

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 DECEMBER 4, 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 December 4, 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."

- A. Approval of Minutes for Work Session and Joint Meetings November 19, and Regular and Work Session Meetings November 20, 2018.

5. PRESENTATION:

- A. City of Brady Receives Recognition for Transparency Efforts from Texas Comptroller – Director of Finance Lisa Remini

- B. Annual Municipal Court Report – Municipal Judge JT Owens

6. PUBLIC HEARINGS: None Scheduled

7. INDIVIDUAL CONCERNS

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

- A. Discussion, consideration and possible action regarding second and final reading of **Ordinance 1262** of the City of Brady, Texas, establishing a Brady Tourism Advisory Board and requesting citizen applications.
- B. Discussion, consideration, and possible action regarding **rescinding Demolition Order 2018-15** for 1308 North College Street.
- C. Discussion, consideration, and possible action regarding **rescinding Demolition Order 2018-22** in accordance with Code of Ordinances Section 3.207 for 306 West Marie Street.
- D. Discussion, consideration and possible action regarding **rescinding Demolition Order 2018-019** for 401 Boston.
- E. Discussion, consideration and possible action regarding City Council Inquiry Committee work progress.
- F. Discussion and summary of City Council action and if procedures and processes worked.

8. STAFF REPORTS

A. Upcoming Special Events/Meetings:

Dec 6 – Ladies Night Out

Dec 11 – Northside Santa on the Fire Truck

Dec 13 - Eastside Santa on the Fire Truck

Dec 14 – Southside and Lake Santa on the Fire Truck

Dec 15 – 3pm – Square Santa Festival; 6pm Christmas in the Heart Night Parade

B. Upcoming City Calendar:

Dec 5 – 6pm Annual Employee Christmas Party - Civic Center

Dec 18 – 4pm Work Session and Council Meeting

Dec 24 & 25 – Christmas Holidays – City Offices Closed (Mon/Tues trash picked up on Wednesday)

Jan 1 – New Year's Day – City Offices Closed (Tues trash picked up on Wednesday)

C. Possible Visit by K-9 Officer Sator – Chief Thomas

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 Kim Lenoir and Lloyd Perrin, Acting Fire/EMS Chief

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 regarding Real Property), 551.073 (Deliberations regarding prospective Gifts or Donations), 551.074 (Personnel Matters), 551.076 (Deliberations regarding Security Devices), 551.086 (Deliberate, vote or take final action on competitive matters of the public power utility), and 551.087 (Deliberation regarding 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 551.104(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 Monday, November 19, 2018 at 4:00 p.m. at the City of Brady Municipal Court Building located at 207 S. Elm Street, Brady, Texas with Mayor Tony Groves presiding. Council Members present were Jeffrey Sutton, Jim Griffin, Missi Davis and Jane Huffman. City staff present were City Manager Kim Lenoir, Public Works Director Steve Miller, Community Services Director Dennis Jobe, Police Chief Steve Thomas, Finance Director Lisa Remini, Compliance Coordinator Loya Young and City Secretary Tina Keys.

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

Mayor Groves called the meeting to order at 4:02 p.m. Council quorum was certified.

2. Discussion regarding economic impact of Sand Plant Closures on City of Brady and McCulloch County

Kim Lenoir presented and handed out slides showing services provided by the City of Brady to Hexion, Pioneer Sands and the amount of revenue that the City will lose with the closing of the plants. Lenoir also handed out and went over a 20-year history of sales revenues. Council Member Huffman and City Manager Lenoir discussed that this is not the first time this has happened and we've rebounded before and we can rebound again. Today, staff was told that the railroad has decided to shut down operations and sell the rail for scrap, so if the sand plants come back, they won't have heavy transportation to take the sand out of the county. Council Member Sutton said he has seen the ups and downs in other communities but they survive. Mayor Groves said he talked to previous and current mayor of Eden about closing of detention center. Eden added \$20 to everybody's water meter cost to cover their utility loss. The workforce of the detention center didn't have a big impact on the city of Eden. Additionally, the company that had the prison gave them \$25,000 a year for a set number of years. Mayor Groves talked about opportunities now to look at the big picture – something we haven't thought of before. Look at where we might go for other opportunities that would give us the possibilities of being better off 5 years from now. Council Member Griffin talked about other communities who have lost major industries but were able to survive. Griffin thinks the City needs to make a statement on where we stand. Council Member Huffman said we need to concentrate on what are we going to do today. What can we do. She doesn't feel like we can burden our taxpayers and add more on them. We need to focus on what is our plan moving forward. She fully expects and intends for pay raises previously discussed to still go through. Council Member Griffin thinks budget and projects need to be looked at again. Mayor Groves thinks we need to make a statement saying we will evaluate the impact, look at continuing plans to keep them stable, and let the citizens know what we are doing. Mayor Groves said he wants us to look at new opportunities as well as talk to Railroad and TXDOT and the army. The army is looking at future trainings at our airfield. Mayor Groves suggested off Tuesdays, have an open forum for people to come and talk for whichever council members wanted to come along with EDC and county representatives meet with citizens to answer questions. Mayor also suggested talking to schools to visit with high school students to ease worry and concerns and to get input from them. After key players have met a few times, bring in a few citizens. City Manager Lenoir said she doesn't think other entities realize we really have a flat tax rate and don't have any options to increase revenues and looks forward to informing the other entities where we stand. Mayor Groves asked if we want to look for help from an outside entity; an agency that would be a good investment to come in and help us. Lenoir said Senator Perry and Governor's office representatives will be at meeting tonight. Mayor Groves would like to make contact with US Cement and see where they stand. Council Member Huffman thinks anybody who has shown interest in coming here should be contacted and we should be generous with tax abatements for folks who will be utility customers. Also said maybe we should not be so stringent with codes and permitting. Do whatever we can to make people feel more welcome. Council Member Davis said we need to work on

our customer service to try to help people any chance we can. Public Works Director Steve Miller said we should recognize how far we've come with the finances and went on to say we need to let people know we have been fiscally cautious and we have a plan. Mayor Groves clarified we need to let people know there will be no rate increases associated with the impact of the sand plants leaving; we find out what they're doing and assess impact and keep everybody informed. Miller said we need to get large business leaders involved. Council Member Huffman reiterated that we need to just say we've already done this year's rates, we're not planning on making any changes as a result of the sand plant closings. Remini confirmed said we do have reserves that will buy us some time.

Council took a break at 5:19pm and continued discussions at 5:25pm.

3. 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 Brady Economic Development Corporation (Type A & B) of the City of Brady, Texas met in a Special Joint Meeting on Monday, November 19, 2018, at 6:00 p.m. at the Ed Davenport Civic Center located at 816 San Angelo Hwy, Street, Brady, Texas in a joint meeting with the Brady City Council, McCulloch County Commissioners Court, Brady/McCulloch County Chamber of Commerce Board, Heart of Texas Healthcare System Board, and Brady Independent School District Board. BEDC President Jason Valdez presided over the meeting. BEDC-A Board Members present were Jason Valdez, Don Miller, Lauren Bedwell, Michele Derrick and Erin Betts. BEDC-B Board Members present were same as A board and including Amy Greer and Billie Davis. Also attending on behalf of McCulloch County Commissioners Court were Judge Danny Neal and Commissioners Jim Quinn and Jason Behrens. Representing the City of Brady was Mayor Tony Groves, Council Members Jane Huffman, Missi Davis, Jeffrey Sutton, Jim Griffin, City Manager Kim Lenoir and City Secretary Tina Keys. In attendance representing the Brady/McCulloch Chamber of Commerce were Erin Corbell, Taylor Hoffpauir, J.T. Owens, Jeremy Ramon, and Tyler Williams. Attending on behalf of the Heart of Texas Healthcare System were Tim Jones, Terry Keltz, Mike Schaffner and Kirk Roddie. Representing Brady Independent School District were Duane Limbaugh, Superintendent, as well as Board Members Teri Trull, Corde Morris, Michael Probst, Ed Hernandez and Connie Locklear. Also, in attendance from the McCulloch County Appraisal District was Zane Brandenburger. Also attending was Bill Derrick along with several members of the community as attached hereto.

