

# BRADY

THE CITY OF

# TEXAS

Tony Groves  
Mayor

Larry Land  
Council Member Place 1

Missi Elliston  
Council Member Place 2

Jeffrey Sutton  
Council Member Place 3

Jane Huffman  
Mayor Pro Tem  
Council Member Place 4

Jay May  
Council Member Place 5

Erin Corbell  
City Manager

Tina Keys  
City Secretary

Sharon Hicks  
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**

### **NOVEMBER 15, 2022 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 6:00 p.m. on November 15, 2022, at the City of Brady Municipal Court Building located 207 S. Elm St., 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 Regular Meeting on November 1, 2022**

#### **5. PRESENTATIONS**

- Construction Phase Services Amendment, Radium Reduction Project

#### **6. PUBLIC HEARING:**

## 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 discuss 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 the city manager to execute contract amendment to phase service agreements with Enprotech / Hibbs & Todd (eHT) for services due to field changes and time extension of radium reduction system construction phase.
- B. Discussion, consideration and possible action awarding overhead powerline improvements related to annual Pole & Cross-Arm maintenance program to Techline Construction, LLC and authorizing city manager to execute a purchase order for specific work releases.
- C. Discussion, consideration and possible action awarding overhead powerline improvements related to annual Pole & Cross-Arm maintenance program to Techline, Inc. and authorizing city manager to execute a purchase order for specific material purchases.
- D. Discussion, consideration and possible action determining procedure for sale of certain City owned properties
- E. Discussion regarding updates to personnel policy manual.
- F. Discussion, consideration and possible action to approve Resolution 2022-020 voting for McCulloch County Appraisal Board of Directors for the 2023-2024 term.

## 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, Municipal Court
- C. **Upcoming Special Events/Meetings:**

November 23	Happy Birthday Jeffrey Sutton !!
November 24	Thanksgiving Day Holiday, City offices closed, altered trash schedule
November 25	After Thanksgiving Day Holiday, City offices closed, altered trash schedule
December 6	Regular City Council Meeting, 6:00
December 13	Happy Birthday Larry Land !!
December 20	Regular City Council Meeting, 6:00
December 23	Floating December Holiday, City offices closed, altered trash schedule
December 26	Christmas Holiday, City offices closed, altered trash schedule
Jan 2, 2023	New Year's Holiday, City offices closed, altered trash schedule

## 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:

- Pursuant to Section 551.071 (Consultation with Attorney), the City Council will consult with the City Attorney about pending or contemplated litigation or 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

- 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: Interim Police Chief

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

Discussion, consideration or possible action as a result of Executive Session, if any.

## 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 [tkeys@bradytx.us](mailto:tkeys@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 Regular Meeting on Tuesday November 1, 2022, at 6:00 pm with Mayor Anthony Groves presiding in person. Council Members present were Missi Elliston, Larry Land, Jay May, Jeffrey Sutton and Jane Huffman. City staff present were City Manager Erin Corbell, Public Works Director Steven Miller, Municipal Court Judge J.T. Owens, Code Enforcement Officer Connie Echols, Police Captain Randy Batten, and City Secretary Tina Keys. Also in attendance were Lacey Grant, Lance Grove, James Griffin and Charles Bush.

**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 October 18, 2022.
- B. Discussion, consideration and possible action regarding Resolution 2022-019 to enter into an agreement with the State of Texas through the Texas Department of Transportation for the temporary closure of roads around the courthouse square for the annual Christmas in the Heart Lighted Parade to be held on December 10, 2022 from approximately 3:00 p.m. to 6:00 p.m. and further keeping the east side of the square closed until 9:30 p.m. for the remainder of the Christmas in the Heart activities

Council Member Elliston moved to approve the Consent Agenda. Seconded by Council Member May. 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 ON PUBLIC HEARING**

There were no public hearings

**7. INDIVIDUAL CONCERNS**

- A. Discussion, consideration and possible action regarding the second and final reading of Ordinance 1351 of the City of Brady, Texas approving request for a Residential Group R1 use as a Specific Use Provision, for a Central Business District property, for the purpose of a retreat center for property located at 100 N. Blackburn Street in the Fulcher Subdivision, Block 3 Lots 8-9. Erin Corbell presented. Council Member May moved to approve the second and final reading of Ordinance 1349. Seconded by Council Member Elliston. All Council Members voted “aye” and none “nay”. Motion passed with a 5 – 0 vote.
- B. Discussion, consideration and possible action regarding appeal of Planning & Zoning decision from October 11, 2022, denying the request of an enclosed 8/9 foot fence built on property, as a Specific Use Provision, for a Multi-family District property located at 401 S. Pine Street, Brady, Texas in the Luhr Subdivision, Block

No. 116 Lot. 1 as requested by Lance Grove. Mayor Groves said no action will be taken. Erin Corbell said Planning & Zoning (P & Z) did deny request and Mr. Grove did file an appeal, but we failed to notify adjacent property owners and did not post in newspaper, so no action will be taken. Mr. Grove said there was a sign put out at the corner of 3<sup>rd</sup> & Pine St. Council Member Elliston asked what kind of sign. He said it said it was informing neighbors to call if they were opposed to the fence. Mr. Grove asked if anyone called to oppose. Erin Corbell said that was for the P & Z meeting, not for this City Council meeting, but nobody called. Mr. Grove said his progress was stopped before he could landscape or anything and said it's to enhance the neighborhood, not bring it down. Attorney Sharon Hicks explained the process when P & Z denies a request. Hicks said we have to post for another public hearing and give the public another opportunity to come again to a city council meeting. Sharon said we will bring back at another meeting when we can have a properly posted public hearing. Council Member Elliston said she doesn't feel comfortable overriding a P & Z decision. She feels like we might need to address the ordinance and thinks staff should have input. Council Member Elliston said staff was doing what they were supposed to do according to the ordinance that is already in place. Council Member May said he doesn't think a variance is a bad thing. Attorney Hicks said we're talking about a special use provision not a variance. This is a request to change the ordinance to allow for a special use provision. Council Member Huffman asked if this fence is something Mr. Grove is going to want to do on more than this one property. Mr. Grove said yes, he did want to do the same on other properties. Mr. Grove said he is actually going to live on 6<sup>th</sup> Street and wants to do it to that house too. Council Member Land said we do appreciate Mr. Grove fixing up these homes and asked if there is anything that can be done to make it not a fence. Council Member Huffman said typically when you think courtyard there is like an iron fence. The fence or wall is wood or brick and you would see a fence or gate that is iron or see through which helps with safety as far as law enforcement. Mr. Grove said he is planning on planting blue spruces that will soften the look; you wouldn't even hardly notice the fence. Mr. Grove said somebody mentioned changing his address to 3<sup>rd</sup> Street. He's going to look into that possibility. No action was taken.

