

STATE OF TEXAS

COUNTY OF McCULLOCH

CITY OF BRADY

The City Council of the City of Brady, Texas met in a Regular Meeting on Tuesday March 15, 2022, at 6:00 pm with Mayor Anthony Groves presiding in person. Council Members present were Jane Huffman, Missi Elliston, Jay May, Larry Land, and Jeffrey Sutton. City staff present were Acting City Manager Erin Corbell, Public Works Director Steven Miller, Finance Director Lisa McElrath, Police Chief Steve Thomas, and City Secretary Tina Keys. Also in attendance were Chuck Juviden, James Stewart, Fred & Diana Fraiser, Debra Luebano, Michael Probst, Sterliing Moore and James Griffin.

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 May 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 Meeting on March 1, 2022.

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

5. PRESENTATIONS:

- Annual Police Department Report (including Police; Animal Services) – Chief Thomas presented explaining he would not be going over animal services as that is under a different department at this time.
- Annual City of Brady Federal Racial Profile Report – Chief Thomas presented
- Heart of Texas Country Music Association Proclamation – Proclamation was not included in packet so it will be read tomorrow morning at 10:00 a.m. at City Hall

6. PUBLIC HEARINGS AND INDIVIDUAL CONCERNS ON PUBLIC HEARING

Public Hearing was opened at 6:31 p.m. There were no comments. Public Hearing was closed at 6:33 p.m.

- A. Public Hearing to receive comments for or against a zoning change from Industrial District to Commercial District for property located at 105 West Pierce Street, Brady Texas in the Fulcher Subdivision, Block No. 59, Lot No. 3 as requested by Debra Luebano. There were no comments

Public Hearing was opened at 6:33 p.m. A citizen asked why she is requesting the zoning change. Erin Corbell said she intends to open a business that is not allowed in an Industrial district. Public Hearing was closed at 6:35 p.m.

- B. Public Hearing to receive comments for or against a zoning change from Industrial District to Commercial District for property located at 503/501 North Bridge Street, Brady, Texas in the Fulcher Subdivision, Block No 59, Lot No. NE 4-5 as requested by Debra Luebano.

7. INDIVIDUAL CONCERNS

- A. Discussion, consideration and possible action regarding Resolution 2022-005 amending the City's Fleet Maintenance Policy. Lisa McElrath presented. Council Member Elliston moved to approve Resolution 2022-005. Seconded by Council Member May. All Council Members voted “aye” and none “nay”. Motion passed with a 5 – 0 vote.

- B. Discussion, consideration and possible action approving Resolution 2022-006, Curtis Field Airport drainage improvement project requesting assistance from the Texas Department of Transportation for those improvements. Total cost of the project will be \$950,000 of which the City of Brady will be responsible for 10% or \$95,000. Erin Corbell presented. Council Member Elliston moved to approve Resolution 2022-006. Seconded by Council Member Sutton. All Council Members voted "aye" and none "nay". Motion passed with a 5 – 0 vote.
- C. Discussion, consideration and possible action to schedule a work-session on May 17, 2022 to set FY 23 Budget Workshop dates in July and identify Council budget priorities. Erin Corbell and Lisa McElrath presented and asked if Council would be available to meet on May 17th and asked them to bring ideas to that meeting. City staff is also requesting Council input on meeting dates for budget. They are planning on 4 days this year rather than 3 days. Lisa said we don't need dates tonight, but is asking Council to start thinking about it and bring on May 17th. Council Member Elliston asked if there is any other day other than 17th. Erin Corbell pointed out it is a City Council day, so we just thought we could start at 4:00. Council Member Elliston said she would see if she could make it. Council Member Huffman thinks we need 3 or 4 hours and said she doesn't think meeting at 4:00 gives them enough time. Council discussed and said Monday May 16th would work, 10:00 – 4:00. Lisa said they're hoping this meeting will help her and Erin be more prepared for the workshops. Council Member Elliston moved to approve the budget work session on May 16th at starting at 10:00 a.m. Seconded by Council Member Huffman. All Council Members voted "aye" and none "nay". Motion passed with a 5 – 0 vote
- D. Update and discussion on lease with Friends of G. Rollie White for the G. Rollie White Complex. Erin Corbell presented. Corbell told Council said they were hoping to have a contract, but City staff discovered that our Charter says the City is not allowed to contract with leasing any of our entities for any longer than 10 years. The Friends of GRW has requested a 50-year lease but our charter prohibits that. She did ask our attorney if there is any way around that. Mayor Groves said we got this far by using the rifle range as a model who has a 99-year lease with an organization, but it was identified and brought to staff that it isn't allowed. We have a mutual agreement with the rifle range, not a lease. Erin Corbell read aloud the memo from our attorney. Mayor Groves said he would rather not find a way to work around the charter but would rather work within the charter to make it work. One option is that we can give them a 10-year exclusive license with an additional 10-year term. Michael Probst said they are disappointed. He asked how many years ago this was put into the Charter. Erin said she didn't know. He asked if the charter can be changed. Erin said it would need to go to the voters at an election. Council Member Land asked if the Friends of G. Rollie can work with a 10-year lease with an automatic renewal. Probst said they would need to get a board meeting together. He said if the lease can't be guaranteed after 10 years, then he doesn't know how it can work. They could invest a lot of money then not be able to renew the lease. Mayor Groves said he suggests we go with the 10-year lease then pursue going to voters to change the charter. Council Member Huffman said maybe there should be some digging into why it was written like that. She feels like we could be missing something. Mayor Groves agreed. Mayor Groves also said the 50-year flood plan covers a good portion of the G.R.W. complex. Mayor Groves said we will look into the 10-year lease and look to see if there is anything we've missed that would work and look into a charter election.
- E. Discussion, consideration and possible action regarding the first reading of Ordinance 1336 of the City of Brady adopting a zoning change from Industrial District to commercial District as requested by Debra Leubano for property located at 105 W. Pierce St., Brady Texas in the Fulcher Subdivision,

