWTP Construction	#103671	\$ -	7,568.41	7,568.41	
DW Construction	#104828	\$ -	48,808.29	48,808.29	
Sinking Fund 2000	#172890	\$ -	36,320.68	36,320.68	
Sinking Fund 2012 - Refunding	#103069	\$ -	176,234.89	176,234.89	
Sinking Fund 2012 - WWTP	#103663	\$ -	102,396.82	102,396.82	
Sinking Fund 2013 - DW	#105770	\$ -	31,345.45	31,345.45	
Landfill Closure Reserve	#172775	\$ -	464,100.03	464,100.03	
Drug Seizure FDS	#172668	\$ -	11,980.65	11,980.65	
Police Educational	#172700	\$ -	8,528.45	8,528.45	
Court Security	#102533	\$ -	5,909.07	5,909.07	
Court Technology	#102541	\$ -	3,157.65	3,157.65	
Community Development Block	#172627	\$ -	1,673.00	1,673.00	
Cash on Hand		\$ 1,960.00	-	1,960.00	
Bank Balances - Interest rate 2.17%	Subtotal	\$ 11,914,921.54	2,088,466.84	14,003,388.38	
Certificate of Deposit at CNB		\$ -	-	-	
BOKF, NA Escrow Account - CO 2012 CW Project		\$ -	1,095,781.76	1,095,781.76	
BOKF, NA Escrow Account - LF 2012 CW Project		\$ -	-	-	
BOKF, NA Escrow Account - EDAP 2015 DW Project		\$ -	260,232.89	260,232.89	
	Subtotal	\$ -	1,356,014.65	1,356,014.65	
TOTAL CASH BALANCES RECONCILED		11,914,921.54	3,444,481.49	15,359,403.03	
6-30-18 GENERAL LEDGER					
Total Current Non-Cash Assets - All Funds				820,289.55	
(Total Current Liabilities - All Funds)				(1,448,389.56)	
Total Fund Balance / Net Working Capital				14,731,303.02	

CITY OF BRADY
INVESTMENT ACTIVITY

DATE: June 30, 2018

Certificates of Deposit at	Commercial National Bank:	Interest Earnings
1. #32788	*(244,327.03) at 0.20% for 180 days maturity	Y-T-D \$497.96

GRAND TOTAL **\$0.00** **TOTAL SHORT-TERM CASH INVESTMENTS**

** CD #32788 redeemed 06/27/18 as approved by the Investment Committee*

The City investment portfolio is in compliance with the PFIA and the City's investment strategy as outlined in the Council approved Investment Policy dated 9-05-17 by Resolution 2017-031.

Lisa Remini

Lisa Remini, Investment Officer

RECONCILED OPERATING CASH / TOTAL UTILITY BILLINGS

Fiscal Year 17-18

City Council

City of Brady, Texas

Agenda Action Form

AGENDA DATE:	7/17/18	AGENDA ITEM	6.
AGENDA SUBJECT:	Call for continuation of Public Hearing from 4-17-18 to 8-21-18 to receive comments to authorize abatement of violations of dilapidated structures at <u>102 West Shore Drive</u> of the Simpson Lake Division, Block 4 Lot 13		
PREPARED BY:	Peter Lamont	Date Submitted:	7/10/18
EXHIBITS:	Abatement Order 2018-32 Photos of Property		
BUDGETARY IMPACT:	Required Expenditure:	\$1350.00	
	Amount Budgeted:	\$30,000.00	
	Appropriation Required:	\$00.00	
CITY MANAGER APPROVAL:			
SUMMARY:	<p>This structure at this address has been determined to be a dangerous premise. This property has not had utilities connected since 2012. 102 West Shore Drive is in the Simpson Lake Club Subdivision at Brady Lake.</p> <p>Owners: Patricia Boothe Est. Last Known Address: 400 Sundance Circle, Irving, TX 75063 Property Taxes Due: \$ 2136.27 Amount of Tax Lien: \$ 1690.00</p> <p><u>Action taken:</u> This property was first identified as a substandard structure following a complaint on July 21, 2016. A letter was sent to the estate by then Building Official Ronnie Roberts with no response. The case was incorrectly changed to closed on November 30, 2016. Staff has reopened the case.</p> <p>The Structure meets the requirement for Abatement under section 3.207 for the following reasons:</p> <p>(2) The building or structure was constructed or maintained in violation of any provision of the city's building code, or any other applicable ordinance or law of the city, county, state, or federal government, (9) The structure has inadequate light, ventilation, or sanitation facilities as required by the city, (10) The structure, because of its condition, is unsafe, unsanitary, or dangerous to the health, safety or general welfare of the City's citizens including all conditions conducive to the harboring of rats or mice or other disease carrying animals or insects reasonably calculated to spread disease, (11) The structure is unsafe, unsanitary or dangerous to the health, safety and general welfare of the city's citizens due to failure to comply with any provision in Chapter 13 of the city code ("Utilities").</p> <p>It is the determination of the Code Enforcement office that this structure can never be repaired to a condition of complete code compliance without significant repair of the entire structure.</p>		
RECOMMENDED ACTION:	<p>It is recommended that City Council approve the continuation of Public Hearing from 4-17-18 to 8-21-18.</p>		



07/10/2018

ABATEMENT ORDER 2018-32

AN ORDER OF THE CITY COUNCIL OF THE CITY OF BRADY, TEXAS TO THE OWNER OF THE PROPERTY LOCATED AT 102 WEST SHORE DRIVE, BRADY, MCCULLOCH COUNTY, TEXAS WITH REGARD TO THE ABATEMENT OF THE SUBSTANDARD AND DANGEROUS PREMISES

WHEREAS, on April 6, 2018 the City provided the owner of the property located at 102 West Shore Drive, Brady, Texas with notice, via certified mail, of a hearing to be held on April 17, 2018; and

WHEREAS, on April 17, 2018, the City Council conducted a public hearing concerning the structure located at 102 West Shore Drive, City of Brady, Texas to determine whether to order the demolition or repair of the structure under Section 3.212 of the Brady Code of Ordinances (Dangerous Premises); and

WHEREAS, the City Council finds that all proper notices have been sent as required by City Ordinances; and

WHEREAS, based upon the evidence presented, the City Council finds that the Property is in violation of the ordinances regarding substandard structures under Section 3.207 of the City of Brady Code of Ordinances (Dangerous Premises); and

WHEREAS, the property owner, Patricia Boothe, did/did not appear at the hearing; and

WHEREAS, the City Council finds that the structure is unoccupied; and

WHEREAS, the City Council finds based on the evidence presented at the hearing that the structure contains nuisance conditions that constitute a hazard to the health, safety and welfare of the citizens and are likely to endanger persons and property; and

WHEREAS, the City Council takes notice of and incorporates all evidence presented, including photographs and the issuance of notices, for its consideration of this matter and incorporates the same into the body of this Order for all purposes; and

WHEREAS, based upon the evidence presented, the City Council finds that the Property is in violation of the Dangerous Premises Ordinance; and

WHEREAS, the City Council finds that the structure is dilapidated, substandard and/or unfit for human habitation, constitutes a hazard to the health, safety and welfare of the citizens and likely to endanger persons and property.

NOW THEREFORE, IT IS HEREBY ORDERED BY THE CITY COUNCIL OF THE CITY OF BRADY THAT:

- (1) The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes and findings of fact.
- (2) The structure located at 102 West Shore Drive Brady, Texas satisfies one or more of the substandard and dangerous conditions set forth in Section 3.204 of the Brady Code of

Ordinances (Dangerous Premises). Specifically, (2) The building or structure was constructed or maintained in violation of any provision of the city's building code, or any other applicable ordinance or law of the city, county, state, or federal government., (9) The structure has inadequate light, ventilation, or sanitation facilities as required by the city., (10) The structure, because of its condition, is unsafe, unsanitary, or dangerous to the health, safety or general welfare of the City's citizens including all conditions conducive to the harboring of rats or mice or other disease carrying animals or insects reasonably calculated to spread disease., (11) The structure is unsafe, unsanitary or dangerous to the health, safety and general welfare of the city's citizens due to failure to comply with any provision in Chapter 13 of the city code ("Utilities")., Subsections of Section 3.207 of the Code of Ordinances have been violated. Therefore, the City is authorized to demolish the building under Section 3.210 of the City Code of Ordinances

(3) The owner is hereby ordered to demolish the structure located at 102 West Shore Drive, Brady, Texas by no later than ninety (90) days from the date of this Order, which is October 15, 2018; and

(4) This property will be inspected for compliance with this order on July 16, 2018. If the owner fails to demolish and remove the building before October 15, 2018, the City will demolish and remove the building and assess the expenses against the lot, tract, or parcel of land or the premises upon which such expense was incurred.

It is specifically determined that the recitals in this order are incorporated by reference as findings of fact and that the meeting that the City Council passed this order was open to the public, and that the public notice of the time, place, and purpose of the meeting was given as required by the Texas Open Meetings Act.

ORDERED THIS _____ DAY OF _____ 2018.

Anthony Groves, Mayor

Attest: _____
Tina Keys, City Secretary

City Council

City of Brady, Texas

Agenda Action Form

AGENDA DATE:	7/17/18	AGENDA ITEM	7.A.
AGENDA SUBJECT:	Discussion, consideration, and possible action authorizing City staff to rebid the Richards Park Baseball Fields Renovation and TPWD Grant Project.		
PREPARED BY:	Peter Lamont	Date Submitted:	7/12/18
EXHIBITS:	Revised Project Tabulation, including "in-house" labor and equipment		
BUDGETARY IMPACT:	Required Expenditure:	\$811,000.00	
	Amount Budgeted:	\$811,000.00	
	Appropriation Required:	\$00	
CITY MANAGER APPROVAL:			
SUMMARY: 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.			
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 & Associates, and Westar Construction.			
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.			
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.			
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.

On July 3, City Council voted to reject all bids.

Staff met with Luck Design Group and others on the job-site Friday, July 13 to determine other options. Luck is contacting local contractors for fencing, electric, and dirt work.

Staff will review a revised Project Tabulation, including “in-house” labor and equipment and recommend the project be re-bid.

RECOMMENDED ACTION:

Provide direction to staff.

City Council
City of Brady, Texas
Agenda Action - Ordinance

AGENDA DATE:	7/17/2018	AGENDA ITEM	7.B.
AGENDA SUBJECT:	Discussion, consideration, and possible action on second and final reading of Ordinance 1245 of the City of Brady adopting Distributed Generation (DG) ordinance; amend and repeal all existing distributed generation or related ordinances.		
PREPARED BY:	S. Miller	Date Submitted	6/25/2018
EXHIBITS:	Proposed Distributed Generation Ordinance		
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY MANAGER APPROVAL:			
SUMMARY:	<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.</p> <p><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 had a 4pm Work Session to understand all issues related to DG Regulations.</p>		
RECOMMENDED ACTION:	<p>Mayor will ask: <u>"Madam City Secretary please read the Ordinance Preamble for the record in accordance with the City Charter."</u> "Secretary reads preamble"</p> <p>Mayor calls for a motion: Move to approve the second and final reading of Ordinance.</p>		

ORDINANCE NO. XXX XXX

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) (PURA) 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) (PURA) 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) (PURA) 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:

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:

2.10.1.1.1. 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.

City Council
City of Brady, Texas

Agenda Action Form for Ordinance

AGENDA DATE:	07-17-18	AGENDA ITEM	7. C
AGENDA SUBJECT:	Discussion, consideration and possible action on second and final 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:

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.

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.

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.

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 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

AGENDA DATE:	7/17/18	AGENDA ITEM	7.D.
AGENDA SUBJECT:	Discussion, consideration and possible action regarding final Demolition Order 2018-23 for 607 East 2 nd Street (Public Hearing held 12/19/17).		
PREPARED BY:	Peter Lamont	Date Submitted:	7/10/18
EXHIBITS:	Demolition Order 2018-23 Photos of Property		
BUDGETARY IMPACT:	Required Expenditure:	\$1,350.00	
	Amount Budgeted:	\$30,000.00	
	Appropriation Required:	\$00.00	
CITY MANAGER APPROVAL:			

SUMMARY:

This property is located on the Northwest side of Brady and has not had utilities connected since March 06, 2003.