C. Discussion, consideration and possible action regarding appointments to Citizen Advisory Boards. Erin Corbell said Lisa Selensky applied for P & Z and so did James Griffin. We have one position plus alternate open at this time. Council Member Huffman asked how many positions are open on the Building Standards board. Erin Corbell said all of them. Erin said Lisa Selensky can be primary on P & Z and James Griffin can be Alternate on P & Z and then James can be on the Building Standards. Mayor Groves appointed Lisa Selensky to be on Planning and Zoning board. All Council Members were in favor, and none opposed. Mayor Groves appointed James Griffin to be alternate on Planning & Zoning board as well as on the Building Standards board. All Council Members were in favor, and none opposed. Mayor Groves appointed Tonya Rankin for Building Standard board. All Council Members were in favor, and none opposed.

## 8. STAFF REPORTS

### A. Upcoming Special Events/Meetings:

November 11	Veteran's Day Holiday, City Offices closed, altered trash schedule
November 15	Regular City Council Meeting, 6:00 p.m.
November 23	Happy Birthday Jeffrey Sutton
November 24	Thanksgiving Day Holiday, City Offices closed, altered trash schedule
November 25	Floating Holiday, City Offices closed, altered trash schedule
December 6	Regular City Council Meeting, 6:00
December 20	Regular City Council Meeting, 6:00
December 23	Floating December Holiday, City Offices closed, altered trash schedule
December 26	Christmas Holiday, City Offices Closed, altered trash schedule
January 2	New Year's Holiday, City Offices Closed, altered trash schedule

## 9. ANNOUNCEMENTS

Erin Corbell said November 10<sup>th</sup> is City's Thanksgiving luncheon and invited Council to join.

## 10. EXECUTIVE SESSION

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

- Pursuant to Section 551.071 (Consultation with Attorney), the City Council will consult with the City Attorney about pending or contemplated litigation or 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: Emergency Medical Services
- 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: Police Chief Steve Thomas / Municipal Court Judge J.T. Owens

Regular Session was closed at 6:32 p.m. Executive Session was opened at 6:48 p.m. and closed at 8:37 p.m. and Open Session resumed. Council went back into discussion under "Staff Reports" and said they want a discussion on recent electric interruptions put on next agenda.

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

There was no action taken as a result of Executive Session

## 12. ADJOURNMENT

There being no further business, the Mayor adjourned the meeting at 8:50 p.m.

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

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

# CITY OF BRADY RADIIUM REDUCTION PROJECT

## Phase Services - Amendment 2022 - 2023



# Radium Reduction Job Schedule

➤ **SUBSTANTIAL COMPLETION**  
■ SEPTEMBER 2023

➤ **FINAL COMPLETION**  
■ OCTOBER 2023

# PHASE SERVICES – WORK ORDERS

- ENPROTEC / HIBBS & TODD
  - SERVICES ORIGINALLY COMPLETE BY AUGUST 2022
  - SERVICES EXTENSION TO DECEMBER 2023
- IMPACTS TO SERVICES
  - CHANGE OF PROJECT COMPLETION SCHEDULE
    - AIRPORT TANK DELAY
    - ELECTRICAL DRIVES FOR WATER PLANT PUMP STATION
  - TEXAS WATER DEVELOPMENT BOARD
    - REVIEW DELAYS OF CMAR WORK PACKAGES
  - PIPELINE ALIGNMENT CHANGE
    - ADJUSTED DUE TO AN ESCARPMENT FEATURE

# PHASE SERVICES – AMENDMENT

➤ *THE CONTRACT AMENDMENT INCLUDES THE FOLLOWING FOR ADDITIONAL SERVICES BEYOND THE ORIGINAL CONTRACT TIME.*

- Increase of **\$60,000** for additional Environmental Services
- Increase of **\$10,000** for additional Survey Services
- Increase of **\$144,141.45** for additional Engineering Construction Services
- Increase of **\$260,812.80** for additional Construction Inspection Services
- Increase of **\$10,000** for additional Construction Project Management Services

## PHASE SERVICES - WORK ORDERS

W.O.	ORIGINAL FEE	PROPOSED FEE AMENDMENT
4 & 12	\$220,363.39	\$290,363.39
15 & 17	\$592,000.00	\$1,006,954.25

## TWDB FUND BALANCE - CONTINGENCY

DESCRIPTION	CONTINGENCY
TWDB - L1000917	\$1,409,859.87
FEE AMENDMENT CHARGE	<u>(\$484,954.25)</u>
AVAILABLE BALANCE	\$924,905.62

## CMAR CURRENT 'SAVINGS' TO GMP

DESCRIPTION	BALANCE
CMAR CONTINGENCY	\$715,909.00
AIRPORT TANK CHARGE	(\$250,000.00)
G.S.T. INSIDE RECOAT	<u>(\$136,479.00)</u>
SUBTOTAL	\$329,430.00
PENDING CHARGES UNDER EVALUATION*	UNKNOWN

\* HIGH PROBABILITY OF EXCEEDING SUBTOTAL

# Questions



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

<b>AGENDA DATE:</b>	11/15/2022	<b>AGENDA ITEM</b>	7.A.														
<b>AGENDA SUBJECT:</b> Discussion, consideration, and possible action authorizing the city manager to execute contract amendment to phase service agreements with Enprotec / Hibbs & Todd (eHT) for services due to field changes and time extension of radium reduction system construction phase.																	
<b>PREPARED BY:</b> S. Miller		<b>Date Submitted:</b> 11/10/2022															
<b>EXHIBITS:</b>		Amendment Agreement No. 3 & No. 4															
<b>BUDGETARY IMPACT:</b>		<b>Required Expenditure:</b>	<b>\$484,954.25</b>														
		<b>Amount Budgeted (Contingency):</b>	\$1,409,859.87														
		<b>Appropriation Required:</b>	\$0.00														
<b>CITY MANAGER APPROVAL:</b>																	
<b>SUMMARY:</b>																	
<p>Due to material supply delays in the radium reduction drinking water project and delay in implementing the construction of the new elevated water storage tank at Curtis Field airport the resulting impact is an extension of time of nearly one &amp; one-half (1-1/2 ) year and therefore, eHT has estimated a fee increase for construction phase services as shown below. With the project delays, eHT is requesting extension of services for additional efforts associated with surveying, supplemental environmental clearance, construction administration, construction inspection, and construction phase project management. These construction phase services include oversight of design compliance and inspection services for CMAR subcontractors' construction work, installation, testing and start-up of all components of radium reduction treatment system, well site's pump stations and pipelines to reach the mandated USEPA regulatory compliance. The attached Amendment No. 3 &amp; No. 4 represents the final phase services for this estimated 1½-yr delay impact. The major components of the amendment include:</p>																	
<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 80%;"></th> <th style="width: 20%; text-align: right;">Fee Amendment</th> </tr> </thead> <tbody> <tr> <td style="padding: 2px;">Work Order No. 4 – Environmental Compliance</td> <td style="padding: 2px; text-align: right;">\$ 60,000.00</td> </tr> <tr> <td style="padding: 2px;">Work Order No. 12 – Survey Services</td> <td style="padding: 2px; text-align: right;">\$ 10,000.00</td> </tr> <tr> <td style="padding: 2px;">Work Order No. 15(a) – Construction Engineering</td> <td style="padding: 2px; text-align: right;">\$ 144,141.45</td> </tr> <tr> <td style="padding: 2px;">Work Order No. 15(b) – Field Inspection</td> <td style="padding: 2px; text-align: right;">\$ 260,812.80</td> </tr> <tr> <td style="padding: 2px;">Work Order No. 17 – Project Management</td> <td style="padding: 2px; text-align: right;"><u>\$ 10,000.00</u></td> </tr> <tr> <td style="padding: 2px;"></td> <td style="padding: 2px; text-align: right;">Total <b>\$ 484,954.25</b></td> </tr> </tbody> </table>					Fee Amendment	Work Order No. 4 – Environmental Compliance	\$ 60,000.00	Work Order No. 12 – Survey Services	\$ 10,000.00	Work Order No. 15(a) – Construction Engineering	\$ 144,141.45	Work Order No. 15(b) – Field Inspection	\$ 260,812.80	Work Order No. 17 – Project Management	<u>\$ 10,000.00</u>		Total <b>\$ 484,954.25</b>
	Fee Amendment																
Work Order No. 4 – Environmental Compliance	\$ 60,000.00																
Work Order No. 12 – Survey Services	\$ 10,000.00																
Work Order No. 15(a) – Construction Engineering	\$ 144,141.45																
Work Order No. 15(b) – Field Inspection	\$ 260,812.80																
Work Order No. 17 – Project Management	<u>\$ 10,000.00</u>																
	Total <b>\$ 484,954.25</b>																
<b>RECOMMENDED ACTION:</b> City staff recommends to City Council award of Amendment to Agreements No. 3 & No. 4 to Enprotec/Hibbs & Todd for final construction phase services in the amount of <b>\$484,954.25</b> .																	
<b>Mayor:</b> <u>Do I have a motion to authorize the city manager to execute the proposed agreement amendment.</u>																	
<b>Mayor calls for a motion:</b>																	
Move to approve.																	