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

President Jason Valdez called the meeting to order at 6:05 p.m. Roll was called for both EDC boards and a quorum was certified by the City Secretary. A quorum of the City of Brady was also certified. McCulloch County Commissioners certified a quorum with 3 members, and Brady ISD with 5 members and Heart of Texas Healthcare all certified quorums.

2. DISCUSSION REGARDING ECONOMIC IMPACT OF CLOSURES OF LOCAL SAND PLANTS

Jason Valdez discussed the meeting guidelines. A slide show was presented that the EDC put together. Erin Corbell went over Workforce portion of the slide show and recognized special guests: Gary Schaffer with Representative Sheffield's office, Laura Lewis with Senator Perry's office and said Austin and DC are very well aware of situation in Brady. Corbell said the total impact of losing 393 sand plant jobs could impact 619 jobs in our region. There are 35 jobs currently available in Brady, 397 in Brownwood and 1600 in San Angelo. City Manager Kim Lenoir went over the costs to the City associated with utility revenue loss from Pioneer Sands and Hexion. Lenoir said their intent is not to raise electric rates any time in the foreseeable future. The City hopes everybody can find another job and stay here. Lenoir reviewed the 20-year history of sales tax with an increase about 12 years ago when Super Walmart and Tractor Supply opened. Zane Brandenburger went over the tax impact to the area not including land value. More property tax money will be added in 2020 with the addition of the wind farm. Tim Jones with Heart of Texas Healthcare system and McCulloch County Hospital District said there won't be much of an impact. "The tax rate for the district is fairly low. Worst case scenario is \$130,000. This is terrible news for our county but there will be no need for the McCulloch County Hospital district to raise taxes in the foreseeable future." Heart of Texas Healthcare system did a query as related to the sand plant closure and it is about a \$1M operational impact to the hospital if all the sand plant healthcare left the area. That's probably not going to happen. The board is ready to make adjustments as needed but hopes everyone can come together and come up with a solution. County Judge Danny Neal said the primary funding for the

County is property taxes. They will be losing property value on the sand plants when they become non-operational. We will see the wind farm coming on in stages, approximately 40% came onto the tax rolls and after abatement was applied, they were the 3rd largest assessed value in the county. The sand plants combined was \$140,000,000 in value. The wind farms adds \$100M evaluation at approximately 40%. Come January 1, 2019, Rattlesnake will approach \$250M in market value or \$75M in taxable value. They are also looking at Heart of Texas Wind Project. Plan is to start 2nd half 2019 with more in January 2020 and January 2021. They are going to see net taxable value of \$500M and 30% is \$150M over the next 3 years which will help offset the sand plants. It will affect sales taxes and will have a serious economic impact. Superintendent Duane Limbaugh with BISD said school finance is tricky. As it is now, as property values drop, the state kicks in more. The total enrollment is where funding comes from. Even if property values drop, that state funding stays constant. The big question is how can we help the kids today that are going through what their parents are going through. The School District wants to really come together as a district and a community. "Show the kids some love and support." Limbaugh believes the community will come together. We need to come together even when times are good and God will take care of us. Jason Valdez reiterated we are all concerned about our community. Some ideas are being considered. Michele Derrick said the boards are going to have to work together. We need to help people who are struggling. EDC has been in contact with other EDCs to pick up business leads. They are trying to find out how other cities survived under similar circumstances. For example, food bank set up by churches for when unemployment has run out. Putting a shuttle together to get the men to west Texas so wives can stay here with the kids. Boards will sit down again and come back to the community with what is being done. We're going to have to work together. If the community has ideas, please take the time to talk to us. Jason thanked the Brady Clergy Assoc. for providing refreshments.

Citizen Comments:

Jason Pendergast with Permian Frac Sand said they are not going anywhere. Their money stays in Texas and they firmly believe in buying local. They are hiring on several people. They know they can't put a big enough dent but are going to be here for a long time. They employ 100 people as of now.

Jason Jacoby – asked if we have contacted the cement plant and asked for an update. Kim Lenoir said she has talked with the cement plant. They are working through their permit and right now TCEQ is answering questions from the last public hearing. There will be a contested hearing in Austin. They believe they will have their permits in July but it will be 2 years of construction before they open up. Jacoby heard they are HOT RR Company was considering abandoning and removing the railroad tracks if new business does not develop soon and asked officials to please visit with them about that. Jacoby asked BISD, with 300 jobs, they will probably lose 150 kids and what will happen. Limbaugh said right now a staffing survey will be done in February and they will do a total study. They lost 100 students the year before he got here and they are maintaining. There are about 30 students out of 265 in the middle school whose parents work at the sand plants. Regarding the operating fund balance for BISD, they have done well in savings and will be able to maintain. If they make changes it will be a step balance over the next few years. They are thinking about 100 kids over the 3 campuses will be impacted. Jacoby also asked about the bonds. The bond that passed will be an 8-year term. Even with the sand plants gone, there will be a difference of \$80M but tax rates should stay the same. They will still be able to cover renovations. They are on track to get started in June. Jacoby asked Judge Neal if the taxes from the wind farm were already marked for the new jail. Neal said it shouldn't have an effect on it. It may bring interest and sinking rate down. There are negatives in values on one side and positive values on another side. Judge Neal said he sees a real economic impact in the entire region. We have a lot of great things in this community that can attract businesses. We need to rebuild what we expect to lose. Businesses need to brainstorm. Mr. Jacoby went on to say when they heard the news, first thing he said is we need to tighten our belt and think outside the box. We need to calm everybody's fears and one day we will look back and say "that was the best thing that ever happened to us". Mayor Groves told the group that Council had a meeting earlier in the day and looked at where we are. The raises that were already approved in the budget will be fulfilled.

The wastewater treatment plant and drinking water system are not going to be changed. We are looking down the road and will be in contact with the sand plants so we know what's going on and can assess the impact. We don't plan on raising utility rates other than what we've already said for WWTP and drinking water projects. We don't plan on raising taxes. We will look for opportunities. We're going to talk to TXDOT, Ft. Hood and the Railroad. Plans will continue and we don't plan on raising rates or taxes.

Melissa Hale thanked Erin Corbell and the Chamber of Commerce for looking at jobs available and asked what will be done to help those that are going to be out of jobs. Erin Corbell said she has been in contact with Concho Valley Workforce Development board. There will be a job fair here and the Chamber is working with surrounding communities to identify opportunities. Work Ready Communities is a national career readiness tool. There are 200,000 jobs profiled. By becoming a Work Ready Community, our employers can apply for grants to help train our employees. We can pair individuals with these training opportunities. Melissa asked about a job fair for sand plants in West Texas. U.S. Silica said they wanted to come in here ASAP. We may not want to send all of our people to west Texas. But they are working with workforce development to hold job fairs here.

Ryan Guerro is with Concho Valley Transit here on behalf of COG. Gurrero announced that they provide free rides from Brady to San Angelo and from county to county. They are here and are talking about getting people to San Angelo to the Work Force Development programs. Erin said the Work Force board will help people with their unemployment, resumes, etc. They have programs in place.

Karen Langseth's husband works in west Texas at a sand plant. It's not easy but it's doable. Families do not have to move out of Brady. There are lots of jobs out there. There are other sand plants talking about coming here and doing job fairs. If the loved ones have to go, we need to be supportive of the wives and kids who are left here. It's hard. Langseth doesn't want to see families leave Brady but they need everybody to support each other.

Cam Klyberg lives in Eden. They have been through a similar situation in Eden with the prison closing. They had pretty much the same thoughts and it may have been the best thing that happened to them. He told the group "you're doing the right thing. Don't turn on each other and you'll find a solution." Eden lost a 3rd of their city budget. Be positive. You'll find a solution.