Block No 59, Lot No. 3. (P&Z action 3/8/2022). Erin Corbell presented. Council Member Land asked what it would be used for and Loubano said she wants to put in a small event/venue room. The room in the back will be used as a real estate office not to be open, but to meet clients. She also plans to have an outdoor area for events. Council Member May moved to approve the first reading of Ordinance 1336. Seconded by Council Member Elliston. All Council Members voted "aye" and none "nay". Motion carried with a 5 – 0 vote.

F. Discussion, consideration and possible action regarding the first reading of Ordinance 1337 of the City of Brady adopting a zoning change from Industrial District to Commercial District as requested by Debra Luebano for property located at 503/501 N. Bridge St., Brady, Texas in the Fulcher Subdivision, block No. 59, Lot No. NE 4-5 (P&Z action 3/8/2020). Erin Corbell presented. Council Member May moved to approve the first reading of Ordinance 1337. Seconded by Council Member Elliston. All Council Members voted "aye" and none "nay". Motion passed with a 5 – 0 vote.

8. STAFF REPORTS

- A. **Monthly Financial / Utility Reports**
- B. **Monthly Activity Reports:** Seniors, Golf, BPD, Fire-EMS Calls, BVFD Expense Report, Animal Control, Airport, Code Enforcement, Chronic Code Complaints, and Structures Inhabited without utilities, Municipal Court
- C. **Upcoming Special Events/Meetings:**

April 5	Regular City Council Meeting, 6:00
April 15	Good Friday Holiday, Altered Trash Schedule
April 19	Regular City Council Meeting, 6:00
April 23	Happy Birthday Missi Elliston

9. ANNOUNCEMENTS

Water Treatment Plant Groundbreaking and Open House – Steven Miller

Erin Corbell said April 9th, the UCRA will be holding a Bio-Blitz for kids to do science experiments in the park.

Council Member Land said there is a flagpole by the little league fields, he will be happy to donate a flag.

Council Member Elliston asked if the Electric Dept is still looking into costs for soccer fields and Erin said yes. They are doing electric upgrades at the lake for this weekend and next weekend.

Council Member Land said he met the new code person and noticed some nice things happening in town, clean up wise, and she's doing a great job.

Mayor Groves said thru February, sales tax is 7.6% ahead of last year.

10. EXECUTIVE SESSION

There was no Executive Session

11. OPEN SESSION ACTION ON ANY ITEMS COMING OUT OF EXECUTIVE SESSION

n/a

12. ADJOURNMENT

There being no further business, the Mayor adjourned the meeting at 7:30 p.m.



Mayor Anthony Groves

Attest: 
Tina Keys, City Secretary