# EXHIBIT

## **REVISED AMENDMENT TO NO. 3 & NO. 4 AGREEMENT FOR CONSULTING SERVICES**

STATE OF TEXAS §  
COUNTY OF McCULLOCH §  
CITY OF BRADY, TX §

This is a **Revised Amendment to Original Agreements** (dated June 19, 2014) and by subsequent amendments and between the City of Brady, Texas, (CITY), a home rule municipal corporation located at 201 E. Main Street, Brady, Texas 76825, and, Enprotec / Hibbs & Todd, Inc., (eHT) 402 Cedar, Abilene, Texas 79601, (325) 698-5560.

WHEREAS, CITY desires to continue certain professional engineering services; and

WHEREAS, Enprotec / Hibbs & Todd, Inc. services is vital to the Radium Reduction System Project; and

WHEREAS, Enprotec / Hibbs & Todd, Inc. is in the business of providing such services,

NOW, THEREFORE, the CITY and Enprotec / Hibbs & Todd, Inc. mutually agrees as follows:

That Section II, **COMPENSATION**, is hereby amended, extended, and replaced as shown below for the Construction Phase of the Radium Reduction System, Water Treatment, Storage and Transmission System Project.

## II. COMPENSATION

CITY shall compensate ENGINEER for its services in the amount and manner as described herein: an extension of fee summary follows:

## Work Order No. 4, Environmental Compliance Services

- Current budget: \$ 44,000.00
- Requested total additional budget: \$ 60,000.00
- Requested revised Work Order #4 budget: \$104,000.00

## Work Order No. 12, Surveying and Geotech Services

- Current budget: \$ 176,363.39
- Requested total additional budget: \$ 10,000.00
- Requested revised Work Order #4 budget: \$ 186,363.39

AMENDED DESIGN FEE, SUBTOTAL \$ 290,363.39

# EXHIBIT

## Work Order No. 15, Construction Phase Services

• Current budget (15a & 15b):	\$ 592,000.00
• Additional construction admin (15a) to Oct. 2023	\$ 144,141.45
• Additional construction inspection (15b) to Oct. 2023	\$ 260,812.80
• Requested total additional budget:	<u>\$ 404,954.25</u>
• Requested revised Work Order #15 (a & b) budget:	\$ 996,954.25

## Work Order No. 17, Construction Project Management Services

• Current budget:	\$ 25,000.00
• Requested total additional budget:	\$ 10,000.00
• Requested revised Work Order #17 budget:	\$ 35,000.00

AMENDED CONSTRUCTION PHASE FEE, SUBTOTAL \$ 1,006,954.25

**TOTAL AMENDED FEE** **\$ 1,297,317.64**

Unless otherwise stated or agreed to in writing by both parties, ENGINEER shall invoice CITY at the end of each month for the services performed under the scope of services in each work order during that month.

ENGINEER shall invoice the CITY monthly and will reflect the percentage of the project completed at the date of the invoice. The CITY shall process payments of amounts due for Basic Engineering Services, Special Services, Additional Services and Reimbursable Expenses, if any, under this **Agreement** within sixty (60) days after ENGINEER's presentation of payment invoice. ENGINEER understands payment administration is coordinated with the Texas Water Development Board and release of reimbursements to CITY is through OUTLAY EXPENDITURE REPORTS.

Reimbursable expenses shall mean the ENGINEER's cost of reproduction of reports, drawings, and similar project related items. Reimbursable expenses are controlled or otherwise limited as shown in the Reimbursable Expense Addendum as attached and made a part of this **Agreement**.

Section IV, **TERM**, is hereby amended and replaced as shown below for the Construction Phase.

## IV. TERM

ENGINEER shall complete all Work Orders and Special Services on or before **December 30, 2023**.

Either party may terminate the **Agreement** or Contract at any time upon thirty (30) days written notice. Upon ENGINEER's receipt of such Notice by the CITY, ENGINEER shall cease work immediately.

If this **Agreement** is terminated by the CITY, the ENGINEER will be paid for services performed to the date of termination. If this **Agreement** is terminated by the ENGINEER, the ENGINEER will be paid for services performed on the completed portions of the project which are usable to the CITY.

If, through any cause, ENGINEER fails to fulfill its obligations under this **Agreement**, or if the ENGINEER violates any of the conditions or requirements of this **Agreement**, CITY has the right to terminate this **Agreement** or Contract by giving the ENGINEER five (5) days written notice. The ENGINEER will be compensated for the services satisfactorily performed before the termination date.

# EXHIBIT

## CITY OF BRADY, TEXAS

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Erin Corbell, City Manager

ATTEST:

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Tina Keys, City Secretary

ENPROTEC / HIBBS & TODD, INC.