Clay Jones with Commercial National Bank talked about how fortunate we are that we have 2 of the strongest financial institutions in the state. They are not going anywhere. We're all going to have to have patience and do things we may not normally do. We need to work with folks to get them through these hard times. They are there for advice and there to help.

Kim Lenoir introduced Dennis Jobe our new Director of Community Services and Building Official and told the group "if you have a business or friends who want to open businesses, Dennis will be glad to help". She went on to say "we (the City) will work with anybody". Dennis reiterated that he is here to work with the community, not against. The City wants to work together to make it happen.

Regina Maas let the citizens know that Brady Clergy Association is here. Their doors are open. They will have a prayer service at 5:30pm on Dec 9th at Palace Theater. They are trying to make themselves more visible. The Clergy Association is asking leaders to come December 9th and they will pray together. She went on to say the leaders need our prayers as well.

Bill Roddie asked group to put together a letter to go to all west Texas sand plants telling them our needs and what we want, and work out something that works with their plant and our town. He said he believes a letter will mean more if every board member would sign the letter.

Rod Young asked what are the plans with the abandoned facilities and asked what will they do with the properties and real estate. He also thanked everyone for serving. Michele Derrick said we invited all of the sand plants to come tonight. A lot of them were not ready to announce what their plans are. We will come together again and have more meetings and more information. Jason Valdez said he knows a lot of people are wondering how this will affect the real estate market.

Jay May of Jay May Real Estate said affect has already started. They have more houses on the market now than

ever. It's going to affect us. They are getting a lot of calls from people wanting to list properties. When he came there was only one sand plant that employed 17 people and everything was alive and well with the same population we have now, but the market is affected. The market values are going down. There are more people wanting to sell than people wanting to buy. We need to tighten our belt until this passes over. Jason Valdez asked if people are coming here to retire or why are people coming. Mr. May said they are coming here to retire. The water situation doesn't help, but we will get through this.

Dick Winters said he has been here for a long time. They've seen a lot of businesses come and go but we've never quit. We can do this now. Thinks it's a shame it has taken this to get these leaders together and for all these people to come together. If we work together, we can do something. Everybody is going to have to start thinking outside the box. We have a lot of resources. Keep faith, try harder and stop bellyaching and we can get through it.

Holden Jacoby said they have been working to try to put in a business up the road and asked that the City be open minded and work with them. He asked Dennis Jobe to work with them and don't make it so hard to bring in a business. He went on to say the code is tough.

Jane Huffman said we did meet at 4:00pm as a council to address items to be discussed tonight. The council did talk at the meeting about trying to be more friendly and we will work with you and try to work through the problems. Huffman went on to encourage folks to reach out to Dennis Jobe. Huffman would like to bring new businesses into the county as a whole. We can survive without the sand plants. We are trying to make you feel more comfortable and we're going to be ok. Huffman agreed that it's a shame we don't do this more often. She said she thinks it's great that we can come together and act mature and thanked everyone.

Branan Lawrence with Pioneer Sands. April 5th is his last day at work. He asked the community, "when you see these guys, give them a word of encouragement". He said he needs all his guys heads in the game. Jason Valdez said he expected this community come together and its good to see.

Joe Sanchez gave his background in McCulloch County and went on to say "we've been dependent to long on sand plants. We need change in this community.". Sanchez wants to implement an advisory board to work with economic development. We need to fix up and preserve our downtown and it will create jobs. Develop a retirement community.

Regina Maas added that the Good Samaritan Resource Center helps when they can with utilities, etc. They are looking for a building for a food pantry, but needs it to be free. They could use funds and will get it to the people who meet it.

Heather Jo Ashton said she appreciates the boards and community coming together. She thinks we need to decide on a venue of communication, maybe newspaper and radio for job fairs, work placement information, etc. One location for things that are accurate and positive.

Chris Watkins suggested reaching out to big transportation companies, Snyder, Swift, etc. to put a hub for drivers.

McKenna Behrens said she is a realtor and wanted to offer another opinion. She loves being in a small town and gets a pretty good feel of who is coming, why are they coming, what attracts them. They have not had a single new listing come on the market because of the sand plants. Behrens thinks people are trying to keep their homes and went on to say there is no better time to save and build equity. In the past two weeks she worked with 4 families all relocating to Brady. We are the most affordable county in the hill country. Behrens does believe it will change a little bit. There really aren't as many homes as it appears.

James Stewart said he likes seeing everybody come together. He challenges group of leaders, "don't continue the status quo as is. If council and commissioners wait until June or July to work on budget, you've failed. You need to start now. Start planning now." Stewart knows the boards have hard decisions to make and asked everyone to think out of the box. We need to work together with calm discussions. Stewart thanked the boards for stepping up to the plate and for steering the ship through the storm and asked them to be proactive.

Dixie Salas spoke on behalf of Kathy Gloria and said they wanted to thank boards for everything. The restaurant has been affected. Salas said they are putting up a Christmas box for the kids that are being affected. They also

are considering bringing back their community thanksgiving dinner next year. Her mom and dad have worked really hard for many years and they will continue.

Corde Morris moved here 15 years ago and only knew 3 people. His business was successful because of the people of Brady who took him in. He told the group to "trust God that we're all going to be OK. He will provide and take care of this town because of the people of Brady".

Don Miller talked about going from a Type A to B EDC and asked people with expertise to share their information and ideas. They are not going to be able to come up with all the ideas. They need help from the community.

Erin Corbell emphasized the need to shop local.

3. ADJOURNMENT

There being no further business, President Jason Valdez adjourned the meetings at 7:43 p.m.

Jason Valdez, President

Attest: _____

Tina Keys, City Secretary

STATE OF TEXAS

COUNTY OF McCULLOCH

CITY OF BRADY

The City Council of the City of Brady, Texas met in a Work Session Meeting on Tuesday, November 20, 2018 at 4:00 p.m. at the City of Brady Municipal Court Building located at 207 S. Elm Street, Brady, Texas with Mayor Tony Groves presiding. Council Members present were Jeffrey Sutton, Rey Garza, and Jim Griffin. Council Member Davis entered the meeting at 4:53pm after a quorum was certified. City staff present were City Manager Kim Lenoir, Community Services Director Dennis Jobe, AP/AR Clerk Amanda Lewis, City Attorney Sarah Griffin and City Secretary Tina Keys.

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

Mayor Groves called the meeting to order at 4:02 p.m. Council quorum was certified.

2. Dodge Heights Subdivision Phase One Replats Review – Dennis Jobe

Dennis Jobe and Amanda Lewis presented their proposed plans for Dodge Heights. Council asked Dennis and Amanda to come back with their recommendations.

3. Review of the Codification of Ordinances – Tina Keys

This item was skipped due to time restrictions.

There being no further business, the Mayor adjourned the meeting at 5:30 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, November 20, 2018 at 6:00 pm at the City of Brady Municipal Court Building located at 207 S. Elm Street, Brady, Texas with Mayor Anthony Groves presiding. Council Members present were Jane Huffman, Missi Davis, Jim Griffin, Rey Garza and Jeffrey Sutton. City staff present were City Manager Kim Lenoir, Finance Director Lisa Remini, Public Works Director Steve Miller, Community Services Director Dennis Jobe, Police Chief Steve Thomas, Animal Control Officer Chantal Solis, and City Secretary Tina Keys. Also in attendance were Lynne White, Rosie Salas, Erin Corbell, Wesley Crain, Christopher Bohannon, Bill Woolsey, Scott Gillespie, Andrew Garcia, and Christopher Clayton.

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

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

2. INVOCATION AND PLEDGE OF ALLEGIANCE

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

3. PUBLIC COMMENTS

There were no public comments.