Owners: Josephine Medrano

Last Known Address: 104 Harbor Drive

Property Taxes: Current

Amount of Tax Lien: \$2,030.00

Action taken:

July 20, 2015 – Complaint received regarding high grass and weeds. Carey McBride closed for voluntary compliance.

June 22, 2016 – Complaint received for dilapidated structure and high grass and weeds. There are no notes in the Comcate system. It was closed for Property Background Info.

December 4, 2017 – House posted with letter to owner and “DO NOT ENTER” sign

December 5, 2017 – Letter sent certified mail to owner

December 6, 2017 – Public hearing notice posted in the newspaper

December 12, 2017 – The City Council held a public hearing and continued discussions until January to allow time for repairs to be made.

January 16, 2018 – Council granted 90 days for continued repairs.

April 12, 2018 – Staff visited property, property has been cleaned and the structure painted but structural issues remain.

RECOMMENDED ACTION:

It is recommended that City Council allow repairs to continue at 607 East 2nd Street and review again at the second council meeting in October.

DEMOLITION ORDER 2018-23

AN ORDER OF THE CITY COUNCIL OF THE CITY OF BRADY, TEXAS TO THE OWNER OF THE PROPERTY LOCATED AT 607 EAST 2ND, BRADY, MCCULLOCH COUNTY, TEXAS WITH REGARD TO THE ABATEMENT OF THE SUBSTANDARD AND DANGEROUS PREMISES

WHEREAS, on December 5, 2017, the City provided the owner of the property located at 607 E. 2nd, Brady, Texas with notice, via certified mail, of a hearing to be held on December 19, 2017; and

WHEREAS, on December 19, 2017, the City Council conducted a public hearing concerning the structure located at 607 E. 2nd, Brady, Texas to determine whether to order the demolition or repair of the structure under Section 3.212 of the Brady Code of Ordinances (Dangerous Premises); and

WHEREAS, the City Council finds that all proper notices have been sent as required by City Ordinances; and

WHEREAS, based upon the evidence presented, the City Council finds that the Property is in violation of the ordinances regarding substandard structures under Section 3.207 of the City of Brady Code of Ordinances (Dangerous Premises); and

WHEREAS, the property owner, Josephine Medrano, ~~did~~ did not appear at the hearing; and

WHEREAS, the City Council finds that the structure is unoccupied; and

WHEREAS, the City Council finds based on the evidence presented at the hearing that the structure contains nuisance conditions that constitute a hazard to the health, safety and welfare of the citizens and are likely to endanger persons and property; and

WHEREAS, the City Council takes notice of and incorporates all evidence presented, including photographs and the issuance of notices, for its consideration of this matter and incorporates the same into the body of this Order for all purposes; and

WHEREAS, based upon the evidence presented, the City Council finds that the Property is in violation of the Dangerous Premises Ordinance; and

WHEREAS, the City Council finds that the structure is dilapidated, substandard and/or unfit for human habitation, constitutes a hazard to the health, safety and welfare of the citizens and likely to endanger persons and property.

NOW THEREFORE, IT IS HEREBY ORDERED BY THE CITY COUNCIL OF THE CITY OF BRADY THAT:

(1) The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes and findings of fact.

(2) The structure located at 607 E. 2nd, Brady, Texas, Brady, Texas satisfies one or more of the substandard and dangerous conditions set forth in Section 3.204 of the Brady Code of Ordinances (Dangerous Premises). Specifically, Subsections, (1) The building or structure is liable to partially or fully collapse, (4) The foundation or the vertical or horizontal supporting members are twenty-five percent or more damaged or deteriorated (a portion of the structure only), (7) The structure of any part thereof has been damaged by fire, water, earthquake, wind, vandalism, or other cause to such an extent that it has become dangerous to the public, health, safety and welfare, (10) The structure, because of its condition, is unsafe, unsanitary, or dangerous to the health, safety or general welfare of the city's citizens including all conditions conducive to the harboring of rats or mice or other disease carrying animals or insects reasonably calculated to spread disease, (12) The structure is unsafe, unsanitary or dangerous to the health, safety and general welfare of the city's citizens due to a nuisance that constitutes an unsanitary condition on property as defined in Chapter 8 of the city code, of Section 3.207 of the Code of Ordinances have been violated. Therefore, the City is authorized to demolish the building under Section 3.210 of the City Code of Ordinances

(3) The owner is hereby ordered to demolish the structure located at 607 E. 2nd, Brady, Texas by no later than ninety (90) days from the date of this Order, which is July 17, 2018; and

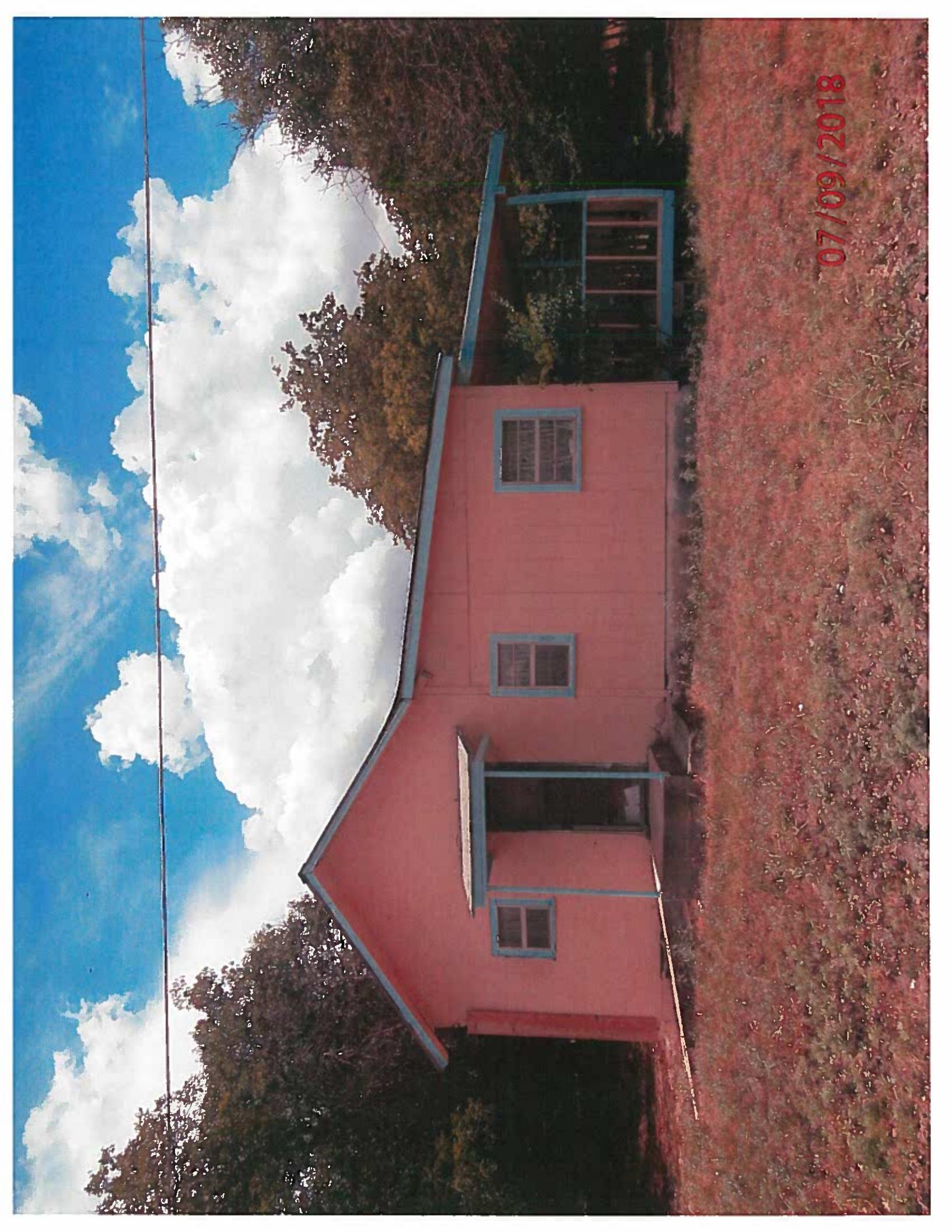
(4) This property will be inspected for compliance with this order on July 17, 2018. If the owner fails to demolish and remove the building before July 17, 2018, the City will demolish and remove the building and assess the expenses against the lot, tract, or parcel of land or the premises upon which such expense was incurred.

It is specifically determined that the recitals in this order are incorporated by reference as findings of fact and that the meeting that the City Council passed this order was open to the public, and that the public notice of the time, place, and purpose of the meeting was given as required by the Texas Open Meetings Act.

ORDERED THIS _____ DAY OF _____ 2018.

Anthony Groves, Mayor

Attest: _____
Tina Keys, City Secretary



07/09/2018

City Council

City of Brady, Texas

Agenda Action Form

AGENDA DATE:	7/17/18	AGENDA ITEM	7.E.
AGENDA SUBJECT:	Discussion, consideration, and possible action regarding final Demolition Order 2018-25 for <u>1112 South Willow Street</u> (Public Hearing held 10/17/17).		
PREPARED BY:	Peter Lamont	Date Submitted:	7/10/18
EXHIBITS:	Photos of Property Demolition Order		
BUDGETARY IMPACT:	Required Expenditure:	\$1,800.00	
	Amount Budgeted:	\$30,000.00	
	Appropriation Required:	\$00.00	
CITY MANAGER APPROVAL:			

SUMMARY:

This property is located at 1112 South Willow on the Southeast side of Brady and has not had utilities connected since July 6, 2017.

Owners: Josephine Griner
 Last Known Address: 1112 South Willow
 Property Taxes: Current
 Amount of Tax Lien: \$2,480.00

Action taken:

October 23, 2014 – Gas line replaced due to gas leak. Owner performed work without permits.
 July 04, 2015 – Inspected for utilities.
 July 27, 2015 – Inspected for repairs (p-trap present but not installed, covers on GFCI plugs).
 February 17, 2016 – Utility inspection required more work than the first inspection.
 March 02, 2016 – Permitted work inspected by Bureau Veritas. Utilities connected for permanent service.
 July 06, 2017- Utilities disconnected due to fire caused by arson.
 December 04, 2017- House posted with letter to owner and “DO NOT ENTER” sign.
 December 05, 2017 – Letter sent by certified mail to owner.
 December 06, 2017 – Public hearing notice posted in the newspaper.
 December 19, 2017 – City Council issued Demolition Order 2018-25.
 March 05, 2018 – The portion of the structure where the fire took place has been removed.
 May 07, 2018 – Contacted both Mr. Griner and Mr. Sanchez, his son-in-law. They will send me a plan for disposition of the property.
 May 31, 2018 – Contacted Mr. Sanchez. He stated he and Mr. Griner have not been able to produce a plan yet due to work schedule but will send one to me by the first week of June.

The structure satisfies the substandard and dangerous conditions set forth in Section 3.207 of the Code of Ordinances:

- (1) The building or structure is liable to partially or fully collapse.
- (7) The structure or any part thereof has been damaged by fire, water, earthquake, wind, vandalism or other cause to such an extent that it has become dangerous to the public health, safety and welfare.
- (10) The structure, because of its condition, is unsafe, unsanitary, or dangerous to the health, safety and general welfare of the city's citizens including all conditions conducive to the harboring of rats or mice or other disease carrying animals or insects reasonably calculated to spread disease.
- (12) The structure is unsafe, unsanitary or dangerous to the health, safety and general welfare of the city's citizens due to a nuisance that constitutes an unsanitary condition on property as defined in Section 8.106 of the city code.

RECOMMENDED ACTION:

Issue Demolition Order 2018-25.