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Joshua L. Berryhill, P.E.  
Vice President/Technical Director

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Date

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

<b>AGENDA DATE:</b>	11/15/2022	<b>AGENDA ITEM</b>	7.B
<b>AGENDA SUBJECT:</b>	Discussion, consideration, and possible action awarding overhead powerline improvements related to annual Pole & Cross-Arm maintenance program to <b>Techline Construction, LLC</b> and authorizing city manager to execute a purchase order for specific work releases.		
<b>PREPARED BY:</b>	S. Miller / J. Solis	<b>DATE SUBMITTED</b>	11/15/2022
<b>EXHIBITS:</b>	FY23 Carryover Worksheet – Capital Outlay – Projects (401.00)		
<b>BUDGETARY IMPACT:</b>	<b>Required Expenditure:</b>	<b>\$122,500.00</b>	
	<b>Amount Budgeted:</b>	<b>\$209,000.00</b>	
	<b>Appropriation Required:</b>	<b>\$0.00</b>	
<b>CITY MANAGER APPROVAL:</b>			
<b>SUMMARY:</b>	<p><b>Techline Construction, LLC</b> is a pre-approved high-voltage electrical contractor service provider through LCRA's Long Term Service Agreement for various municipalities including City of Brady. As such, the Electric Distribution Division is able to assign work on a case-by-case basis fulfilling the annual program of replacing aging power poles &amp; cross-arms in city's electrical distribution grid. Generally, the projects range from three (3) to twelve (12) pole replacements, which includes conductors, insulators, transformers, pole, and cross-arms. Smaller sites usually involve an overhead distribution system that is congested or confined. <b>Techline Construction, LLC</b> has consistently returned competent and quality work.</p>		
<b>RECOMMENDED ACTION:</b>	<p>City staff recommends to City Council to award to <b>Techline Construction, LLC</b>, Austin, Texas a work release purchase order valued at <b>\$122,500.00</b>.</p> <p>Mayor asks for a motion.</p>		

# EXHIBIT

## CITY OF BRADY

### Ordinance 1350 - EXHIBIT A

#### Budget - FY 23 Roll-over from FY 22 Amendment Requests - Summary

10-4-22

### REVENUES

### EXPENDITURES

<u>REQUEST</u>	<u>AMOUNT</u> INC/(DEC)	<u>BUDGET NUMBER</u>	<u>BUDGET DESCRIPTION</u>	<u>AMENDED BUDGET</u>
<b>GENERAL FUND -10</b>				
AXON loan for in-car Police cameras	\$ 81,780	10-4-08-690.00	Loan Proceeds	\$ 139,780
Grant - Office of the Govenor - ballistic shields	\$ 25,000	10-4-08-652.00	Police Grants	\$ 25,000
	<u><u>\$ 106,780</u></u>			
re-build HVAC system at City Hall	\$ 110,715	10-5-01-402.00	Capital Equipment	\$ 110,715
<b>NEW REQUEST:</b> Ballistic Resistant Shields	\$ 25,000	10-5-08-309.00	Small Equipment	\$ 31,000
10 in-car cameras for Police vehicles	\$ 81,780	10-5-08-402.00	Capital - Equipment	\$ 166,780
New Ambulance	\$ 249,365	10-5-29-402.00	Capital Outlay- Vehicles	\$ 249,365
	<u><u>\$ 466,860</u></u>			
<hr/> <b>GENERAL CONSTRUCTION FUND - 11</b>				
funding for architectural fees - EMS/Fire	\$ 204,039	11-5-28-400.00	New EMS/Fire Station	\$ 204,039
funding for architectural fees - Police	\$ 12,150	11-5-28-401.00	New Police Station	\$ 12,150
	<u><u>\$ 216,189</u></u>			
<hr/> <b>ELECTRIC FUND -20</b>				
Visual Inspect and Study of Distribution System	\$ 160,000	20-5-22-203.00	Professional fees	\$ 180,000
new commercial meters-ordered 52 week delay	\$ 50,400	20-5-22-302.02	Meters	\$ 100,400
<b>Poles &amp; Cross-arm replacement project</b>	\$ 134,000	20-5-22-401.00	Capital Outlay-Projects	\$ 209,000
delayed -coordinating with TWDB DW project work	<u><u>\$ 344,400</u></u>			
<hr/> <b>WATER / SWER FUND - 30</b>				
TDA Grant - N Davidson project	\$ 25,053	30-4-31-815.03	Community Blk Grt - CVCOG	\$ 25,053
TDA Grant - Oak and San Jacinto St sewer line	\$ 339,500	30-4-31-815.03	Community Blk Grt - CVCOG	\$ 364,553
	<u><u>\$ 364,553</u></u>			
N. Davidson St. line replacement	\$ 31,200	30-5-31-401.00	Capital Outlay-Projects	\$ 31,200
China Street Water Main project	\$ 235,000	30-5-31-401.02	Capital Outlay-Projects	\$ 2,035,000
Oak and San Jacinto St sewer line project	\$ 385,000	30-5-31-401.03	Capital Outlay-Projects	\$ 385,000
6 yard Dump Truck - ordered- delivery late fall	\$ 86,755	30-531-901.00	Capital Outlay- Financed	\$ 86,755
	<u><u>\$ 737,955</u></u>			

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

<b>AGENDA DATE:</b>	11/15/2022	<b>AGENDA ITEM</b>	7.C.		
<b>AGENDA SUBJECT:</b>	Discussion, consideration, and possible action awarding overhead powerline improvements related to annual Pole & Cross-Arm maintenance program to <b>Techline, Inc.</b> and authorizing city manager to execute a purchase order for specific material purchases.				
<b>PREPARED BY:</b>	S. Miller / J. Solis	<b>DATE SUBMITTED</b>	11/15/2022		
<b>EXHIBITS:</b>	FY23 Carryover Worksheet – Capital Outlay - Projects (401.00)				
<b>BUDGETARY IMPACT:</b>	<b>Required Expenditure:</b>	<b>\$55,000.00</b>			
	<b>Amount Budgeted:</b>	\$0.00			
	<b>Appropriation Required:</b>	\$0.00			
<b>CITY MANAGER APPROVAL:</b>					
<b>SUMMARY:</b>					
Techline, Inc. is a pre-approved electrical material supplier service provider through a LCRA Long Term Service Agreement with municipalities including City of Brady. Techline, Inc. to supply all material, devices, wire, connectors, transformers, poles etc. to support related construction activity for specific work sites identified by electric superintendent under city's annual Pole & Cross-arm maintenance program.					
<b>RECOMMENDED ACTION:</b>					
City staff recommends to City Council to award to Techline, Inc., Austin, Texas for overhead powerline material purchases in the form of a purchase order for an amount of <b>\$55,000.00</b> .					
Mayor asks for a motion to award to Techline, Inc.					