4. CONSENT AGENDA

- A. Approval of Minutes for Regular Meetings November 6, 2018.
- B. Approval of Approval of Resolution 2018-045 to reschedule the January 1 and January 15, 2019 Regular Council Meetings to January 8 and January 22, 2019 at 6:00pm due to January 1 holiday.
- C. Approval of Resolution 2018-048 to enter into an Interlocal Agreement with Region 8 Education Service Center a Cooperative Purchasing Service Program.

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

5. PRESENTATIONS: None Scheduled

- A. End of the Fiscal Year 2018 Unaudited Budget Report – Director of Finance Lisa Remini presented
- B. Brady is ranked the 7th Safest City in Texas due to its commitment to the safety and security of its residents – Police Chief Steve Thomas presented. Mayor Groves told Chief Thomas we appreciate all they do.

6. PUBLIC HEARINGS: None Scheduled

There were no Public Hearings.

7. INDIVIDUAL CONCERNS

- A. Discussion, consideration, and possible action regarding second and final reading of Ordinance 1261 of the City of Brady, Texas, to amend FY 2019 Budget for municipal purposes, transferring unfinished FY2018 projects to FY 2019 Budget, and adding new requests, utilizing savings from decreased employee insurance rates and donated funds. Lisa Remini presented. Council Member Sutton moved to approve the second and final reading of Ordinance 1261. Seconded by Council Member Huffman. All Council Members voted "aye" and none "nay". Motion passed with a 5 – 0 vote.

- B. Discussion, consideration, and possible action regarding **Resolution 2018-047** designating a management service provider for application and project implementation of the **2019-2020 Community Development Funds** (upsizing and looping water distribution lines) as administered by Texas Department of Agriculture (TDA). Kim Lenoir presented. Council Member Griffin moved to approve Resolution 2018-047. Seconded by Council Member Davis. All Council Members voted "aye" and none "nay". Motion passed with a 5 – 0 vote.
- C. Discussion, consideration and possible action regarding acceptance of the **2017-2018 Annual Tourism Report** required by the Brady/McCulloch County Chamber of Commerce Tourism Agreement (due Oct 31, 2018). Erin Corbell with the Brady/McCulloch County Chamber of Commerce went over report including Chamber activities and plans. Council Member Davis moved to accept report. Seconded by Council Member Garza. All Council Members voted "aye" and none "nay". Motion passed with a 5 – 0 vote.
- D. Discussion, consideration, and possible action regarding **first reading of Ordinance 1262** of the City of Brady, Texas, establishing a Brady Tourism Advisory Board, HOT Tax Grant Committee and requesting citizen applications. Kim Lenoir presented an amended ordinance removing the HOT Tax Grant Committee from the Tourism Advisory Board. City Attorney and staff will bring back a second ordinance to address the duties and policies of the HOT Tax Grant Committee. Council Member Davis moved to approve the first reading of Ordinance 1262 as amended. Seconded by Council Member Garza. All Council Members voted "aye" and none "nay". Motion passed with a 5 – 0 vote.
- E. Discuss status of Work Ready Communities Program. Erin Corbell presented. No action was taken.
- F. Discuss concerns with stray animals and fines for animal control as requested by Council Member Missi Davis. Council Member Davis said she thinks there is still a huge issue in town with stray animals all over town. Chief Thomas said they have already hired another person for animal control. Animal Control officers will be out on the streets early and will stay later as well as have somebody on call at all times. Chief Thomas discussed possible fines and costs due to animals being loose and picked up by Animal Control. Council Member Davis also said sometimes people would be hesitant to call 9-1-1 for an animal control issue and asked if the public can call 597-2121. Chief Thomas said no, people need to call the new central dispatch now located at the new sheriff's office. Council Member Davis said she was interested in seeing fines raised for second offenses and adding in the ordinance that neutering was required for dogs.
- G. Discussion and summary of City Council action and if procedures and processes worked.

8. STAFF REPORTS

- A. October Board Minutes – BEDC Type A and B (Oct 11 and 29) and P&Z (Oct 9)
- B. October Monthly Activity Reports – Visit Brady Report, Sales Tax Receipts, Utility Reports, Seniors, Golf, BPD, BVFD Expense Report, Animal Control, Airport, Code Enforcement, Chronic Code Complaints, and Structures Inhabited without Utilities
- C. September Quarterly Report for Hotel Occupancy Tax Funds
- D. Report on Monday and Tuesday, November 19 and 20 City Council Work Sessions
- E. Upcoming Special Events/Meetings:
Dec 15 – 6pm Christmas in the Heart Night Parade
- F. Upcoming City Calendar:
Nov 21 – 8:30am Monthly Municipal Court
Nov 22 & 23 – Thanksgiving Holidays – City Offices Closed (Th/Fri trash picked up on Wednesday)
Nov 26 – Annual AgriLife Leadership Luncheon – Ag Office
Nov 26 – 1pm GRW Steering Committee Meeting – Ag Office
Dec 3 – 1:30pm Monthly Development Review Committee (DRC) Meeting – City Hall
Dec 4 – Council Meeting

- Dec 5 – 6pm Annual Employee Christmas Party - Civic Center
- Dec 18 – 4pm Work Session and Council Meeting
- Dec 24 & 25 – Christmas Holidays – City Offices Closed (Mon/Tues trash picked up on Wednesday)
- Jan 1 – New Year's Day – City Offices Closed (Tues trash picked up on Wednesday)
- G. Possible Visit by K-9 Officer Sator – Chief Thomas
- H. May 4, 2019 General Election Calendar – Place 4 and 5 – 4-year terms

9. ANNOUNCEMENTS

Mayor Pro Tem Griffin announced how grateful a resident was that their electrical issues at Bee and Grant were addressed so quickly by Electric Superintendent Joe Solis and his division.

Santa will be going around town on the fire trucks on Dec 11th North Side, 13th East Side, & 14th & West Side & Lake

10. EXECUTIVE SESSION

The City Council of the City of Brady closed the Open Meeting at 7:25 to 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 Kim 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, EDC and US Cement Developer Agreement.
- C. Pursuant to Section 551.087 (Economic Development), the City Council will deliberate the offer of a financial or other incentive or to discuss or deliberate regarding commercial or financial information that the City Council has received from a prospective cement plant (US Cement), retail, and other development projects that the City Council seeks to have locate in or near the City and/or with which the City Council is conducting economic development negotiations.

Executive Session was opened at 7:35 p.m. and closed at 8:19 p.m.

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

Regular Session was opened at 8:20 p.m. No action was taken.

12. ADJOURNMENT

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

Mayor Anthony Groves

Attest: _____
Tina Keys, City Secretary

11-26-18

City of Brady Receives Recognition for Transparency Efforts from Texas Comptroller

Texas Comptroller Glenn Hegar announced the City of Brady is the latest local government entity to achieve specific transparency goals through the Comptroller's Transparency Stars program. The City of Brady is one of 65 cities (out of 1,216 total Texas cities) that has received a star in the area of Traditional Finances, which recognizes entities for their outstanding efforts in making their spending and revenue information available.

Transparency Stars recognizes local government entities that provide easy online access to important financial data.

"By providing meaningful financial data in addition to visual tools and analysis of its revenues and expenditures, the City of Brady has shown a true commitment to Texas taxpayers. This effort achieves the goals set by my office's Transparency Stars program," Hegar said. "I am pleased to award the City of Brady a star for its accomplishments."

The Comptroller's office launched the Transparency Stars program in March 2016 to recognize cities, counties and school districts making important strides to greater government transparency. Local government entities can apply for stars in the areas of:

- Traditional Finances,
- Contracts and Procurement,
- Economic Development,
- Public Pensions, and
- Debt Obligations.

After receiving an initial star for Traditional Finances, remaining stars may be awarded in any order. For more information on the program, including specific guidelines and information on how to apply, visit the Comptroller's [Transparency Stars website](#).

This program replaces the State's initial transparency program and its requirements are much more robust and extensive in data presented to the reader. Only cities in good standing with the State will be awarded the star.