DEMOLITION ORDER 2018-25

AN ORDER OF THE CITY COUNCIL OF THE CITY OF BRADY, TEXAS TO THE OWNER OF THE PROPERTY LOCATED AT 1112 SOUTH WILLOW, BRADY, MCCULLOCH COUNTY, TEXAS WITH REGARD TO THE ABATEMENT OF THE SUBSTANDARD AND DANGEROUS PREMISES

WHEREAS, on December 5, 2017, the City provided the owner of the property located at 1112 S. Willow, Texas with notice, via certified mail, of a hearing to be held on December 19, 2017; and

WHEREAS, on December 19, 2017, the City Council conducted a public hearing concerning the structure located at 1112 S. Willow, City of Brady, Texas to determine whether to order the demolition or repair of the structure under Section 3.212 of the Brady Code of Ordinances (Dangerous Premises); and

WHEREAS, the City Council finds that all proper notices have been sent as required by City Ordinances; and

WHEREAS, based upon the evidence presented, the City Council finds that the Property is in violation of the ordinances regarding substandard structures under Section 3.207 of the City of Brady Code of Ordinances (Dangerous Premises); and

WHEREAS, the property owner, Josephine Griner, ~~did~~ did not appear at the hearing; and

WHEREAS, the City Council finds that the structure is unoccupied; and

WHEREAS, the City Council finds based on the evidence presented at the hearing that the structure contains nuisance conditions that constitute a hazard to the health, safety and welfare of the citizens and are likely to endanger persons and property; and

WHEREAS, the City Council takes notice of and incorporates all evidence presented, including photographs and the issuance of notices, for its consideration of this matter and incorporates the same into the body of this Order for all purposes; and

WHEREAS, based upon the evidence presented, the City Council finds that the Property is in violation of the Dangerous Premises Ordinance; and

WHEREAS, the City Council finds that the structure is dilapidated, substandard and/or unfit for human habitation, constitutes a hazard to the health, safety and welfare of the citizens and likely to endanger persons and property.

NOW THEREFORE, IT IS HEREBY ORDERED BY THE CITY COUNCIL OF THE CITY OF BRADY THAT:

- (1) The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes and findings of fact.
- (2) The structure located at 1112 S. Willow, Brady, Texas satisfies one or more of the substandard and dangerous conditions set forth in Section 3.204 of the Brady Code of

Ordinances (Dangerous Premises). Specifically, Subsections, (1) The building or structure is liable to partially or fully collapse, (7) The structure of any part thereof has been damaged by fire, water, earthquake, wind, vandalism, or other cause to such an extent that it has become dangerous to the public, health, safety and welfare, (10) The structure, because of its condition, is unsafe, unsanitary, or dangerous to the health, safety or general welfare of the city's citizens including all conditions conducive to the harboring of rats or mice or other disease carrying animals or insects reasonably calculated to spread disease, (12) The structure is unsafe, unsanitary or dangerous to the health, safety and general welfare of the city's citizens due to a nuisance that constitutes an unsanitary condition on property as defined in Chapter 8 of the city code, of Section 3.207 of the Code of Ordinances have been violated. Therefore, the City is authorized to demolish the building under Section 3.210 of the City Code of Ordinances

(3) The owner is hereby ordered to demolish the structure located at 1112 S. Willow, Brady, Texas by no later than ninety (90) days from the date of this Order, which is July 17, 2018; and

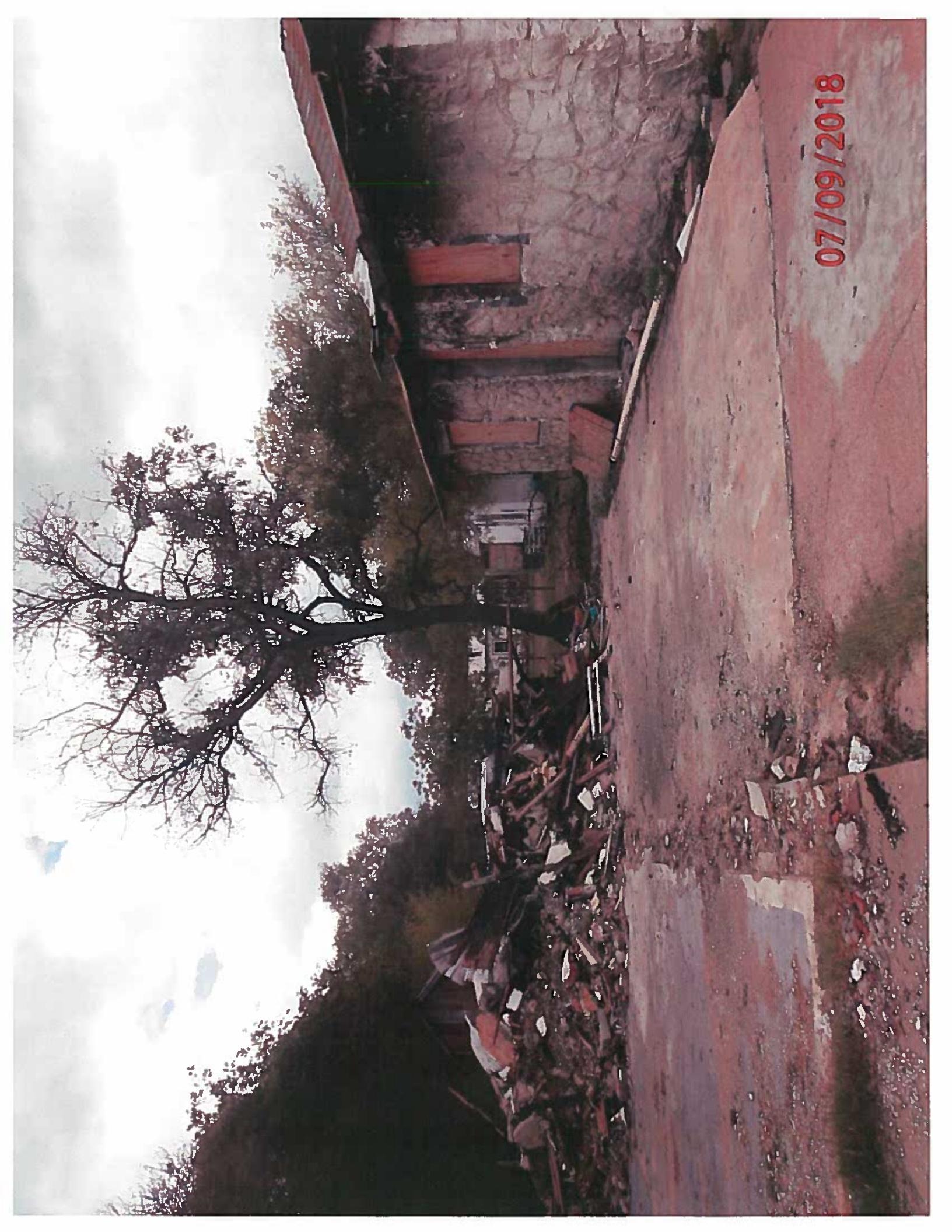
(4) This property will be inspected for compliance with this order on July 17, 2018. If the owner fails to demolish and remove the building before July 17, 2018, the City will demolish and remove the building and assess the expenses against the lot, tract, or parcel of land or the premises upon which such expense was incurred.

It is specifically determined that the recitals in this order are incorporated by reference as findings of fact and that the meeting that the City Council passed this order was open to the public, and that the public notice of the time, place, and purpose of the meeting was given as required by the Texas Open Meetings Act.

ORDERED THIS _____ DAY OF _____ 2018.

Anthony Groves, Mayor

Attest: _____
Tina Keys, City Secretary



07/09/2018

City Council

City of Brady, Texas

Agenda Action Form

AGENDA DATE:	7/17/18	AGENDA ITEM	7.F.
AGENDA SUBJECT:	Discussion, consideration and possible action regarding Demolition Order 2018-26 in accordance with Code of Ordinances Section 3.207 to authorize abatement of violations of dilapidated structure(s) at 506 Crothers.		
PREPARED BY:	Peter Lamont	Date Submitted:	07/10/18
EXHIBITS:	Abatement Order 2018-26 Photos of Property		
BUDGETARY IMPACT:	Required Expenditure:	\$2,250.00	
	Amount Budgeted:	\$30,000.00	
	Appropriation Required:	\$00.00	
CITY MANAGER APPROVAL:			

SUMMARY:

On February 20, City Council requested this item return to this meeting, to address the homestead exemption. The Appraisal District will be sending a letter to the owner to begin the process of removing the homestead exemption due to this property being vacant. The process may take 60 to 90 days to complete.

This structure at this address has been determined to be a dangerous premises. This property has not had utilities connected since August 27, 2015. 506 Crothers is located on the Northeast side of Brady.

Owners: Petra Huerta
 Last Known Address: 506 Crothers
 Property Taxes: \$140.99 (2017 only)
 Amount of Tax Lien: No lien allowed on the property, due to current homestead exemption even though it is vacant.

Action taken:

October 11, 2017- The Code Officer did an inspection of the premises. The structure has holes in the roof. There were tree limbs laying on the roof from the dead tree that is hanging over the roof.

November 13, 2017- A courtesy letter was mailed to the owner.

November 20, 2017- Ms. Huerta called the code office. She was informed that the house needed to be secured and the roof needed to be covered or repaired. She was informed that the repairs needed to be done over the holidays.

January 4, 2018 – First Notice of Violation was sent certified mail to the owner.

January 18, 2018 - Public hearing notice was sent to the newspaper.

January 24, 2018 – Public hearing notice was published in the newspaper.

February 7, 2018 – A letter was mailed to the homeowner via certified mail and posted on the property.

February 20, 2018 – Public Hearing
March 6, 2018 – Abatement Order

The structure satisfies the substandard and dangerous conditions set forth in Section 3.207 of the Code of Ordinances as follows:

- (1) The building or structure is liable to partially or fully collapse.
- (5) The non-supporting coverings of walls, ceilings, roofs, or floors are fifty (50) percent or more damaged or deteriorated.
- (6) The structure has improperly distributed loads upon the structural members, or the structural members have insufficient strength to be reasonably safe for the purpose used.
- (7) The structure of any part thereof has been damaged by fire, water, earthquake, wind, vandalism, or other cause to such an extent that it has become dangerous to the public, health, safety and welfare.
- (8) The structure does not have adequate light, ventilation, or sanitation facilities as required by the city.
- (10) The structure, because of its condition, is unsafe, unsanitary, or dangerous to the health, safety or general welfare of the city's citizens including all conditions conducive to the harboring of rats or mice or other disease carrying animals or insects reasonably calculated to spread disease.
- (11) The structure is unsafe, unsanitary or dangerous to the health, safety and general welfare of the city's citizens due to failure to comply with any provision in Chapter 13 of the city code ("Utilities").
- (12) The structure is unsafe, unsanitary or dangerous to the health, safety and general welfare of the city's citizens due to a nuisance that constitutes an unsanitary condition on property as defined in Section 8.106 of the city code.

RECOMMENDED ACTION:

It is recommended that City Council issue Demolition Order 2018-26 for 506 Crothers.