# EXHIBIT

## CITY OF BRADY

### Ordinance 1350 - EXHIBIT A

#### Budget - FY 23 Roll-over from FY 22 Amendment Requests - Summary

10-4-22

### REVENUES

### EXPENDITURES

<u>REQUEST</u>	<u>AMOUNT</u> INC/(DEC)	<u>BUDGET NUMBER</u>	<u>BUDGET DESCRIPTION</u>	<u>AMENDED BUDGET</u>
<b>GENERAL FUND -10</b>				
AXON loan for in-car Police cameras	\$ 81,780	10-4-08-690.00	Loan Proceeds	\$ 139,780
Grant - Office of the Govenor - ballistic shields	\$ 25,000	10-4-08-652.00	Police Grants	\$ 25,000
	<u><u>\$ 106,780</u></u>			
re-build HVAC system at City Hall	\$ 110,715	10-5-01-402.00	Capital Equipment	\$ 110,715
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delayed -coordinating with TWDB DW project work	<u><u>\$ 344,400</u></u>			
<hr/> <b>WATER / SWER FUND - 30</b>				
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	<u><u>\$ 364,553</u></u>			
N. Davidson St. line replacement	\$ 31,200	30-5-31-401.00	Capital Outlay-Projects	\$ 31,200
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6 yard Dump Truck - ordered- delivery late fall	\$ 86,755	30-531-901.00	Capital Outlay- Financed	\$ 86,755
	<u><u>\$ 737,955</u></u>			

# City Council

## City of Brady, Texas

### Agenda Action Form

<b>AGENDA DATE:</b>	11/15/2022	<b>AGENDA ITEM</b>	7.D.
<b>AGENDA SUBJECT:</b>	Discussion, consideration and possible action determining procedure for sale of certain City owned properties.		
<b>PREPARED BY:</b>	E. Corbell	<b>Date Submitted:</b>	11/8/2022
<b>EXHIBITS:</b>	Appraisals of properties		
<b>BUDGETARY IMPACT:</b>	<b>Required Expenditure:</b>	\$00.00	
	<b>Amount Budgeted:</b>	\$00.00	
	<b>Appropriation Required:</b>	\$00.00	
<b>CITY MANAGER APPROVAL:</b>			

#### **SUMMARY:**

In early 2022, Council approved city staff securing an appraisal firm to determine the fair market value of certain city owned properties, including some acreage at Brady Lake and a few lots in town. This does not include the Dodge Heights properties or the property on the south side of the lake, which will be appraised in upcoming months.

To proceed with selling the property, city council will need to determine which method they would like to utilize to sell these properties. The city is able to take sealed bids, sell by auction or list on the market. The city may not sell the properties for anything lower than the determined fair market value.

#### **RECOMMENDED ACTION:**

Direct staff as desired.

# Summary Appraisal Report



## Multiple Properties

Tract 1 – Lake House Tract  
Tract 2 - ~110 ac. Along FM 3022  
Tract 3 –101 Lakeview Drive (22105)  
Tract 4 – Old Hospital Lot (22014)  
Tract 5 – 2<sup>nd</sup> and Elm Street (22252)  
Brady, McCulloch County, Texas

## Prepared For:

City of Brady

## Intended User(s):

City of Brady

## Prepared By:

Tom J. Sammons, Jr.  
Sammons McAnally Company  
P.O. Box 1066  
Brady, TX 76825

## Date Prepared:

August 19, 2022

**The Sammons McAnally Company**  
**P.O. Box 1066**  
**Brady, Texas 76825**

Tom J. Sammons, Jr.

Ph: 325.456.4723

Email: [tjsammons81@gmail.com](mailto:tjsammons81@gmail.com)

19 August 2022  
Erin Corbell, Deputy City Manager  
City of Brady  
325-597-2152 ext. 212  
Via email  
[ecorbell@bradytx.us](mailto:ecorbell@bradytx.us)

RE: Appraisal of Multiple Properties (Tract 1-5 as listed below)

Dear Mrs. Corbell:

At your request, I have inspected and appraised the above referenced property.

The owner(s) as of the effective date is the City of Brady.

The purpose of this appraisal is to estimate the Market Value as defined by FIRREA of the fee property rights of the referenced property as of 08 July 2022. The function of this appraisal is to serve as support for determining a market value in support of sale price. This is an Appraisal in a Summary Appraisal Report as per the USPAP requirements. My first inspection was performed July 06, 2022, during which I was accompanied by Sterling Sammons.

The following report contains data, analyses, and conclusions leading to the final value estimate, which appears below. Based on a careful analysis of the subject property and factors affecting its market value, it is my opinion that the Market Value of the listed tracts as of 08 July 2022 are as follows:

<u>Tract</u>	<u>Description</u>	<u>Market Value (USD)</u>
1	Lake House Tract - ~30ac. & House	\$443,000 (Four hundred forty-three thousand dollars)
2	Appx. 110 ac. North of FM 3022	\$640,000 (Six hundred forty thousand dollars)
3	101 Lakeview Drive (Parcel No. 22105)	\$10,600 (Ten thousand six hundred dollars)
4	Old Hospital Lot (Parcel No. 22014)	\$12,000 (Twelve thousand dollars)
5	2 <sup>nd</sup> and Elm (Parcel No. 22252)	\$7,200 (Seven thousand two hundred dollars)

Sincerely,



Tom J. Sammons, Jr.  
Texas State Certified General Real Estate Appraiser  
Nr. TX-1337632-G

## Assumptions and Limiting Conditions

---

The certification of the Appraiser(s) appearing in the appraisal report is subject to the following conditions and to such other specific and limiting conditions as are set forth in the report.