The following Comptroller's program insignia is displayed on the City's website Transparency page:



Annual Municipal Court Report December 2018						
Fiscal Year	2014	2015	2016	2017	2018	
Municipal Court Judge	Gary Schroeder	Bill Spiller	Bill Spiller	Bill Spiller/ JT Owens	Bill Spiller/ JT Owens	JT Owens
Municipal Court Clerk	Christi Badilla	Christi Badilla/ Tina Keys	Tina Keys	Lisa Moreno/ Valerie Gonzalez	Valerie Gonzalez	Valerie Gonzalez
City Prosecutor	Ross Fisher	Ross Fisher	S. Kackley	S. Kackley	S. Kackley/ Sarah Griffin	S. Kackley/ Sarah Griffin
# Open Court Day	*	17	11	12	11	
# Days Judge in Office	*	0	0	36	36	
Budget General Revenue	\$43,490.00	\$49,500	\$52,300	\$72,200	\$72,860	
Actual General Revenue	\$45,031.80	\$48,253.73	\$49,243.34	\$87,183.48	\$94,874.50	
Budget Expenditures	\$50,977	\$151,551	\$193,099	\$82,387	\$80,585	
Actual Expenditures	\$45,071.87	\$84,756.61	\$172,770.26	\$70,261.59	\$67,101.15	
Actual Net	(\$40,071)	(\$36,502.88)	(\$123,526.92)	\$16,921.89	\$27,773.35	
Purchases		Purchased Building	Remodeled Building			
Number of Filed Cases	FY2014	FY2015	FY2016	FY2017	FY2018	
Police Department	481	440	605	872	604	
Municipal Court	224	8	28	219	342	
Code Enforcement	26	81	40	63	26	
Animal Control	0	0	0	1	3	
Calander Year	2014	2015	2016	2107	2018	
\$ Paid to State Comptroller	\$22,506.98	\$19,180.13	\$61,618.83	\$33,125.17	\$23,476.98**	
\$ Paid to OMNI	\$336	\$234	\$162	\$414	\$942.00**	
OMNI Cases Added	45	6	5	794	393	
OMNI Cases Closed	54	29	27	57	157	

- Judge's office hours are held every Wednesday at City Hall from 9:00 A.M. to 10:00 A.M.
- Open Court is held on Wednesday following the 3rd Tuesday of every month at the Municipal Court Building from 8:30 A.M. to 11:30 A.M.

What is Omni?

OmniBase Services of Texas maintains and administers the central database for the cities and counties contracted to use the Department of Public Safety's Failure to Appear Program. The FTA program as authorized by Chapter 706 of the Texas Transportation Code, provides an effective collection and enforcement tool by restricting the violator's ability to renew their drivers license for outstanding violations. The Omni fee that is added to a citation is \$30. When a defendant pays the citation, \$20 is paid to the State Comptroller, \$6 to the OmniBase, and \$4 are retained by the City.

What is the payment to the State Comptroller?

When a defendant pays a citation there is a Fine, Court Cost, & sometimes Fee(s). The Court Cost is what is sent to the State Comptroller, The City retains the Fine, and depending on what Fee is imposed it is split between the City and the State. Court Costs and Fines vary depending on the violation, there are instances when the Fine is significantly greater than the Court Cost and vice versa.
 i.e. Expired Registration Ticket: \$46 Fine, \$59 Court Cost; Public Intoxication Ticket: \$241 Fine, \$59 Court Cost; Driving While License Invalid \$211 Fine, \$89 Court Cost.
 Examples of additional fees are: Time Payment Fee, Jury Fee, Omni Fee, Warrant Fees etc.

*No data found

** Pending Q4 of 2018 \$

City Council
City of Brady, Texas

Agenda Action Form for Ordinance

AGENDA DATE:	12-04-18	AGENDA ITEM	7.A.
AGENDA SUBJECT:	Discussion, consideration and possible action regarding second and final reading of Ordinance 1262 of the City of Brady, Texas, establishing a Brady Tourism Advisory Board and requesting citizen applications.		
PREPARED BY:	Kim Lenoir	Date Submitted:	11-29-18
EXHIBITS:	Ordinance and application		
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY MANAGER APPROVAL:			

SUMMARY:

On November 6, City Council directed the Visit Brady staff to establish the Tourism Advisory Board for the City Council to advertise and fill positions.

This ordinance defines the Board's responsibilities, size, and meeting times.

Once this Board is established by the final approval of this ordinance, the City Secretary will advertise and accept applications for the City Council's consideration of future appointments.

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 **second and final reading of Ordinance 1262**.

ORDINANCE NO. 1262

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRADY
ESTABLISHING A TOURISM ADVISORY BOARD; ESTABLISHING THE
NUMBER OF MEMBERS OF THE TOURISM ADVISORY BOARD;
ALLOWING FOR THE ESTABLISHMENT OF MEETING SCHEDULES;
ALLOWING FOR THE ADOPTION OF RULES OF GOVERNANCE FOR THE
BOARD; ESTABLISHING THE DUTIES.**

WHEREAS, the City Council of the City of Brady jointly funded and adopted the *Visit Brady Strategic Plan* and have contracted with the Brady/McCulloch County Chamber of Commerce to implement the Plan; and

WHEREAS, the City Council of the City of Brady wished to allow for the establishment of a Tourism Advisory Board; and

WHEREAS, the Tourism Advisory Board is to be composed of seven (7) members; and

WHEREAS, this Board will establish regular quarterly meetings and will post agendas in accordance with the Open Meeting Act. The Tourism Advisory Board may determine location of public meetings, dates and times of the regular quarterly meetings; and

WHEREAS, the Tourism Advisory Board shall have a presiding Chair and Vice-Chair, and it may adopt, subject to the approval of the City Council, such rules and regulations governing its proceedings as it may deem proper. The Visit Brady Director or designee shall serve as secretary, provide the board with all information necessary for the performance of its duties and keep a record of all transactions; and

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

That the Tourism Advisory Board shall be composed of and have the following duties:

1. The Board shall consist of stakeholders and community members whose professional and personal backgrounds include experiences that will bring valuable knowledge, guidance and support for the benefit of Visit Brady and the Brady Tourism Business. Board membership shall be comprised as follows:

A member representing attractions within the City of Brady;
A member representing a hotelier;
A City Council member;
A member of the Brady Type B Economic Development Corporation Board;
A member of the Chamber of Commerce Board
A member selected by McCulloch County; and
One member representing the Travel and Tourism Community.

2. Qualifications and appointment of members; term of office; filling vacancies; first meeting.

(a) *Qualifications.* The only members who must be residents of the city are the City Council Member and the City Manager (or designee). All other members must reside or be employed in McCulloch County.

(b) *Appointment of Board Members.* All members of the Board shall be appointed by the City Council.

(c) *Appointment of Chair.* The Chair and Vice-Chair of the Board shall be voted upon by the Board.

(d) *Term.* Board members shall serve staggered two-year terms. Upon creation of the Board, four members will be appointed for a term of three years each. The remaining three members will be appointed for a term of two years each. Each initial term of office shall expire in June of the year the term is scheduled to expire. All subsequent appointments will be made for two-year terms. A member presently qualified and serving shall continue to serve until such time as a successor has been appointed and qualified to replace the member.