DEMOLITION ORDER 2018-26

AN ORDER OF THE CITY COUNCIL OF THE CITY OF BRADY, TEXAS TO THE OWNER OF THE PROPERTY LOCATED AT 506 CROTHERS, BRADY, MCCULLOCH COUNTY, TEXAS WITH REGARD TO THE ABATEMENT OF THE SUBSTANDARD AND DANGEROUS PREMISES

WHEREAS, on February 7, 2018, the City provided the owner of the property located at 506 Crothers, Texas with notice, via certified mail, of a hearing to be held on February 20, 2018; and

WHEREAS, on February 20, 2018, the City Council conducted a public hearing concerning the structure located at 506 Crothers, City of Brady, Texas to determine whether to order the demolition or repair of the structure under Section 3.212 of the Brady Code of Ordinances (Dangerous Premises); and

WHEREAS, the City Council finds that all proper notices have been sent as required by City Ordinances; and

WHEREAS, based upon the evidence presented, the City Council finds that the Property is in violation of the ordinances regarding substandard structures under Section 3.207 of the City of Brady Code of Ordinances (Dangerous Premises); and

WHEREAS, the property owner, Petra Huerta, ~~did~~ did not appear at the hearing; and

WHEREAS, the City Council finds that the structure is unoccupied; and

WHEREAS, the City Council finds based on the evidence presented at the hearing that the structure contains nuisance conditions that constitute a hazard to the health, safety and welfare of the citizens and are likely to endanger persons and property; and

WHEREAS, the City Council takes notice of and incorporates all evidence presented, including photographs and the issuance of notices, for its consideration of this matter and incorporates the same into the body of this Order for all purposes; and

WHEREAS, based upon the evidence presented, the City Council finds that the Property is in violation of the Dangerous Premises Ordinance; and

WHEREAS, the City Council finds that the structure is dilapidated, substandard and/or unfit for human habitation, constitutes a hazard to the health, safety and welfare of the citizens and likely to endanger persons and property.

NOW THEREFORE, IT IS HEREBY ORDERED BY THE CITY COUNCIL OF THE CITY OF BRADY THAT:

- (1) The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes and findings of fact.
- (2) The structure located at 506 Crothers, Brady, Texas satisfies one or more of the substandard and dangerous conditions set forth in Section 3.204 of the Brady Code of Ordinances (Dangerous

Premises). Specifically, Subsections, (1) The building or structure is liable to partially or fully collapse, (4) The foundation or the vertical or horizontal supporting members are twenty-five percent or more damaged or deteriorated, (5) The non-supporting coverings of walls, ceilings, roofs, or floors are fifty (50) percent or more damaged or deteriorated, (6) The structure has improperly distributed loads upon the structural members, or the structural members have insufficient strength to be reasonably safe for the purpose used, (7) The structure of any part thereof has been damaged by fire, water, earthquake, wind, vandalism, or other cause to such an extent that it has become dangerous to the public, health, safety and welfare, of Section 3.207 of the Code of Ordinances have been violated.

(3) The owner is hereby ordered to demolish or repair the structure located at 506 Crothers, Brady, Texas by no later than ninety (90) days from the date of this Order, which is July 17, 2018; and

(4) This property will be inspected for compliance with this order on July 17, 2018. If the owner fails to demolish and remove or repair the building before July 17, 2018, the City will demolish and remove the building and assess the expenses against the lot, tract, or parcel of land or the premises upon which such expense was incurred.

It is specifically determined that the recitals in this order are incorporated by reference as findings of fact and that the meeting that the City Council passed this order was open to the public, and that the public notice of the time, place, and purpose of the meeting was given as required by the Texas Open Meetings Act.

ORDERED THIS _____ DAY OF _____ 2018.

Anthony Groves, Mayor

Attest: _____
Tina Keys, City Secretary

07/12/2018



City Council

City of Brady, Texas

Agenda Action Form

AGENDA DATE:	7/17/18	AGENDA ITEM	7. G.
AGENDA SUBJECT:	Discussion, consideration and possible action regarding Demolition Order 2018-29 in accordance with Code of Ordinances Section 3.207 to authorize abatement of violations of dilapidated structures at <u>217 Melvin</u> in Dodge Heights Subdivision, Block 1, Lot 11.		
PREPARED BY:	Peter Lamont	Date Submitted:	7/10/18
EXHIBITS:	Demolition Order 2018-29 Photos of Property		
BUDGETARY IMPACT:	Required Expenditure:	\$900.00	
	Amount Budgeted:	\$30,000.00	
	Appropriation Required:	\$00.00	
CITY MANAGER APPROVAL:			

SUMMARY:

This structure at this address has been determined to be a dangerous premise. This property has not had utilities connected since 2012. 217 Melvin is located in Dodge Heights at Brady Lake.

Owners: Sandi Watson
 Last Known Address: 951 CR 210, Santa Anna, TX 76878
 Property Taxes Due: \$1934.38 2013 to Present
 Amount of Tax Lien: \$0 land belongs to city

Action taken:

Sandi Watson is the owner according to McCulloch County Appraisal District but Bill Watson has contacted the Code Enforcement office and claimed she inherited the property but has not any interest in it since utilities could not be turned on. Kim Davee informed him that the utilities had been passed in 2015. He is now taking over responsibility. Ms. Davee informed Mr. Watson that the City Council will be deliberating the abatement of this structure. He works out of state and cannot get here for the public hearing. The structure has not had utilities since 2012. Utilities were passed in 2015 but the owner never came to pay a deposit. The lease has not been paid since 2006.

The Structure meets the requirement for Demolition under section 3.207 for the following reasons:

- (2) The building or structure was constructed or maintained in violation of any provision of the city's building code, or any other applicable ordinance or law of the city, county, state, or federal government.,
- (9) The structure has inadequate light, ventilation, or sanitation facilities as required by the city.

(10) The structure, because of its condition, is unsafe, unsanitary, or dangerous to the health, safety or general welfare of the City's citizens including all conditions conducive to the harboring of rats or mice or other disease carrying animals or insects reasonably calculated to spread disease.,

(11) The structure is unsafe, unsanitary or dangerous to the health, safety and general welfare of the city's citizens due to failure to comply with any provision in Chapter 13 of the city code ("Utilities").

It is the determination of the Code Enforcement office that this structure can never be repaired to a condition of complete code compliance without significant repair of the entire structure.

RECOMMENDED ACTION:

It is recommended that City Council approve **Demolition Order 2018-29**.

DEMOLITION ORDER 2018-29

AN ORDER OF THE CITY COUNCIL OF THE CITY OF BRADY, TEXAS TO THE OWNER OF THE PROPERTY LOCATED AT 217 MELVIN, BRADY, MCCULLOCH COUNTY, TEXAS WITH REGARD TO THE DEMOLITION OF THE SUBSTANDARD AND DANGEROUS PREMISES

WHEREAS, on April 6, 2018 the City provided the owner of the property located at 217 Melvin, Brady, Texas with notice, via certified mail, of a hearing to be held on April 17, 2018; and

WHEREAS, on April 17, 2018, the City Council conducted a public hearing concerning the structure located at 217 Melvin, City of Brady, Texas to determine whether to order the demolition or repair of the structure under Section 3.212 of the Brady Code of Ordinances (Dangerous Premises); and

WHEREAS, the City Council finds that all proper notices have been sent as required by City Ordinances; and

WHEREAS, based upon the evidence presented, the City Council finds that the Property is in violation of the ordinances regarding substandard structures under Section 3.207 of the City of Brady Code of Ordinances (Dangerous Premises); and

WHEREAS, the property owner, Sandi D. Watson, did not appear at the hearing; and

WHEREAS, the City Council finds that the structure is unoccupied; and

WHEREAS, the City Council finds based on the evidence presented at the hearing that the structure contains nuisance conditions that constitute a hazard to the health, safety and welfare of the citizens and are likely to endanger persons and property; and

WHEREAS, the City Council takes notice of and incorporates all evidence presented, including photographs and the issuance of notices, for its consideration of this matter and incorporates the same into the body of this Order for all purposes; and

WHEREAS, based upon the evidence presented, the City Council finds that the Property is in violation of the Dangerous Premises Ordinance; and

WHEREAS, the City Council finds that the structure is dilapidated, substandard and/or unfit for human habitation, constitutes a hazard to the health, safety and welfare of the citizens and likely to endanger persons and property.

NOW THEREFORE, IT IS HEREBY ORDERED BY THE CITY COUNCIL OF THE CITY OF BRADY THAT:

- (1) The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes and findings of fact.
- (2) The structure located at 217 Melvin Brady, Texas satisfies one or more of the substandard and dangerous conditions set forth in Section 3.204 of the Brady Code of Ordinances (Dangerous

Premises). Specifically, (2) The building or structure was constructed or maintained in violation of any provision of the city's building code, or any other applicable ordinance or law of the city, county, state, or federal government., (9) The structure has inadequate light, ventilation, or sanitation facilities as required by the city., (10) The structure, because of its condition, is unsafe, unsanitary, or dangerous to the health, safety or general welfare of the City's citizens including all conditions conducive to the harboring of rats or mice or other disease carrying animals or insects reasonably calculated to spread disease., (11) The structure is unsafe, unsanitary or dangerous to the health, safety and general welfare of the city's citizens due to failure to comply with any provision in Chapter 13 of the city code ("Utilities")., Subsections of Section 3.207 of the Code of Ordinances have been violated. Therefore, the City is authorized to demolish the building under Section 3.210 of the City Code of Ordinances

(3) The owner is hereby ordered to demolish the structure located at 217 Melvin, Brady, Texas by no later than ninety (90) days from the date of this Order, which is October 15, 2018; and

(4) This property will be inspected for compliance with this order on October 15, 2018. If the owner fails to demolish and remove the building before October 15, 2018, the City will demolish and remove the building and assess the expenses against the lot, tract, or parcel of land or the premises upon which such expense was incurred.

It is specifically determined that the recitals in this order are incorporated by reference as findings of fact and that the meeting that the City Council passed this order was open to the public, and that the public notice of the time, place, and purpose of the meeting was given as required by the Texas Open Meetings Act.

ORDERED THIS _____ DAY OF _____ 2018.

Anthony Groves, Mayor

Attest: _____
Tina Keys, City Secretary

07/11/2018



City Council

City of Brady, Texas

Agenda Action Form

AGENDA DATE:	7/17/18	AGENDA ITEM	7.H.
AGENDA SUBJECT:	Discussion, consideration and possible action regarding Demolition Order 2018-30 in accordance with Code of Ordinances Section 3.207 to authorize abatement of violations of dilapidated structures at <u>219 Melvin</u> in Dodge Heights Subdivision, Block 1, Lot 12.		
PREPARED BY:	Peter Lamont	Date Submitted:	7/10/18
EXHIBITS:	Demolition Order 2018-30 Photos of Property		
BUDGETARY IMPACT:	Required Expenditure:	\$2,980.00	
	Amount Budgeted:	\$30,000.00	
	Appropriation Required:	\$00.00	
CITY MANAGER APPROVAL:			

SUMMARY:

This structure at this address has been determined to be a dangerous premise. This property has not had utilities connected since 2012. 219 Melvin is located in Dodge Heights at Brady Lake.

Owners: Cynthia G Doss
 Last Known Address: 7907 Doss Ln, San Angelo, TX 76901
 Property Taxes: \$ Current
 Amount of Tax Lien: \$ 0 – property is owned by City

Action taken:

Last lease payment was made September, 15, 2015.

No utilities since October 19, 2010. Last utility account shows Cynthia Doss as the Landlord.
Public Meeting 4/17/18.

The Structure meets the requirement for Demolition under section 3.207 for the following reasons:

- (2) The building or structure was constructed or maintained in violation of any provision of the city's building code, or any other applicable ordinance or law of the city, county, state, or federal government,
- (9) The structure has inadequate light, ventilation, or sanitation facilities as required by the city,
- (10) The structure, because of its condition, is unsafe, unsanitary, or dangerous to the health, safety or general welfare of the City's citizens including all conditions conducive to the harboring of rats or mice or other disease carrying animals or insects reasonably calculated to

spread disease,

(11) The structure is unsafe, unsanitary or dangerous to the health, safety and general welfare of the city's citizens due to failure to comply with any provision in Chapter 13 of the city code ("Utilities").

It is the determination of the Code Enforcement office that this structure can never be repaired to a condition of complete code compliance without significant repair of the entire structure.

RECOMMENDED ACTION:

It is recommended that City Council approve **Demolition Order 2018-30**.