1. The Appraiser(s) assume no responsibility for matters of a legal nature including title, property legal description(s), Survey(s), plat(s), and status of appropriative water rights and mineral rights. The appraiser(s) assumes the title to be good and marketable and the property under responsible ownership.
2. Sketches in the report may show approximate dimensions and are included only to assist the reader in visualizing the property. Drawings and/or plats are not represented as an engineer's work product, nor are they provided for legal reference.
3. The Appraiser(s) are not required to give testimony or appear in court because of completing an appraisal on the property unless arrangements have been previously made.
4. Allocation of values to separate property components in the report represent their contribution to the whole. Individual component values must not be used separately outside of this appraisal and are invalid if so used.
5. The Appraiser(s) have, in the process of exercising due diligence, requested, reviewed, and considered information provided by the ownership of the property and client, and have relied on such information and assumes there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The Appraiser(s) assume no responsibility for such conditions, for engineering which might be required to discover such factors, or the cost of discovery or correction.
6. The Appraiser(s) are not qualified to verify or detect the presence of hazardous substances by visual inspection or otherwise, nor qualified to determine the effect, if any, of known or unknown substances present. Unless otherwise stated, the final value conclusion is based on the subject property being free of hazardous waste contaminations.
7. Information, estimates, and opinions furnished to the Appraiser(s), and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished the Appraiser(s) can be assumed by the Appraiser(s).
8. Unless specifically cited, no value has been allocated to producing or nonproducing mineral rights or deposits.
9. Information provided has been relied on and, unless otherwise stated, it is assumed that:
  - a. All water rights to the property have been secured or perfected, that there are no adverse easements or encumbrances, and the property complies with Bureau of Reclamation or other state and federal agencies;
  - b. Irrigation and domestic water and drainage system components, including distribution equipment and piping, are real estate fixtures;
  - c. Any mobile surface piping or equipment essential for water distribution, recovery, or drainage is secured with the title to real estate; and
  - d. Title to all such property conveys with the land.
10. Disclosure of the contents of this report is governed by applicable law and/or by the Bylaws and Regulations of the professional appraisal organization(s) with which the Appraiser(s) are affiliated.
11. Neither all nor any part of the report, or copies thereof, shall be used for any purposes other than the client specified in the report without the written authorization and consent of the Appraiser(s).
12. Where the appraisal conclusions are subject to completion, repairs, or alterations, the appraisal report and value conclusion are contingent upon completion of the improvements in a workmanlike manner consistent with the plans, specifications and/or scope of work relied upon in the appraisal.
13. Acreage of land types and measurements of improvements are based on physical inspection of the subject property unless otherwise noted in this appraisal report.
14. The Appraiser(s) considered and utilized the traditional appraisal approaches identified herein and provided explanations for any exclusions as required by USPAP.
15. The scope of work was developed based on information from the client. This appraisal and report were prepared for the client, at their sole discretion, and for the identified intended use. The use of the appraisal and report for any other purpose or use by any party not identified as an intended user, is beyond the scope of work and does not create an obligation for the Appraiser.
16. Acceptance of the report by the client constitutes bilateral acceptance of all assumptions and limiting conditions contained in the report.
17. This appraisal report was obtained from Tom J. Sammons, Jr. and consists of "trade secrets and commercial or financial information" which is privileged and confidential and exempted from disclosure under 5 U.S.C. 552(b)(4)
18. The Appraiser(s) liability is limited to the fee charged for the report and professional services.

## Appraiser Certification

---

I certify that, to the best of my knowledge and belief:

1. the statements of fact contained in this report are true and correct;
2. the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are the personal, impartial and unbiased professional analyses, opinions, and conclusions of the appraiser;
3. I have no present or prospective interest in the property that is the subject of the work under review, and I have no personal interest with respect to the parties involved;
4. I have performed no other services as an appraiser or in any other capacity, regarding the property that is the subject of the work under review within the three-year period immediately preceding acceptance of this assignment;
5. engagement in this assignment was not contingent upon developing or reporting predetermined results;
6. the compensation received by the appraiser for the appraisal is not contingent on the analyses, opinions, or conclusions reached or reported;
7. the appraisal was made, and the appraisal report prepared in conformity with the Uniform Standards of Professional Appraisal Practice;
8. the appraiser has made a personal inspection of the property appraised and that the property owner, or his/her designated representative, was given the opportunity to accompany the appraiser on the property inspection;
9. Luanne and Sterling Sammons assisted in property inspection, data gathering, data analysis, and report preparation.

<b>Opinions of Value</b>	
<b>Tract 1 – Lake House</b>	<b>\$443,000</b>
<b>Tract 2 – 110 Acres</b>	<b>\$640,000</b>
<b>Tract 3 – 101 Lakeview</b>	<b>\$10,600</b>
<b>Tract 4 – Old Hospital</b>	<b>\$12,000</b>
<b>Tract 5 – 2<sup>nd</sup> and Elm</b>	<b>\$7,200</b>

**Effective Date of Appraisal** July 08, 2022  
**Property Inspection Date** July 06, 2022



*Signature*

Tom J. Sammons, Jr.

*Name*

TX-1337632-G

*Certification Number*

August 19, 2022

*Date Signed*

# Table of Contents

Preface	
Assumptions and Limiting Conditions .....	i
Appraiser Certification .....	ii
Introduction .....	1
Appraisal Objective .....	1
Scope of Work .....	1
Tract 1 – Lake House Tract .....	3
Summary of Salient Facts and Conclusions – Tract 1: ~30 Acres and Home off FM 3022 .....	3
Factual Data .....	4
Data Analysis and Conclusions .....	12
Sales Comparison Approach .....	12
Cost Approach .....	15
Reconciliation and Final Value Estimate .....	17
Tract 2 – 110 Acres along FM 3022 .....	18
Summary of Salient Facts and Conclusions – Tract 2: 110 Acres along FM 3022 .....	18
Factual Data .....	19
Data Analysis and Conclusions .....	21
Sales Comparison Approach .....	21
Reconciliation and Final Value Estimate .....	22
Tract 3 – 101 Lakeview .....	23
Summary of Salient Facts and Conclusions – Tract 3: 101 Lakeview .....	23
Factual Data .....	24
Data Analysis and Conclusions .....	26
Sales Comparison Approach .....	26
Reconciliation and Final Value Estimate .....	27
Tract 4 – Old Hospital Lot .....	28
Summary of Salient Facts and Conclusions – Tract 4: Old Hospital Lot .....	28
Factual Data .....	29
Data Analysis and Conclusions .....	32
Reconciliation and Final Value Estimate .....	33
Tract 5 – 2 <sup>nd</sup> and Elm .....	34
Summary of Salient Facts and Conclusions – Tract 5: 2 <sup>nd</sup> and Elm .....	34
Factual Data .....	35
Data Analysis and Conclusions .....	38
Reconciliation and Final Value Estimate .....	39
Addenda .....	40
Subject Location Map .....	42
Sale Map .....	43
Appraiser Qualifications .....	44

## List of Figures

Figure 1-View from the south of homesite, taken 7/06/2022 by S. Sammons.....	5
Figure 2-View from the entrance of the home, taken 7/06/2022 by S. Sammons.....	5
Figure 3-View of garage, taken 7/06/2022 by S. Sammons.....	6
Figure 4-Interior of garage, taken 7/06/2022 by S. Sammons.....	6
Figure 5-Bedroom 1, taken 7/06/2022 by S. Sammons.....	7
Figure 6-Bathroom, taken 7/06/2022 by S. Sammons.....	7
Figure 7-Bedroom 2, taken 7/06/2022 by S. Sammons.....	8
Figure 8-Utility room, taken 7/06/2022 by S. Sammons.....	8
Figure 9-Kitchen, taken 7/06/2022 by S. Sammons.....	9
Figure 10-Rock fireplace in living room, taken 7/06/2022 by S. Sammons.....	9
Figure 11-View of homesite, taken 7/06/2022 by T. Sammons.....	10
Figure 12-Sandstone along lake edge, taken 7/06/2022 by T. Sammons.....	10
Figure 13-Tract 1 Map.....	11
Figure 14-Tract 2 Map.....	20
Figure 15-View of lot, taken 7/06/2022 by S. Sammons.....	24
Figure 16-Tract 3 Map.....	25
Figure 17-Facing southwest, taken 8/19/2022 by Tom Sammons.....	30
Figure 18-Picture of S High frontage facing south, taken 8/19/2022 by Tom Sammons.....	30
Figure 19-Tract 4 Map.....	31
Figure 20-Facing southeast, taken 8/19/2022 by Tom Sammons.....	36
Figure 21-Picture of Elm Street entrance facing southeast, taken 8/19/2022 by Tom Sammons.....	36
Figure 22-Tract 5 Map.....	37

# Introduction

## Appraisal Objective

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The purpose of this appraisal is to determine an estimate of fair market value of 5 tracts for the City of Brady. The intended use of this report is to establish the fair market value in fee simple of the subject properties for sale price support. The only intended user of this report is the City of Brady. This appraisal is not authorized for any other use without the prior written consent of the appraiser.