(e) *First Meeting.* At the first meeting of the Board, located at the Brady Municipal Court Building, the members shall adopt rules concerning the following business:

1. Select meeting location, time and dates of future meetings; and
2. Election of Chair and Vice Chair.

3. Powers, duties and responsibilities.

- (a) *Overall Duty.* Each Board member must review and act on the *Visit Brady Strategic Plan* in the best interest of the City of Brady as his/her sole charge.
- (b) *General Powers.* The Board shall make such rules as it may deem advisable and necessary for the conduct of its affairs and for the purpose of carrying out the intent of the Board.
- (c) *Specific Duties and Responsibilities.* The Board will have the following specific duties and responsibilities:
 1. Make recommendations to the Visit Brady staff and City Council for the annual budget process; and
 2. Support and advise the Visit Brady Director; concerning the annual marketing plan; and Visit Brady goals and progress reports; and
 3. Review financial statements for Visit Brady and monitor customer service results; and
 4. Review and advise the City Council on the operations of the Visit Brady program; and

5. Inform the City Manager and the Visit Brady Director of any failure by personnel of the Visit Brady Program to carry out any orders or policies adopted by the governing body; and
6. In an advisory capacity, work towards the general improvement of the Visit Brady program and the advancement of the City tourism business in the community.
7. The Visit Brady staff and Board will report its activities to the City Council annually.

Passed and approved on the FIRST READING this 20th day of November, 2018.

Passed and approved on the SECOND READING this 4th day of December, 2018.

Anthony Groves, Mayor,
City of Brady, Texas

ATTEST:

Tina Keys, City Secretary

APPROVED AS TO FORM & LEGALITY:

Sarah Griffin, City Attorney

CITY OF BRADY

FY 2019 Boards & Commissions

PLANNING AND ZONING COMMISSION (3 yr term)

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

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

ZONING BOARD OF ADJUSTMENT (ZBA/BOA)

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

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

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

AIRPORT ADVISORY BOARD (Ord 1149 - 2 yr term)

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

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

MUNICIPAL COURT JUDGES (2yr term)

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

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

BRADY YOUTH ASSOCIATION (1yr term)

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

Council	Rey Garza	1/19
Concho Valley Council of Governments Annual Board	(1yr term)	

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

Council	Jeffrey Sutton	6/19
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HOTEL OCCUPANCY TAX GRANT (1yr term)

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

Finance	Lisa Remini	FY 2019
City Mgr	Kim Lenoir	FY 2019
Council	Jim Griffin	FY 2019
Visit Brady	Erin Corbell	FY 2019

TOURISM ADVISORY BOARD (2yr term)

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

Attraction	VACANT	6/2021
Hotelier	VACANT	6/2021
City Council	VACANT	6/2021
EDC	VACANT	6/2021
Chamber	VACANT	6/2020
County	VACANT	6/2020
Tourism	VACANT	6/2020

CHARTER REVIEW COMMISSION (4 year term)

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

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

INVESTMENT COMMITTEE (1 yr term)

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

PLACE	BOARD MEMBER NAME	CURRENT TERM
1	Finance Director	FY 2019
2	City Manager	FY 2019
3	Jane Huffman	FY 2019

CITY COUNCIL (3 yr term) - transition to 4 year terms May 2019

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

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

Brady Type B Economic Development Corporation

3 - 1 year terms / 4 - 2 year terms

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

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

MCCULLOCH COUNTY SENIOR CITIZEN ASSOCIATION

Sunset Center Advisory Board (2 year term)

Rosie Aguirre, Staff Liaison 325/597-2946 raguirre@bradytx.us

PLACE	BOARD MEMBER NAME	CURRENT TERM
1	Wanda Nesbit - President	10/19
2	Evelyn Pitcox - Vice President	10/19
3	Mercy James - Secretary	10/19
4	Janice Crawford - Treasurer	10/19
5	Marcia Arons	10/19
6	Rene Avants	10/19
7	Angelita Torrez	10/19
8	Mary Bradshaw	10/19
9	Alvin Bolton	10/19
10	Fay Lawler	10/19
11	Bill Spiller	10/19
12	Rosie Aguirre	Director
13	Kim Lenoir	City Manager
14	vacant	Comm Svcs Dir.
15	Danny Neal	County Judge
16	Hazel Maner	Lifetime

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

CITY OF BRADY
APPLICATION FOR BOARDS / COMMISSIONS



Name of Applicant: _____ Phone Number: _____

Address: _____ Alt. Phone Number: _____

E-mail Address: _____

Are you a citizen of the City of Brady? Yes No

Are you a registered voter? Yes No

Are you currently serving on a City Board? Yes No

Have you ever served on a City Board? Yes No

Are you currently serving on a Board for another governmental Agency? Yes No

How long have you lived in Brady? _____

Which Board(s) would you like to apply for? Planning & Zoning Commission (3 year term)
 Economic Development Corporation (2 year term)
 Zoning Board of Adjustment (2 year term)
 Airport Advisory Board (2 year term)
 Charter Review Commission (4 year term)
 Tourism Advisory Board (2 year term)

Employer: _____ Job Title: _____

Work Address: _____

Work Phone #: _____

Professional Experience (include professional memberships and previous employment):

Community Experience (civic clubs, volunteer activities, service organizations, etc):

**CITY OF BRADY
APPLICATION FOR BOARDS / COMMISSIONS**

Comments or special qualifications:

Resume (type or copy and paste your resume in the area below or attach as separate page): **(NOT REQUIRED)**

Interests & Experiences (please tell us about yourself and why you want to serve)

Signature

Date

City Council

City of Brady, Texas

Agenda Action Form

AGENDA DATE:	12/4/18	AGENDA ITEM	7.B.
AGENDA SUBJECT:	Discussion, consideration, and possible action regarding rescinding Demolition Order 2018-15 for <u>1308 North College Street</u> .		
PREPARED BY:	Walter Holbert	Date Submitted:	12/4/18
EXHIBITS:	Photos of Property		
BUDGETARY IMPACT:	Required Expenditure:	\$1,800.00	
	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 June 30, 1998.

Owners: Joseph & Annette Berman

Last Known Address: 3509 Haltom Rd., Fort Worth, TX 76117

Property Taxes: \$154.55 as of 11-29-18

Amount of Tax Lien: \$2,480.00

Action taken:

July 09, 2015 - Property was given a violation notice for Weeds and Vegetation and Junked Vehicle. The weeds were abated but the junked vehicle remained.

May 13, 2016 - Property owner was issued a violation notice for Weeds and Vegetation.

May 25, 2016 - A citation was issued to the property owner.

November 30, 2016 - Case was closed for compliance.

September 28, 2017 - The structure was inspected and pictures were taken to determine if this was a dangerous premise. Kim Davee, Code Enforcement Officer, has determined the building does meet the standards of a dilapidated/dangerous premises.

October 2, 2017 - A public hearing notice was sent via certified mail to the property owner at the address on file with the McCulloch County Appraisal District.

October 4, 2017 - A public hearing notice was published in the newspaper.

October 17, 2017 - A public hearing was held and time was given to allow the owner to provide a timeline for repairs.

January 15, 2018 - Demolition order 2018-15 issued by city council.

January 16, 2018 - The owner had made progress towards repairing the property, Council authorized an additional 90 days for the work to continue.

April 4, 2018 - Ms. Berman contacted staff stating she was attempting to get additional funding for repairs.

April 12, 2018 - Staff visited the property, no signs of further improvement.

June 15, 2018 - Daniel Greenwood tried to make contact to the owner via email inquiring an update on the repairs to the property received no reply.

The structure at this property is in violation of the following subsections of Section 3.207 of the Code of Ordinances:

- (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.
- (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:

Rescind Demolition Order 2018-15



City Council

City of Brady, Texas

Agenda Action Form

AGENDA DATE:	12/4/18	AGENDA ITEM	7.C.
AGENDA SUBJECT:	Discussion, consideration, and possible action regarding rescinding Demolition Order 2018-22 in accordance with Code of Ordinances Section 3.207 for 306 West Marie Street.		
PREPARED BY:	Walter Holbert	Date Submitted:	12/4/18
EXHIBITS:	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 at 306 West Marie on the Northwest side of Brady and has not had utilities connected since July 13, 2012.

Owners: Joe Sanchez
 Last Known Address: 700 South Elm
 Property Taxes: \$200.96 as of 11-29-18
 Amount of Tax Lien: \$2,480.00

Action taken:

July 01, 2015 – A complaint was received for dilapidated structure and high grass. Peter Lamont spoke with owner's son who said they would clean up the property.