DEMOLITION ORDER 2018-30

AN ORDER OF THE CITY COUNCIL OF THE CITY OF BRADY, TEXAS TO THE OWNER OF THE PROPERTY LOCATED AT 219 MELVIN, BRADY, MCCULLOCH COUNTY, TEXAS WITH REGARD TO THE DEMOLITION OF THE SUBSTANDARD AND DANGEROUS PREMISES

WHEREAS, on April 6, 2018 the City provided the owner of the property located at 219 Melvin, Brady, Texas with notice, via certified mail, of a hearing to be held on April 17, 2018; and

WHEREAS, on April 17, 2018, the City Council conducted a public hearing concerning the structure located at 219 Melvin, City of Brady, Texas to determine whether to order the demolition or repair of the structure under Section 3.212 of the Brady Code of Ordinances (Dangerous Premises); and

WHEREAS, the City Council finds that all proper notices have been sent as required by City Ordinances; and

WHEREAS, based upon the evidence presented, the City Council finds that the Property is in violation of the ordinances regarding substandard structures under Section 3.207 of the City of Brady Code of Ordinances (Dangerous Premises); and

WHEREAS, the property owner, Cynthia G. Doss, did not appear at the hearing; and

WHEREAS, the City Council finds that the structure is unoccupied; and

WHEREAS, the City Council finds based on the evidence presented at the hearing that the structure contains nuisance conditions that constitute a hazard to the health, safety and welfare of the citizens and are likely to endanger persons and property; and

WHEREAS, the City Council takes notice of and incorporates all evidence presented, including photographs and the issuance of notices, for its consideration of this matter and incorporates the same into the body of this Order for all purposes; and

WHEREAS, based upon the evidence presented, the City Council finds that the Property is in violation of the Dangerous Premises Ordinance; and

WHEREAS, the City Council finds that the structure is dilapidated, substandard and/or unfit for human habitation, constitutes a hazard to the health, safety and welfare of the citizens and likely to endanger persons and property.

NOW THEREFORE, IT IS HEREBY ORDERED BY THE CITY COUNCIL OF THE CITY OF BRADY THAT:

- (1) The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes and findings of fact.
- (2) The structure located at 219 Melvin Brady, Texas satisfies one or more of the substandard and dangerous conditions set forth in Section 3.204 of the Brady Code of Ordinances (Dangerous

Premises). Specifically, (2) The building or structure was constructed or maintained in violation of any provision of the city's building code, or any other applicable ordinance or law of the city, county, state, or federal government., (9) The structure has inadequate light, ventilation, or sanitation facilities as required by the city., (10) The structure, because of its condition, is unsafe, unsanitary, or dangerous to the health, safety or general welfare of the City's citizens including all conditions conducive to the harboring of rats or mice or other disease carrying animals or insects reasonably calculated to spread disease., (11) The structure is unsafe, unsanitary or dangerous to the health, safety and general welfare of the city's citizens due to failure to comply with any provision in Chapter 13 of the city code ("Utilities")., Subsections of Section 3.207 of the Code of Ordinances have been violated. Therefore, the City is authorized to demolish the building under Section 3.210 of the City Code of Ordinances

(3) The owner is hereby ordered to demolish the structure located at 219 Melvin, Brady, Texas by no later than ninety (90) days from the date of this Order, which is October 15, 2018; and

(4) This property will be inspected for compliance with this order on October 15, 2018. If the owner fails to demolish and remove the building before October 15, 2018, the City will demolish and remove the building and assess the expenses against the lot, tract, or parcel of land or the premises upon which such expense was incurred.

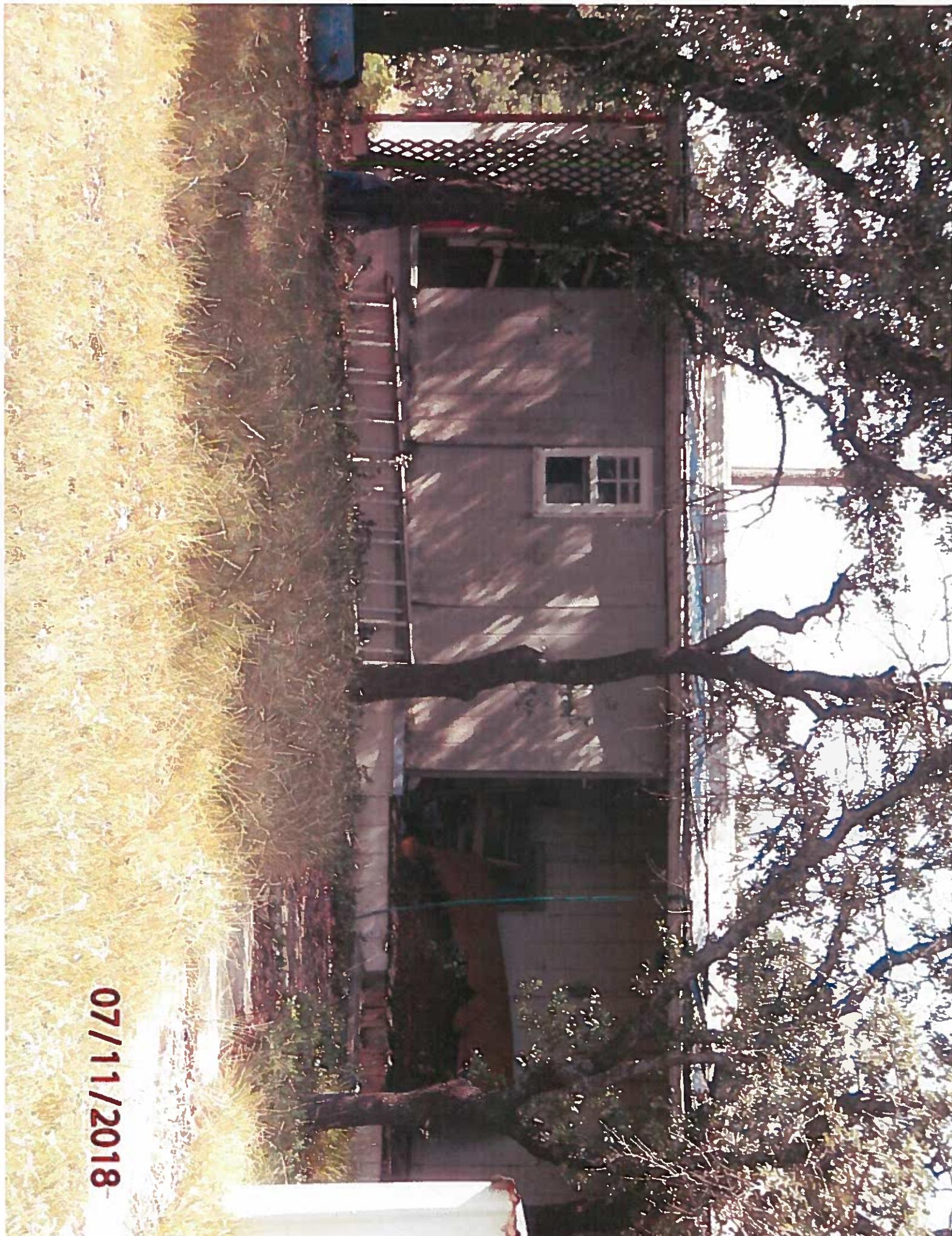
It is specifically determined that the recitals in this order are incorporated by reference as findings of fact and that the meeting that the City Council passed this order was open to the public, and that the public notice of the time, place, and purpose of the meeting was given as required by the Texas Open Meetings Act.

ORDERED THIS _____ DAY OF _____ 2018.

Anthony Groves, Mayor

Attest: _____
Tina Keys, City Secretary

07/11/2018



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

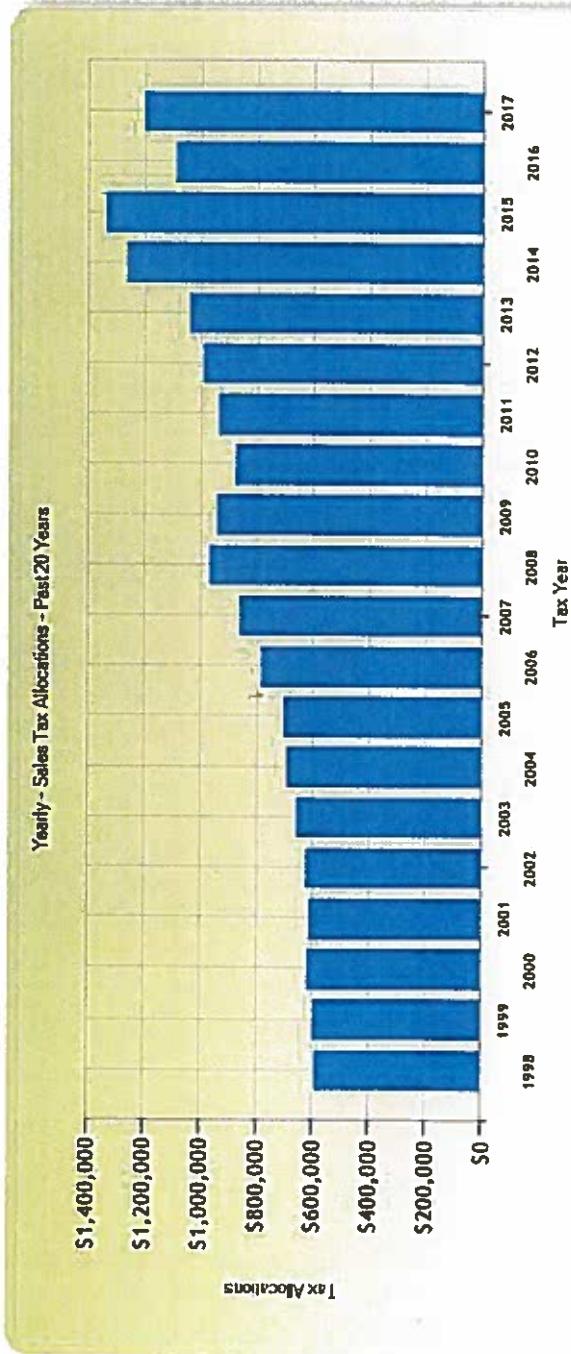
[Download to Excel](#)

Change Fiscal Year
End 

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	\$94,199	\$0	\$0	\$1,022,007
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

1 **2** 3 4 >



**CITY OF BRADY
CITY COUNCIL CORRESPONDENCE**

TO: MAYOR AND COUNCIL
FROM: FINANCE / UTILITY DEPARTMENTS
SUBJECT: MONTHLY CUSTOMER SERVICE REPORT
DATE: June 30, 2018

SERVICES	FISCAL YEAR 2018											
	October	November	December	January	February	March	April	May	June	July	August	September
Received Phone Calls	1359	1398	1237	1405	989	1352	1283	1268	1235			
Returned Calls	79	68	82	83	69	79	84	61	52			
Residential Apps	43	41	80	28	32	52	54	51	41			
Commercial Apps	6	3	7	2	4	0	6	2	2			
Service Orders	208	194	213	137	230	238	251	249	221			
Utility Onsite Payments	1285	1260	1316	1268	1304	1314	1276	1268	1223			
Utility Mail Payments	728	673	748	875	685	755	770	738	667			
Utility Online Payments	400	432	451	467	447	485	451	453	452			
Utility Draft Payments	421	424	418	419	419	424	427	445	454			