Effective Appraisal Date: July 08, 2022      Appraisal Report Date: August 19, 2022

## Scope of Work

---

This report is a summary appraisal report prepared in compliance with the 2022-2023 Uniform Standards of Professional Appraisal Practice (USPAP).

This appraisal included an inspection of the subject tracts on foot. A title search was not conducted, and I am relying on the legal descriptions provided. A market study of real estate activity in the area was completed including the collection and analysis of sales and leases in the local area as well as discussions with local real estate professionals.

The most pertinent or most comparable sales to the subject property were confirmed and inspected from the ground. Sales that are not directly comparable to the subject and are not included in this report are, nevertheless, valuable as a tool for the appraiser to measure elements and units of adjustments. Sales most similar to the subject were compared to the subject.

The sales used in analysis for this appraisal are kept in the appraiser's work file and can be delivered upon request.

## Value Definitions

---

### FIRREA Market Value

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their best interests;
3. A reasonable time is allowed for exposure on the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.<sup>1</sup>

## Values Approaches Completed

---

**Cost Approach** - a set of procedures based on the premise that the informed purchaser will not pay more for a property than the cost of constructing an equally desirable substitute property minus applicable depreciation and assuming no undue delay. The process involves summation of each land type contribution plus the depreciated improvement contribution.

**Income Approach** - a set of procedures in which the appraiser derives a value indication by comparing the subject's income producing potential to the incomes produced by similar properties that have recently sold. There are two possible income procedures, direct capitalization and yield capitalization.

**Sales Comparison Approach** - a set of procedures in which the appraiser derives a value by comparing the property appraised to similar properties that have recently sold, applying appropriate units of comparison, and adjusting the sale prices of comparable sales.

The Income Approach is not necessary or applicable for credible results in this appraisal and has not been developed for this analysis.

---

<sup>1</sup> Federal Register, Volume 55, Number 163, August 22, 1990, Pages 34228 and 34229.

## **Valuation Process**

---

This valuation process includes sales comparison approach and the cost approach where applicable. The approaches are based on direct and indirect comparisons of the market data. Each approach gives a separate indication of value.

The Sales Comparison Approach is a direct comparison of known market transactions or sales of similar properties to the subject property. This approach is based on the economic principle of Substitution, which rationalizes that a prudent buyer would pay no more for a given property than he could purchase another property of like utility; and that a prudent seller will sell his property for no less than for what similar properties are selling.

The Cost Approach estimates the land contribution by analyzing vacant land sales in the market area and the reproduction cost new (RCN) by using local contractor cost data as well as the Marshall and Swift Valuation Service.

The difference between the reproduction cost new (RCN) of a building and its market value or its sale price, in the case of comparable sales, is accrued depreciation, also known as a loss in value from all sources. Those sources are physical deterioration, functional obsolescence, and external obsolescence. Physical depreciation is estimated from market extraction, observations during inspection and using the modified age/life method provided by Marshall and Swift Valuation Service.

The final step in the Cost Approach is to add the estimated contributory value of the site improvements and the estimated land value to the contributory value of the improvements.

## **Market Area Analysis**

---

The market area includes the city of Brady, Texas and the area of McCulloch County, Texas. Brady is a rural community with a population of roughly 5,000 souls. Residential and rural property values have increased recently to historically high values, specifically small acreage rural tracts; however commercial tracts have remained stable. Typical marketing time for a property in this area is 6-24 months.

Historically the primary industries in Brady, Texas revolved around sand plants associated with the west Texas oil and gas industry and the wool industry. Recently, both the sand and wool industries closed. The primary industries now revolve around government, education, and services. Outside of city limits the agricultural industry dominates with some transition to recreational and residential uses.

The market area is historically defined by an agricultural base of predominately livestock with lesser cropland. The area is desirable with average forage production; however agricultural income does not directly correlate to land values in this area. Recreational and aesthetic qualities of property heavily influence property values.

Rural residential and recreational use is becoming the more dominant base as buyers look further west from urban centers. Similarly, driving distance from larger urban areas indicate an influence on property values. Recent sales of larger tracts have been re-sold as subdivided tracts for development to larger rural residential properties and recreational properties. Previously, similar rural residential tracts acted as secondary homes and the trend has moved towards those becoming primary residences. The availability of high-speed internet in rural areas and the relatively new phenomenon of working from home rather than in an office is driving the demand for rural residential tracts.

# Tract 1 – Lake House Tract

## Summary of Salient Facts and Conclusions – Tract 1: ~30 Acres and Home off FM 3022

---

<b>Property Ownership:</b>	The parcel is owned fee simple by the City of Brady.
<b>Property Location:</b>	The subject is located roughly 5 miles west of Brady, Texas along FM 3022.
<b>Legal Description:</b>	Being a tract of land situated in the P. Linnartz Survey 310, Abstract No. 948 in McCulloch County, Texas.
<b>Property Description:</b>	The property is an improved, triangular, gently rolling tract bounded by FM 3022 on the northern border and Brady Lake on the southern border.
<b>Highest and Best Use:</b>	The highest and best use for the subject property is residential use.
<b>Effective Date of Valuation:</b>	July 08, 2022
<b>Effective Date of Report:</b>	August 19, 2022

## Opinion of Value Conclusions

---

<b>Appraisal Purpose:</b>	Market Value for Sale Price Support
<b>Property Rights Appraised:</b>	Fee subject to reservations of record.
<b>Value Indicated by Cost Approach:</b>	\$445,000
<b>Value Indicated by Income Approach:</b>	N/A
<b>Value Indicated by Direct Comparison Approach:</b>	\$443,000
<b>Final Opinion of Value:</b>	<b><u>\$443,000</u></b>

*This value is subject the following Extraordinary Assumption:*

*The appraiser assumes the deeded acres to be 30 acres for the purposes of this report as there is not a legal survey for the subject property. Any change in acreage upon completion of the survey may alter the value reported.*