July 07, 2015 – Same complaint was received from the same person. McCulloch County Appraisal District had this on their list to be seized for taxes and sold at auction.

September 20, 2016 – Complaint was received that door was open and children were in the structure. First notice of violation was sent to the new owner.

November 30, 2016 – Case was closed for voluntary compliance.

November 15, 2017 – Peter Lamont received a complaint for dangerous building and high weeds.

December 01, 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 2018-22.

December 29, 2017 – Permit issued for construction fence to be placed on the property for repairs to be made.
 – No fence has been erected Kim Dave

May 08, 2018 – Pictures taken of property for follow up. Property condition remains dilapidated and in poor/unsafe and dangerous condition. Daniel Greenwood

May 09, 2018 – Attempt made to follow up with owner at last known address of 700 South Elm. Gate was locked with chain and verbal attempts to contact resident were unsuccessful. Dog was barking and property heavily overgrown with vegetation. Attempts at phone contact were also unsuccessful. Pictures taken. **Daniel Greenwood**

May 15, 2018 – Council extended an additional 90 days for the property.

August 15, 2018 – Attempt made to contact owner via phone received no answer. **Walter Holbert**

August 21, 2018 – Council gave a 30-day extension on the property.

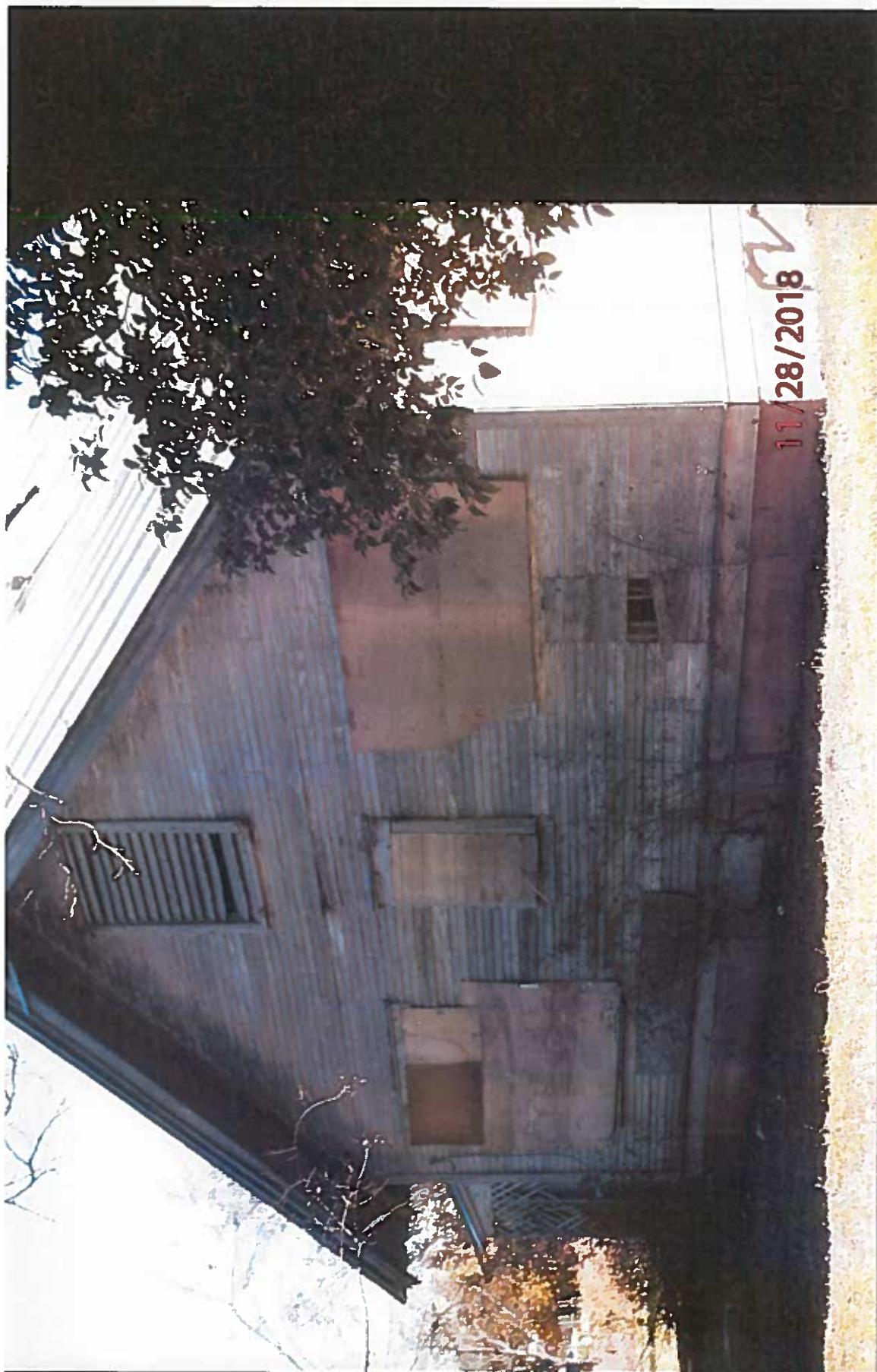
September 18, 2018 – Second Demolition Order issued for the property.

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.
- (4) The foundation or the vertical or horizontal supporting members are twenty-five 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 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:

Rescind Demolition Order 2018-22.



11/28/2018

City Council

City of Brady, Texas

Agenda Action Form

AGENDA DATE:	12/4/18	AGENDA ITEM	7.D.
AGENDA SUBJECT:	Discussion, consideration, and possible action regarding rescinding Demolition Order 2018-19 for <u>401 Boston</u> .		
PREPARED BY:	Walter Holbert	Date Submitted:	12/4/18
EXHIBITS:	Demolition Order 2018-19 Current Photos of Property		
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 401 Boston on the Southeast side of Brady and has not had utilities connected since December 11, 2012.

Owners:
Last Known Address:

Chris Longoria
2010 North Grant Street, Brady, Texas 76825

Property Taxes: 406.68 as of 11-29-2018
Amount of Potential Tax Lien: \$3,160.00

Action taken:

November 08, 2017 – A public hearing notice was posted on the structure, sent to the owner via certified mail, and sent to the newspaper for publication in the November 8th edition.

November 21, 2017 – Chris Longoria was present at the City Council meeting. He says he will be buying the property and getting it ready for occupancy. The fire marshal, Brian Meroney and I did an inspection on the interior of the property (see attached photos). The electrical wiring has been stripped out. There are holes through all the walls. Toilets and showers are not functional. There is black mold in the kitchen. Parts of the siding and metal along the eave are falling. City Council has allowed until the January 2nd meeting to follow through with a schedule of repairs and cleanup. They will re-evaluate the situation at that time.

January 5, 2018 – No documents have been received.

February 19, 2018 – City Council Issued Demolition Order 2018-19.

June 11, 2018 – Visited property at 401 Boston. No signs of any repairs on sight. Trash and debris throughout the property. Mold is present in some locations of the property. The structure is unfit for human habitation. Awaiting disposition at City Council meeting on June 19, 2018.

June 12, 2018 – Numerous attempts made to contact owner. Contacted owner and we discussed the property. I explained the property meets requirements for demolition and Mr. Longoria still believes he can repair the property. We also discussed the matter of mold found on the walls inside the house when inspected by Kim Davee and Brian Meroney on November 27, 2017 and my findings on June 11, 2018. He stated he will have all trash and debris removed by Monday, June 18, 2018.

November 29, 2018 – Walter Holbert made contact with the PTM Group stated they did attempt to sell property to Chris Longoria but have not heard from him in 6 months. Also stated that Mr. Longoria had made some repairs to the property along with cleaning up some of the debris before losing contact with him.

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

- (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.
- (5) The non-supporting coverings of the walls, ceilings, roofs or floors are 50 percent or more damaged or deteriorated.
- (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.
- (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 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.
- (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:

Rescind Demolition Order 2018-19.