SERVICE ORDER REPORT FY 17-18

TOTALS BY JOB CODE		OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	YTD
BTP	- BULK TRASH PICKUP	1	0	1	0	0	0	1	3	0				6
CC	- BRUSH CHIPPING	0	1	0	0	2	4	2	4	4				17
CHG	- SERVICE CHANGE	10	1	5	2	2	5	2	4	2				33
CON	- CONNECT SERVICE	30	58	65	19	23	28	32	29	22				306
DIS	- DISCONNECT SERVICE	26	13	23	14	27	22	41	30	21				217
DMP	- DUMPSTER SERVICE CHANG	0	6	3	5	4	1	1	2	2				24
EOUT	- ELECTRIC OUTAGE	0	4	5	0	3	0	2	5	8				27
FD	- FORCED DISCONNECT	47	22	25	26	36	49	49	54	46				354
GL	- GAS LEAK	4	8	7	4	2	6	1	6	3				41
GOUT	- GAS OUTAGE	1	0	0	1	0	0	0	0	0				2
MCE	- ELECTRIC METER CHANGEOUT	5	2	2	1	0	1	2	3	3				19
MCG	- GAS METER CHANGEOUT	1	0	0	2	1	2	0	3	1				10
MCW	- WATER METER CHANGEOUT	7	7	5	7	6	5	6	5	3				51
MISC	- MISCELLANEOUS	20	9	7	8	15	10	10	11	19				109
NONCO	- NON COMPLIANCE CODE	0	0	1	1	0	0	0	0	0				2
NONPAY	- DISCONNECT FOR NON PAY	22	12	20	11	18	16	31	15	11				156
PH	- STREET POTHOLEs	3	3	4	2	6	0	1	2	2				23
PL	- PILOT LIGHT ON/OFF	5	2	5	2	2	0	1	2	1				20
PLY	- POLYCART SVC CHANGE	32	35	41	31	39	47	44	41	33				343
PULL	- PULL METER	20	4	15	12	2	18	11	7	12				101
RC	- CHECK READ	33	47	39	44	61	38	30	44	47				383
REINS	- REINSTATEMENT OF SERVICE	11	8	11	8	11	10	23	11	9				102
SBU	- SEWER BACK UP	2	1	1	4	2	5	2	0	1				18
SC	- STREET CUTS FOR TAPS	0	0	0	3	5	0	0	0	0				8
SL	- SECURITY LIGHTS REPAIR	1	3	3	2	4	4	6	5	6				34
TT	- TREE TRIMMING	2	0	0	0	1	0	1	0	1				5
WL	- WATER LEAK	8	3	11	16	9	3	9	11	8				78
WOUT	- WATER OUTAGE	0	0	0	2	2	1	1	0	0				6
TOTAL ALL CODES		291	249	299	227	283	275	309	297	265	0	0	0	2,495

SERVICE ORDER DELEGATION BY GROUP		OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	YTD
CODE ENFORCEMENT		0	0	1	1	0	0	0	0	1				3
ELECTRIC		12	12	15	4	13	8	15	17	20				116
GAS		23	13	13	12	8	10	2	13	8				102
METER TECHNICIAN		200	166	204	138	187	186	221	198	171				1671
SOLID WASTE		32	41	44	36	43	48	45	43	35				367
STREETS		8	4	5	7	14	4	4	9	10				65
WATER		16	13	17	29	18	19	22	17	20				171
TOTAL		291	249	299	227	283	275	309	297	265	0	0	0	2,495

MOTEL OCCUPANCY TAX

FY 2018 Quarter Totals

	Due	Total
1st Quarter FY 18 (October - December 2017)	- January 31, 2018	\$69,699.49
2nd Quarter FY 18 (January - March 2018)	- April 30, 2018	\$68,539.08
3rd Quarter FY 18 (April - June 2018)	- July 31, 2018	\$0.00
4th Quarter FY 18 (July - September 2018)	- October 31, 2018	\$0.00
		<u>\$138,238.57</u>
Less: Texas Boll Weevil Eradication Foundation, Inc refund (1)		(\$6.37)
		<u>\$138,232.20</u>

FY 2018 Summary Collections

	Taxable Receipts	Tax @ 7%	1% Discount	- Penalties	Net Tax
Holiday Inn Express - 2320 S Bridge 597-1800	\$1,077,686.31	\$75,438.04	\$754.38	\$74,683.66	
Best Western - 2200 S. Bridge 597-3997	\$503,357.32	\$35,235.01	\$352.35	\$34,882.66	
Sunset Inn - 2108 S. Bridge 597-0789	\$217,952.11	\$15,256.65	\$152.57	\$15,104.08	
Gold Key Inn - 2021 S Bridge 597-2185	\$170,348.82	\$11,924.41	\$119.18	\$11,805.22	
Brady Motel - 603 W. Commerce 597-2442	\$24,499.33	\$1,714.93	\$17.13	\$1,697.81	
Tenpenny Adventures, LLC - 207 W 13th 597-2602	\$420.00	\$29.40	\$0.29	\$29.11	
Trucountry Inn - 202 W.Main 800-371-4121	\$520.00	\$36.40	\$0.37	\$36.03	
	<u>\$1,994,783.89</u>	<u>\$139,634.84</u>	<u>\$1,396.28</u>	<u>\$138,238.57</u>	

FY 2018 Grants	Commitment	YTD Distributions	Payment Date
Chamber of Commerce	\$165,000.00	\$123,750.00	Monthly thru 6/01/18
Chamber of Commerce - Visitor Assessment	\$18,000.00	\$18,000.00	1/12/2018
Civic Center - furniture		\$25,616.35	6/21/2018
YTD Total	\$183,000.00	\$167,366.35	
2018 Budget	\$275,000.00		

(1) TBWEF is a State Agency that is eligible for a refund of local hotel occupancy tax (Tax Code Section 156.103(b) & (c) and 156.154)

HISTORICAL COLLECTION / PAYOUT HISTORY

	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>
% CHANGE	40.91%	-12.54%	4.17%	19.35%
COLLECTONS	\$291,037.90	\$206,535.69	\$236,148.85	\$226,685.90
GRANTS	(\$219,786.14)	(\$224,778.00)	(\$185,750.00)	(\$226,685.90)
FUND BALANCE	<u>103,408.30</u>	<u>32,156.54</u>	<u>50,398.85</u>	<u>0.00</u>

Hotel Occupancy Monthly Tax Grant Recipients thru June 30, 2018
FY 2018

<u>Group</u>	<u>Amount</u>	<u>Proposed use</u>	<u>Event Date</u>
Approved			
Brady McCulloch County Chamber	\$18,000.00	Tourism Master plan	2nd Year Tentative for Post event report
McCulloch County Early Days	\$3,000.00	Advertising	
City Civic Center Needs	\$23,000.00	Chairs/Table Etc	
Total Awarded	\$44,000.00		
Budgeted	\$65,000.00		
Remaining	\$21,000.00		
Pending			
Heart of Texas Music Festival	\$10,000.00	Advertising	
Chamber of Commerce	\$4,800.00	Event Transportation	

Brady Municipal Golf Course
Monthly Report

Item	FY 2016	FY 2017											FY 18
		Oct	Nov	Dec	Jan	Feb	Mar	April	May	June	July	Aug	
Rounds	1462	2311	49	120	47	29	46	153	350	626	375		1,795
Green Fees	\$18,365.14	\$16,137.00	\$1,488.00	\$1,765.00	\$664.00	\$277.00	\$465.47	\$1,463.00	\$1,900.00	\$2,192.00	\$2,517.00		\$12,735.47
Membership Rounds	2615	3678	220	355	148	217	178	368	344	344	345		2,519
Student Rounds	242	226	0	2	1	21	5	16	25	45	2		117
Total Rounds	4,939	6215	269	477	196	267	229	537	719	1015	722	0	0
Cart Fee	360	26	0	0	0	1	0	2	11	14	9		4,431
Trail Fee Revenues	\$208.00	\$104.00	\$0.00	\$0.00	\$0.00	\$0.50	\$0.00	\$8.00	\$46.50	\$56.00	\$36.00		\$141.00
Cart Rentals	943	636	59	50	23	11	12	82	103	122	148		610
Cart Revenue	\$16,670.64	\$10,017.76	\$962.50	\$775.00	\$350.00	\$162.50	\$200.00	\$1,175.00	\$1,515.22	\$1,812.50	\$2,200.00		\$9,152.72
Cart Shed Rental	\$10,714.53	\$16,165.50	\$11,720.00	\$10,000.00	\$885.00	\$200.00	\$175.00	\$375.00	\$50.00	\$150.00			\$13,655.00
Vending Revenue	\$16,290.04	\$15,126.94	\$1,106.00	\$698.59	\$170.36	\$693.36	\$418.91	\$1,887.37	\$1,094.62	\$1,472.61	\$1,130.53		\$8,672.35
Memberships	305	278	48	25	19	18	21	27	19	18	21		216
Membership Fees	\$30,321.10	\$35,825.00	\$12,045.00	\$2,855.00	\$1,025.00	\$1,120.00	\$1,570.00	\$1,970.00	\$1,790.00	\$1,260.00	\$1,265.00		\$24,940.00
Driving Range	298	296	28	28	36	23	19	73	57	80	35		379
Range Revenue	\$1,296.00	\$1,185.00	\$112.00	\$110.00	\$114.00	\$85.00	\$79.00	\$115.00	\$253.00	\$338.00	\$137.00		\$1,543.00
Misc.	\$16,035.37	\$31,109.30	\$9,882.34	\$18.39	\$3.69	\$204.89	\$61.17	\$0.00	\$6.39	\$10.40			\$10,097.49
Total Revenue	\$109,904.82	\$125,670.50	\$37,315.84	\$6,285.20	\$3,212.05	\$2,743.25	\$2,918.55	\$7,193.37	\$6,651.73	\$7,291.51	\$7,285.53	\$0.00	\$80,897.03

None of the above figures included sales tax.

Trail fees were eliminated with the increase in cart shed rentals beginning in January. Only charged to individuals who bring their own cart and do not rent a shed at the Golf Course

Joint Funding Agreement with the Brady Golf Association for the Irrigation system began Oct 1, 2008. The final payment was made October 2017

TO: BRADY CITY COUNCIL
FROM: STEVE THOMAS, CHIEF OF POLICE
THROUGH: KIM LENNOIR, CITY MANAGER

SUBJECT: MONTHLY POLICE REPORT FOR JUNE 2018
DATE: JULY 9, 2018 - FISCAL YEAR 2017-2018



	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Person Crimes	15	22	15	20	16	35	35	57	25				240
Property Crimes	38	50	28	39	25	33	58	45	26				342
Narcotics Crimes	14	6	4	6	1	10	8	7	5				61
Disturbances	49	81	48	53	45	52	55	58	48				489
Felony Arrests	2	5	7	8	10	23	20	15	9				99
Misdemeanor Arrests	13	15	7	18	4	7	22	15	6				107
Suspicious Person/Vehicle	87	99	51	67	60	50	72	82	45				613
Felony Warrant	1	4	4	6	10	7	9	10	6				57
Misdemeanor Warrant	7	2	5	6	3	0	7	2	1				33
D.W.I.	0	1	1	1	0	2	0	1	0				6
Alarms	14	12	13	9	6	12	20	11	7				104
Agency Assist	28	41	31	33	25	27	18	40	23				266
Public Assist	19	18	25	20	15	13	18	25	11				164
Escorts	12	16	9	1	10	5	5	10	7				75
Animal Calls	11	15	7	14	10	13	8	15	11				104
Traffic Direction	12	17	11	7	7	8	2	8	3				75
Close Patrols	134	150	115	93	98	89	42	111	94				926
Civil Matters	28	32	37	54	25	34	29	33	22				294
Juvenile	16	10	6	4	2	3	8	8	3				60
Crash Investigation	12	25	18	18	16	7	14	10	9				129
Welfare Concerns	27	31	22	22	19	23	26	37	27				234
Information	41	71	57	46	40	61	43	71	39				469
Court	3	0	4	5	5	3	0	3	3				26
Citations	50	93	46	47	21	34	26	40	24				381
Warnings	65	93	68	78	40	48	32	65	31				520
Building Checks	211	303	282	249	205	211	185	264	182				2092
Misc. Incidents	139	217	130	153	124	160	174	162	89				1348
Supplements	12	9	13	13	13	9	5	10	4				88
Follow ups	41	32	21	21	28	24	24	18					230
Reports	43	44	43	36	17	37	36	40	20				316
Curfew Violations									2				2

Brady Police Department Abbreviations:

FV - Family Violence DW - Deadly Weapon PS - Public Servant FI - Financial Instrument CS - Controlled Substance BI - Bodily Injury DOC - Disorderly Conduct
Misc. Incidents - Driving While Intoxicated MJ - Marijuana DD - Dangerous Drug DWLS - Driving While License Invalid DWLS - Driving While License Suspended

BNB/Brady VFD Maintenance Fund

Revised and Corrected

TO: BRADY CITY COUNCIL
FROM: STEVE THOMAS, CHIEF OF POLICE

SUBJECT: MONTHLY ANIMAL CONTROL REPORT FOR JUNE 2018
DATE: JULY 9, 2018- FISCAL YEAR 2017-18

THROUGH: KIM LENNOIR, CITY MANAGER	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Feral Cats Picked Up	9	5	9	2	2	0	3	7	1				38
Stray Dogs Picked Up	16	20	12	18	28	21	14	26	9				164
Owner Surrendered Dogs	11	2	0	4	2	0	10	2	2				33
Stray Cats Picked Up	3	0	0	1	0	0	1	2	4				11
Owner Surrendered Cats	0	0	0	0	0	0	0	0	0				0
Bite Reports	1	0	0	0	1	3	2	1	1				9
Dogs Deemed Dangerous	0	0	0	0	0	0	0	0	0				0
Hit by Car Picked Up	0	0	0	1	1	2	1	0	0				5
Owner Reclaims	3	5	4	8	4	5	3	6	2				40
Euthanized Total	17	6	12	3	8	3	21	23	2				95
Rescue Pull Total	10	17	0	14	16	0	1	0	0				58
Wildlife Pick Up	1	0	0	2	0	3	0	3	3				12
Quarantine	0	0	0	0	0	1	1	1	2				5
Shelter Intake Total	39	27	21	26	33	23	28	38	17				252
Roadkill	0	0	3	3	5	3	3	4	6				27
Citations	0	0	0	0	0	0	1	0	1				2
Warnings	0	0	2	1	18	13	19	18	10				81

City of Brady Curtis Field Airport
Monthly Aircraft Operations

Invoice	Ops Date	Total Sale	Type of A/C	N Number	SE	ME	TURBINE	JET	HELIO	INST APP
313132	6/1/2018	15300.00	Multi	895						
313134	6/3/2018	142.88	Hughes 500	65CF						
313135	6/1/2018	26186.11	Multi	895						
313136	6/4/2018	178.35	CE182	182GQ	2					
313137	6/6/2018	180.35	Cirrus	789TX	2					
313138	6/6/2018	182.49	OH-6	5185B						
313139	6/6/2018	50.00	Comanche	5102P	2					
313140	6/6/2018	70.00	Mooney	6716N	2					
313141	6/6/2018	30.00	Truck							
313142	6/6/2018	70.00	CE-172	4951G	2					
313143	6/6/2018	70.00	Cirrus	926DC	2					
313144	6/6/2018	70.00	CE-182	228CA	2					
313145	6/6/2018	70.00	Hatz	3250A	2					
313146	6/6/2018	70.00	Bonanza	261AA	2					
313147	6/6/2018	700.00	Paint Hangar							
313148	6/6/2018	120.00	Baron	4JA	2					
313149	6/6/2018	0.00	L2A	46587	2					
313150	6/6/2018	140.00	CE-170	4129Y	2					
313151	6/6/2018	70.00	Sierra	6956R	2					
313152	6/6/2018	70.00	CE-172	7563X	2					
313153	6/6/2018	70.00	CE210	4668Q	2					
313154	6/6/2018	70.00	Ercoupe	3814H						
313155	6/6/2018	30.00	Excursion							
313156	6/7/2018	150.40	Jet Ranger	85RB						
313157	6/8/2018	564.00	Citation	717VL						
313158	6/9/2018	124.09	Cirrus	710KT	2					
313160	6/10/2018	70.00	Tri-Pacer	8614C	2					
313161	6/11/2018	3065.71	Truck							
313162	6/11/2018	82.99	Tri-Pacer	8614C	2					
313163	6/15/2018	90.17	Mooney	7872V	2					
313164	6/16/2018	33.52	Hatz	3250A	2					
313165	6/18/2018	24.74	Can							
313166	6/20/2018	98.55	CE172	4951G	2					
313167	6/20/2018	739.10	Bell	5NH						
313168	6/21/2018	13.97	Ercoupe	3814H	2					
313169	6/21/2018	35.51	TriPacer	8614C	2					
313170	6/23/2018	124.49	Comanche	817K						
313171	6/23/2018	1458.98	KA	316RW						
313172	6/23/2018	1308.80	Challenger	520FX	4					

City of Brady Curtis Field Airport
Monthly Invoice Register

Invoice No.	Date	Last Name	Type	\$11.00 Rent	\$11.01 Hangar I	\$11.02 Hangar A	\$15.00 BEm	\$45.00 Misc.	100-LL	Jet-A	Price per Gallon	\$47.00 Military	Total Sale	100-LL Gall	Jet-A Gall	Military Gall		
313131			302ND	2,500.00	#####	#####	0.00	0.00	0.00	0.00	0.00	0.000000	0.000000	15,300.000000	38.0	7,318		
313132	6/1/2018		Micro Inc.	cc	0.00	0.00	0.00	0.00	142.88	3.760000	0.000000	0.000000	142.880000	26,186.106170				
313134	6/3/2018		302ND	cc	0.00	0.00	0.00	0.00	178.35	0.00	3.360315	24,590.785170	178.353000	44.7				
313135	6/4/2018		Gulf Coast Helicopters	cc	0.00	0.00	0.00	0.00	180.35	0.00	3.360080	0.000000	180.348000	45.2				
313136	6/4/2018		Dunham and Jones	cc	0.00	0.00	0.00	0.00	180.35	0.00	3.360000	0.000000	182.494085	51				
313137	6/6/2018		USDA	cc	0.00	0.00	0.00	0.00	171.376185	0.00	3.360315	0.000000	50.000000					
313138	6/6/2018		Railey	charge	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.000000	0.000000	70.000000				
313139	6/6/2018		Amyett	charge	70.00	30.00	0.00	0.00	0.00	0.00	0.00	0.000000	0.000000	30.000000				
313140	6/6/2018		Smaistria	charge	70.00	70.00	0.00	0.00	0.00	0.00	0.00	0.000000	0.000000	70.000000				
313141	6/6/2018		Roy	charge	70.00	70.00	0.00	0.00	0.00	0.00	0.00	0.000000	0.000000	70.000000				
313142	6/6/2018		Powell	charge	70.00	70.00	0.00	0.00	0.00	0.00	0.00	0.000000	0.000000	70.000000				
313143	6/6/2018		Boyles	charge	70.00	70.00	0.00	0.00	0.00	0.00	0.00	0.000000	0.000000	70.000000				
313144	6/6/2018		Amyett	charge	70.00	70.00	0.00	0.00	0.00	0.00	0.00	0.000000	0.000000	70.000000				
313145	6/6/2018		Kothman	charge	70.00	70.00	0.00	0.00	0.00	0.00	0.00	0.000000	0.000000	70.000000				
313147	6/6/2018		Day Aircraft	charge	700.00	120.00	0.00	0.00	0.00	0.00	0.00	0.000000	0.000000	120.000000				
313148	6/6/2018		Kruszku	charge	70.00	70.00	0.00	0.00	0.00	0.00	0.00	0.000000	0.000000	140.000000				
313149	6/6/2018		Morgan	charge	140.00	0.00	0.00	0.00	0.00	0.00	0.00	0.000000	0.000000	70.000000				
313150	6/6/2018		Merten	charge	70.00	70.00	0.00	0.00	0.00	0.00	0.00	0.000000	0.000000	70.000000				
313151	6/6/2018		Morgan	charge	70.00	70.00	0.00	0.00	0.00	0.00	0.00	0.000000	0.000000	70.000000				
313152	6/6/2018		Ramsey	charge	70.00	70.00	0.00	0.00	0.00	0.00	0.00	0.000000	0.000000	70.000000				
313153	6/6/2018		Rice	charge	70.00	0.00	0.00	0.00	0.00	0.00	0.00	0.000000	0.000000	70.000000				
313154	6/6/2018		Scott	charge	70.00	30.00	0.00	0.00	0.00	0.00	0.00	0.000000	0.000000	30.000000				
313155	6/6/2018		Hammond	charge	70.00	0.00	0.00	0.00	0.00	0.00	0.00	0.000000	0.000000	150.400000				
313156	6/7/2018		Hawkeye Helicopter	cc	0.00	0.00	0.00	0.00	150.40	3.760000	0.000000	0.000000	124.089000					
313157	6/8/2018		Jackson	cc	0.00	0.00	0.00	0.00	564.00	0.00	3.760000	0.000000	0.000000	150.0				
313158	6/9/2018		Leiberman	cc	0.00	0.00	0.00	0.00	124.09	0.00	3.360000	0.000000	0.000000	31.1				
313159					70.00				3,085.71	0.00	3.880000	0.000000	0.000000	788.1				
313160	6/10/2018		Clatlin	charge	0.00	0.00	0.00	0.00	82.99	0.00	3.990000	0.000000	0.000000	22.6				
313161	6/11/2018		Rancho Benito	charge	0.00	0.00	0.00	0.00	90.17	0.00	3.980000	0.000000	0.000000	8.4				
313162	6/11/2018		Clatlin	cash	0.00	0.00	0.00	0.00	33.52	0.00	3.980000	0.000000	0.000000	24.738000				
313163	6/15/2018		Cramer	cc	0.00	0.00	0.00	0.00	24.74	0.00	3.980000	0.000000	0.000000	6.2				
313164	6/16/2018		Amyett	cc	0.00	0.00	0.00	0.00	98.55	0.00	3.980000	0.000000	0.000000	24.7				
313165	6/18/2018		Jensen	cc	0.00	0.00	0.00	0.00	739.10	0.00	3.880000	0.000000	0.000000	190.0				
313166	6/20/2018		Roy	cc	0.00	0.00	0.00	0.00	13.97	0.00	3.980000	0.000000	0.000000	3.5				
313167	6/20/2018		Skyhorse	charge	0.00	0.00	0.00	0.00	739.10	0.00	3.880000	0.000000	0.000000	35.511000				
313168	6/21/2018		Scott	charge	0.00	0.00	0.00	0.00	13.97	0.00	3.980000	0.000000	0.000000	8.9				
313169	6/21/2018		Clatlin	charge	0.00	0.00	0.00	0.00	35.51	0.00	3.990000	0.000000	0.000000					

Invoice No.	Date	Last Name	Type	611.00 Rent	611.01 Rent	611.02 Rent	645.00 Misc.	646.00 Misc.	646.01 Jet-A	Price per Gallon	547.00 Military	Total Sale	100-LL Gals	Jet-A Gals	Mil-Jet Gals
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Monthly Invoices Totals By General Ledger Number

'611.00 Rent':	3,200.00
'611.01 T Hanger':	770.00
'611.02 Blk Rnt':	390.00
'610.01 Tie Down':	50.00
'615.00 Misc.':	0.00
'646.00 Fuel':	4,791.54
'646.01 Jet-A':	3,974.64
'647.00 Military':	25,387.8809
Total Sale:	52,942.27
Total Gallons 100-LL:	1,225.4
Total Gallons 'Jet-A':	1,072.0
Total Gallons Mil-Jet:	7,561.0
FET due from IRS:	1,648.298