11/28/2018

City Council City of Brady, Texas Inquiry Committee

on

The effectiveness of the Brady paid and volunteer Fire Fighting /EMS System.

The Inquiry Committee (IC) will have powers enumerated by this document, the City Charter and the laws of the State of Texas concerning municipal government. The IC has no authority to direct city employees to participate in the inquiry or to alter work schedules unless authorized by the City Manager.

ASSUMPTIONS:

BFES will refer to the overall system of firefighting and emergency medical services associated with Brady and McCulloch County (this system includes all paid and volunteer firefighters and EMS personnel trusted with the mission to provide all firefighting and EMS services for all the people of McCulloch County).

BFE will include the paid fire fighters employed by the City of Brady as firefighters (note: some employees of the city are not paid to be firefighters but volunteer as members of the BVF).

BVF will include all members of the Brady Volunteer Firefighters, LLC. (note: some members of the BVF are employed as part-time firefighters with the BFE).

Brady Fire/EMS (BFE) , the Brady Volunteer Firefighters (BVF) and the operations of the Brady Fire/EMS System (BFES) will benefit from the a review/inquiry by a committee from outside the BFES.

SCOPE OF THE INQUIRY

All aspects of the command & control, operations, funding, logistics, facilities, formal and informal agreements within and without the BFES and other associated BFES support identified by the IC.

TIMELINE FOR THE INQUIRY

The IC may begin the inquiry as soon as the Brady City Council authorizes the IC.

Final written report will be provided to the Brady City Council within six(6) weeks of the authorization of the IC.

COMMITTEE ORGANIZATION RULES, GUIDANCE AND OPERATING PROCEDURES:

Three (3) councilmembers nominated by the Mayor and approved by a majority of the councilmembers present will report to the City Council(CC) at intervals set by the CC (additional reports may be added by the CC or the IC. Reports will be made verbally with written documentation of findings and recommendations.

Chair of the IC will be selected by the CC or the IC as directed by the CC.

All IC members will be present for all interviews conducted by the IC.

Written statements signed and dated by the statement author may be received by the IC if the IC has interviewed or has waiver the opportunity to interview the author.

Other documents of fact may also be received by the IC.

BASIC CHARGES TO THE IC

The IC will:

1. Identify the formal structure of the BFES, the BFE and the BVF and the formal and informal relationships to include Purpose, Mission, Vision (see definition below), and Values of each. Supervision responsibilities and authorities and their functional effectiveness are key elements of the inquiry. (Vision in this context is a description of "what the system and elements would look like if the system were operating at the desired level of effectiveness).
2. Document the current membership and qualifications of the BFE and the BVF.
3. Document the finances of the BFE and the BVF and any financial relationships between the two.
4. Assess and report on the "climate of supervision and operations" for the BFE and BVF and the interface between the two.
5. Document the ownership and condition of the equipment in the BFE and BVF to include any "sharing/loaning/co-ownership" with formal or informal agreements concerning equipment.
6. Document all facilities used, noting ownership/sharing, facilities condition, facility upgrades desired and financial responsibilities associated with current and future facilities.
7. Obtain a rough statement of two year, five year and ten year plans from BFE and BVF for their organization and the BFES.
8. Obtain an evaluation statements of Mission/Vision effectiveness from an appropriate number of members of the BFE and BVF (must have statements from Fire Chief, Asst. Fire Chief, president of organization, Vice-president and at least 30% of firefighters/emts from BFE and BVF. (rated on the scale below).
 - 5 Excellent (why?)
 4. Good
 3. OK
 2. Poor
 1. Unsatisfactory (why?)
9. Obtain evaluation statements of Mission/Vision effectiveness from an appropriate number and range of members of the community.
10. Conduct sufficient interviews with members of the BFE and BVF to provide the CC and the City Manager with documentation of the Fire Chief's leadership style and its impact on the effectiveness of the BFES, the BFE and the BVF teams. Use IC developed list of questions in the interviews to provide documented opinion information to the CC and the City Manager of the interview results. Recommend a review of the question list by the City Manager and City Attorney before starting these interviews.

DESCRIPTION OF THE APPARENT SITUATION

Fighting effectiveness appears to be hampered by the strained relationship between the Brady Fire/EMS (BFE) Department and the Brady Volunteer Firefighters (BVF), LLC.

BFE has a responsibility for fires inside of the Brady City Limits. BFE is trained and qualified to fight structure and brush fires.

BVF has responsibility for fires outside the city limits within McCulloch County. BVF is trained and qualified to fight brush fires.

Although no formal written agreement of mutual support has been found, the two organizations have assisted/augmented each other for many years and continue to do so. They share the Brady Firehouse and firefighting equipment, train together and have members that are in both organizations.

BFE includes the paid fire fighters employed by the City of Brady as firefighters (note: some city employees are not paid to be firefighters by the city but volunteer as members of the BVF). City employees have medical, worker compensation and pension benefits.

BVF includes all members of the Brady Volunteer Firefighters, LLC. (note: some members of the BVF are employed as part-time firefighters with the BFE). BVF who are not city employees have no employment benefits beyond a city contribution to their unique pension fund.

There are potential legal and compensation issues based on employment laws/rules and potential conflicts on compensation laws/rules for a city employee who is injured acting as a member of the BVF. Although the volunteer efforts are admirable and are done with the best of intentions, the City of Brady could be liable for violations with significant monetary consequences.

The BFE and BVF maintain their own funds, but there is a current dispute over funds previously contributed by the BVF to the city to augment the payments for the new City of Brady firetruck.

In the past, the president of the BVF was identified as an Assistant Fire Chief. This formally placed the BVF president in the chain of command with the BFE. Recently the president of the BVF resigned the Assistant Fire Chief position which removes the BVF from the authority of the Brady Fire Chief. It also removes the president of the BVF's authority to direct members of the BFE if both organizations are tasked to fight the same fire.

The working relationship between the BFE and the BVF is strained and a clear chain of command (authority) does not exist in some situations. This creates a potentially dangerous situation.

The strained working relationship is allegedly further strained by the leadership style of the BFE Fire Chief. The current BFE Fire Chief has been in his current position for approximately 11 months. Council members have received verbal statements of concern from citizens (and employees) that the BFE Fire Chief is intimidating and that department morale is unacceptably low. The BFE Fire Chief has reported verbal warnings that an individual is working to "run you off". The City Manager's annual assessment of the Fire Chief's performance is a positive evaluation. The Fire Chief is also the McCulloch County Emergency Management Coordinator.



MC CULLOCH COUNTY APPRAISAL DISTRICT

306 W. LOCKHART, BRADY, TEXAS 76825

PHONE: 325-597-1627 FAX: 325-597-2408

E-MAIL: zane@mccullochcad.org

ZANE BRANDENBERGER, R.P.A.,R.T.A.,C.C.A.

CHIEF APPRAISER

NOVEMBER 8, 2018

TO ALL VOTING TAXING ENTITIES:

WE RECEIVED THE FOLLOWING NOMINATIONS FOR THE BOARD OF DIRECTORS FOR
McCULLOCH COUNTY APPRAISAL DISTRICT.

BRENT RAYBION
MICHAEL PROBST

THERE IS NO NEED FOR AN ELECTION THIS YEAR DUE TO THE LACK OF ANY MORE
NOMINATIONS.

THE 2019 McCULLOCH COUNTY APPRAISAL DISTRICT BOARD OF DIRECTORS WILL
CONSIST OF THE FOLLOWING PEOPLE.

REED WILLIAMS
CYNTHIA QUINN
BRENT RAYBION
MICHAEL PROBST
MATT McBEE

PLEASE FEEL FREE TO CALL ME IF YOU HAVE ANY QUESTIONS.

SINCERELY,



A handwritten signature in black ink, appearing to read "ZANE P. BRANDENBERGER".