Building Permit Department
Monthly Report
FY 2018

7/2/2018

SD

Item	FY 16	FY 17	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Total
Commercial Addition	2	4								1	1				2
Commercial Electrical	16	15		2			2	1				1			6
Commercial Gas	6	14		2	1										3
Commercial Mechanical/HVAC	7	6										2			2
Commercial Plumbing	10	8							2		2				4
Commercial Remodel	3	6								2					2
Commercial Demolition	6	3						1							1
Commercial Sign		12		1						2	1	1			5
Commercial Screening	2	1													0
Commercial Cert of Occupancy					1	1		1	1		1	1			6
Customer Service Inspection		1										2			2
PZ-Zoning Request	3	0			2	2	1	1							6
Driveway/ Curb Cut		1										2			2
Residential Accessory Bldg.	11	17		3	1	1						1			6
Residential Additions	5	8						1		1	1				3
Residential Demolition-Owner						1									1
Residential Demolition-City															
Residential Electrical	38	78		3	7	3	5	4	3	2		5			32
Residential Fence	12	13		1	2		2	1	3	1	1				11
Residential Gas	66	61		3	2		1		1		6	1			14
Residential Mechanical/HVAC	11	4			2					1	1	1			5
New Residential Bldg								1				1			2
Residential Plumbing	18	24			4	1		4	6	2	1	1			19
Residential Remodel	1	5		1	1			1				2			5
Special Use	7	8			1		1	1	1	4		1			9
Monthly Total	224	289		16	23	10	13	16	18	13	14	24	0	0	147

Code Enforcement Monthly Case Load FY 2018

7/2/2018
80

Violations

Violation	FY 16	FY 17
Background Info Cases	26	13
Building Code Violations	14	3
Dangerous Premises	16	14
Depositing, Dumping, Burning	12	8
Home Occupation Violation	2	0
Junk and Unsightly Matter	80	115
Junked Vehicle	37	47
Minimum Housing Standards	3	2
Noise Prohibited, Animals		
Non-Residential Open Storage	10	11
Obstruction of Drainageway	4	0
Permit Required	10	2
Pool Enclosure	1	4
Posting Signs on Poles		0
Posting Signs on Public Property		0
Acc. Bldg. prohibited in front yd		0
Refrigerators and Air Tight Containe	7	5
Residential Open Storage	18	19
Residential Setbacks	6	0
Residential RVs - No Residence	8	3
Sight Visibility	4	12
Unsanitary Conditions	15	16
Weeds and Vegetation	187	112
Zoning Ord. Use Regs Violations	1	0
Monthly Totals	461	386

Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Totals
2	1	1	2									6
1	2			1	2							6
5	1	5	1				2	1				15
		1			1		2	1				5
												0
5	2	21		7	3	1	5	6				50
4	1	2	1	1	1	1	4	2				17
3	9				1		1	1				15
												0
												0
												0
1												1
	1											1
												0
												0
												0
1												1
1	1											2
	1											1
1												1
												0
	3			1	1	1		1				7
9	3	5	1	6	1			2	1			28
	1	1										2
32	23	40	5	16	10	3	16	13	0	0	0	158

Cases

Open Cases at the start of month	305	
Complaints	209	82
Pro-Active - Self Initiated	85	145
Total New Cases	294	242
Closed Cases	521	248
Citations	-	43
Open Cases at the end of month	78	

45	51	44	56	56	57	65	60	68			
13	4	10	3	16	4	0	9	6			65
5	5	15	0	3	3	0	2	2			35
18	9	25	3	14	9	0	11	9			98
12	17	13	3	13	1	5	3	37			104
5	3	3	5	1	1	0	0	0			18
51	44	56	56	57	65	60	68	40			

Utility Inspections

31	27	24	19	19	19	24	25	11			
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CHRONIC CODE COMPLAINTS

901 Bombay – Utilities still turned off, no permits at this time. Issuing second Notice of violation.

1304 S High (old hospital) – Owners began removing trees, brush and debris from the property. Access points are being boarded up. They have been given the contact number of the lawyer representing the City for discussion.

1402 S High – Not correct address, actually known as 1305 S College (old hospital house), owner working on clearing out vegetation and debris, wants to rebuild and make house livable. They are contacting lawyer for disposition.

204 S Walnut – House removed, lot is empty, removing from list.

1416 Blackburn – Owner Eldon Ward would like Demolition estimate from the city, states he's too old to do it himself. Serious water damage in foundation. Yard well maintained. Delivered estimate to owner on 12 June, he stated he would contact me once he is able to pay for the demolition in a couple of weeks. This property has no documented complaints in COMCATE. Home is secure and property is well maintained. I am removing it from the Chronic Code Complaints list and leaving disposition of the home to the owner.

1410 S College – Couch and debris removed, Junk vehicle and vegetation remains. Will contact owner.

201 W 6th – house is demolished and sending estimate to owners. Removing from list.

Inhabited Structures without Utilities

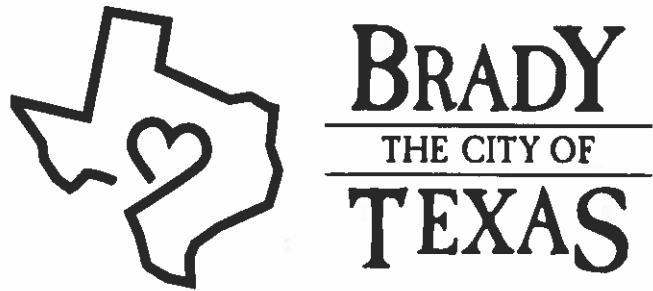
In work reviewing history for disposition.

504 E 11th

309 Irish St

901 Bombay – Same as above

1006 Boudinotz



Status Report

**Call Center Implementation for Transmission Operator
Compliance as required by the Electric Reliability Council
of Texas (ERCOT)**

Prepared by

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July 18, 2018

Background

Electric Reliability Council of Texas

The Electric Reliability Council of Texas (ERCOT) operates the electric grid and manages the deregulated market for 75 percent of Texas, including Brady. ERCOT controls the flow of power within the grid and performs financial settlements for the competitive wholesale bulk-power market.



ERCOT was formed to comply with [North American Energy](#) Electric Reliability Corporation (NERC) requirements, pursuant to NERC's mandate from the Federal Electric Regulatory Commission (FERC). NERC has delegated its operating authority to the Texas Reliability Entity (Texas RE).



The Public Utility Commission of Texas (PUCT), an agency of the State of Texas, has primary jurisdiction over activities conducted by ERCOT. Further, PUCT has named Texas RE as the reliability monitor for ERCOT.

ERCOT has very little discretion regarding its rules, and the City must likewise comply or else cease operating the City electric system. ERCOT has enormous practical, financial, and legal power over the City of Brady.

Transmission Operator

Per ERCOT rules, every market participant, including the City, must designate a transmission or distribution service provider as a [Transmission Operator](#) to act on its behalf. A Transmission Operator has the same technical control over its systems that ERCOT does over the grid. (ERCOT is itself a Transmission Operator.)

However, no TSP or DSP is currently willing to act as the City's Transmission Operator under any reasonable terms or cost. (There are about a half-a-dozen other municipal DSPs in the same situation.) Therefore, **the City has designated itself as its own Transmission Operator.**

The City is by far the smallest Transmission Operator in ERCOT's jurisdiction and is the first of the small municipal DSPs to commit to full compliance.

Requirements

The Transmission Operator is required:

- (1) To provide real-time data to ERCOT,
- (2) To control the system's automatic load-shedding devices, and
- (3) To operate continuously (24/7/365) an emergency call center that is dedicated to ERCOT communications.

The City's real-time data is provided from the master meters at the City's substations through the City's wholesale providers American Electric Power (AEP) and the Lower

Colorado River Authority (LCRA). Consequently, the City must come into compliance respecting **load shedding** and a **call center**.

Starting situation

Load Shedding

“Load shedding” is the process of reducing consumption of electric power as a means of protecting the system. For example, a fuse in an automobile or a breaker in a house are types of load shedding in response to excessive current.

ERCOT rules require automatic “under frequency load shedding” (UFLS) at staggered thresholds. UFLS sheds load when the alternating current (AC) is alternating too slowly. UFLS works exactly like a cruise control – when there is too much load on the grid, the generating capacity steps up. But if the generators cannot keep up, the system must shed load to stay at the same frequency.

The City's distribution feeders have equipment that is capable of compliance with UFLS. Until recently, the City depended on LCRA to configure the breakers. Unfortunately, **LCRA had never configured the UFLS settings, nor even mentioned the need for UFLS. The upshot is that the UFLS settings need to be implemented.**

Control Center

Because the City's electric system is small and simple, without any remote computerized control systems, and because all the real-time telemetry is relayed by others, the call center has no need for the computers and monitors normally associated with an ERCOT Transmission Operator center.

Staffing a continuous, around-the-clock call center requires, at a minimum, 5 full-time employees. Because the City already has an extremely well-trained communications team (a.k.a., “Dispatch”), the City can leverage the Dispatch team. With the addition of one more employee to the Dispatch team, the City can have an operating Control Center.



Brady's idea of a Control Center



ERCOT's idea of a Control Center

Under ERCOT rules, the Control Center must be staffed and controlled by the City. The City may not transfer operation of the ERCOT Transmission Operator Control Center to any entity that is not a Transmission Service Provider or Distribution Service Provider.

Progress to date

Load Shedding

● Complete

- ✓ **UFLS settings have been determined.** The circuit switches are capable of storing multiple configuration sets. I have determined the configuration sets corresponding to the UFLS trigger thresholds.
- ✓ **Critical Load Customers have been prioritized.** Load-shedding involve making choices about what customer loads will be powered off. By identifying critical load customers, we can make more informed decisions. We have prioritized those customers that either provide essential public services in an emergency or are at special risk during an emergency.
- ✓ **Load-shedding model developed.** I have created a model that includes all nine distribution circuits, probable load profiles, and critical load customers. Consequently, it is possible to set each distribution circuit to achieve the required UFLS reduction targets at a minimum disruption to critical load customers. As more data becomes available, decisions will have higher confidence interval.
- ✓ **Configuration sets and load-shedding model have been reviewed by electrical engineers.** McCord Engineering, Inc., based in College Station, has completed its review and confirmed the configurations and model are correct.

● Remaining items

- ✗ **Substation technician load and test the configuration sets.** McCord is working on finding a technician closer to this area, in order to reduce travel time and expense. *ETA: Mid August.*
- ✗ **Notify ERCOT and Texas RE that UFLS compliance is complete.** When the configurations are in place and confirmed to be working, ERCOT and Texas RE must be notified in order confirm compliance. *ETA: End of August.*

Control Center

● Complete

- ✓ **Internal agreement established between Police and Public Works Departments.** Chief Thomas and the entire Communications Team has been an enthusiastic supporter of this project. Working together has been seamless.
- ✓ **Communications Officer training program submitted to ERCOT for approval.** The existing Brady Police Department training program far surpasses ERCOT's own training program, and in a much more targeted and useful manner. The ERCOT call scripts have been distributed, and additional training materials identified.

- ✓ **Cost estimates received from ERCOT.** The final estimate was much less than originally estimated in September of 2016 when discussions began.
- ✓ **WAN Agreement executed between City and ERCOT to initiate implementation of Control Center.**
- ✓ **Equipment physical location plan has been identified and installation work plan developed.**
- ✓ **Additional dedicated POTS telephone line has been ordered and provisioned.**
- ✓ **First phase of ERCOT equipment has been shipped, installed, and tested.**
- ✓ **Equipment to be supplied by the City has been ordered and has started to arrive.** The most bulky items (rack, rack shelves, cooling unit, redundant power backups, wiring, patch panels, etc.) are expected by July 20.

- **Remaining items**

- ✗ **Assemble, install, and configure City-supplied equipment and wire extensions to dispatch. *ETA: July 25***
- ✗ **Sprint delivers and configures ERCOT-supplied equipment. *ETA: July 31***
- ✗ **ERCOT IT staff and City nerd-at-large joint testing of equipment. *ETA: August 3***
- ✗ **Full briefing and hands-on training of Dispatch team. *ETA: August 10***
- ✗ **Joint ERCOT Operations and Brady Dispatch drills. *ETA: August 17***
- ✗ **Go Live! *ETA: August 24 / Fall back target date: August 31***

Appendices

- A) Critical Load Customers
- B) UFLS configuration sets
- C) ERCOT equipment diagram
- D) Rack Plan
- E) June 2018 cost estimate