## Factual Data

### Subject Description

---

<b>Property Identification:</b>	The subject consists of ~30 acres near Brady Lake.
<b>Legal Description:</b>	Being a tract of land situated in the P. Linnartz Survey 310, Abstract No. 948 in McCulloch County, Texas.
	The subject legal description is pending a final survey. The boundaries provided in the subject map below are approximate.
<b>Zoning:</b>	Zoning is controlled by the City of Brady and the subject is zoned as a Lake Recreation District. This zoning is likely to change upon the sale of this property.
<b>Property Description:</b>	<p>The subject is a triangular parcel grading towards the lake from the north. Clad in live oak, mesquite, and native grasses, the property supports a population of typical wildlife in the area. There is a small, seasonal, dirt pond along the western boundary in addition to the lakefront water source for wildlife.</p> <p>The subject has typical city utilities.</p>
<b>Subject Use History:</b>	The subject has been used as a residential property for members of the City of Brady Government.
<b>Subject Sales History:</b>	The property has been held in ownership by the City of Brady for more than 10 years.
<b>Rental History:</b>	The subject property does not have a rental history.
<b>Subject Tax History:</b>	The county does not collect taxes on the property and does not indicate an assessed value.
<b>Subject Improvements:</b>	<p>The property includes 1 older rock house with a detached rock, 2-car garage. The garage is used as general storage and does not have typical modern garage features. The home is a 2-bedroom, 1 bathroom home in average condition with hardwood floors, an enclosed porch, and a rock fireplace.</p> <p>The exterior walls are local field rock and the metal roof on the home is in good condition. The entrance to the home is under a covered, concrete porch on the lake front side of the home. Interior walls are painted and textured sheetrock with typical trim. The bathroom has linoleum tile floors and built in linen storage. The home is served by an L-shaped kitchen with tile floors, built-in wooden cabinetry, electric appliances, and a separate, concrete floored utility room. The home is heated and cooled by an electric, central HVAC and a wood fuel fireplace in the common area.</p>



*Figure 1-View from the south of homesite, taken 7/06/2022 by S. Sammons.*



*Figure 2-View from the entrance of the home, taken 7/06/2022 by S. Sammons.*



*Figure 3-View of garage, taken 7/06/2022 by S. Sammons.*



*Figure 4-Interior of garage, taken 7/06/2022 by S. Sammons.*



Figure 5-Bedroom 1, taken 7/06/2022 by S. Sammons.

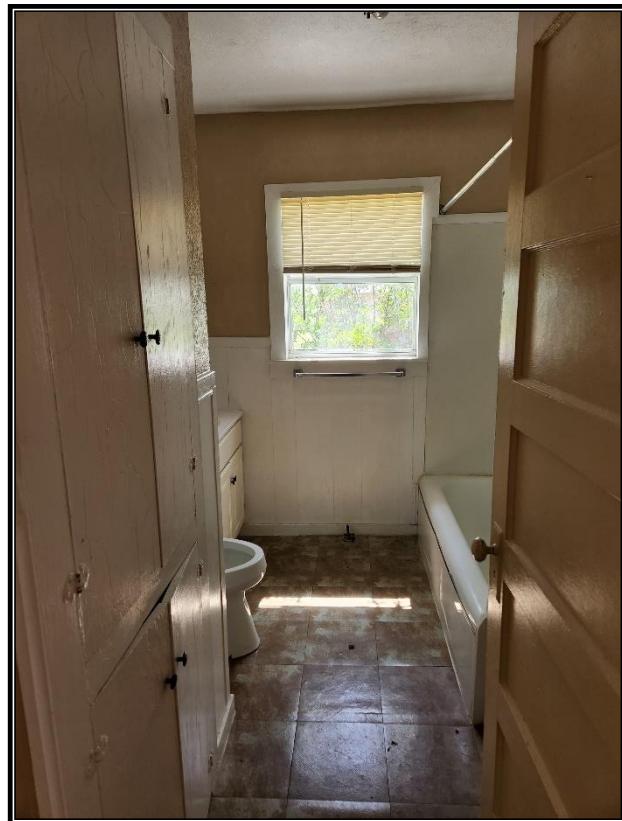


Figure 6-Bathroom, taken 7/06/2022 by S. Sammons.



Figure 7-Bedroom 2, taken 7/06/2022 by S. Sammons.



Figure 8-Utility room, taken 7/06/2022 by S. Sammons.



Figure 9-Kitchen, taken 7/06/2022 by S. Sammons.



Figure 10-Rock fireplace in living room, taken 7/06/2022 by S. Sammons.



*Figure 11-View of homesite, taken 7/06/2022 by T. Sammons.*

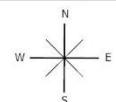


*Figure 12-Sandstone along lake edge, taken 7/06/2022 by T. Sammons.*



**Spatial Reference**  
Name: NAD 1983 UTM Zone 14N  
GCS: GCS North American 1983  
Datum: North American 1983  
Projection: Transverse Mercator

**Sources:**  
Texas Department of Transportation  
National Geographic Society  
United States Department of Agriculture (USDA). Texas NAIP Imagery, 2018-12-31.  
United States Geological Society. National Hydrography Dataset (NHD)



**Property Map**  
Scale: 1:3,231

Figure 13-Tract 1 Map

## Data Analysis and Conclusions

### Highest and Best Use

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<b>Legally Permissible:</b>	The subject is under the governmental jurisdiction of McCulloch County, which has subdivision rules. The state imposes septic tank requirements that are administered by the county that could affect further development of this tract. The tract is within the Hickory Underground Water District, which has the power and does levy taxes and requires permits to drill wells. The property is zoned as a Lake Recreation District which limits the use of the property for primary residential purposes. This zoning will change to a zoning which will not limit the use of the tract. The present use conforms to these limitations and these limitations do not appear to limit the subject tracts suitability for residential use.
<b>Physically Possible:</b>	The property is an irregularly shaped, rolling tract with frontage along FM 3022. The tract is located on FEMA Firm Panel 48004550010B in Zone A, which is a 100-year floodplain. Flood hazards have not been determined by FEMA. The majority of this property lays between the 1742' contour line marking the lake edge and the emergency floodway contour of 1762'. There is adequate access to the subject. The presence of the floodplain may limit further development for residential use.
<b>Financially Feasible:</b>	There is adequate demand for similar tracts for residential use.
<b>Maximally Productive:</b>	The most productive of the above uses appears to be residential use.
<b>HBU as Vacant:</b>	Residential
<b>HBU as Improved:</b>	Residential

### Sales Comparison Approach

---

The Sales Comparison Grids below summarizes the following adjustments.

Using the land equivalency ratio, the land mix for comparable sales is adjusted to the subject. Additionally, older sales were adjusted upwards to the current period. Sales were further adjusted based on size and location.

The Improvement Mixture of the sales is adjusted using the improvement analysis from Page 14. Improvement values are compared to the subject structures and a value is applied to each subject structure to derive an improvement contribution. That contribution is then compared to the sales in the grid and each sale is adjusted accordingly.

Sales 4, 9, and 10 are vacant land sales and while sales 8, 11, and 12 are improved.

Sales 9, 11 and 8 are smaller than the subject and are adjusted for the size differences.

Sales 10 and 12 are located in northeastern and northwestern McCulloch County, respectively, and require an adjustment for location.

Additionally, market data shows an upwards adjustment required for all sales for the presence of live recreational water on the subject. This adjustment is derived from comparing sales in McCulloch County with and without live recreational water.

After adjustments, the sales indicate a range from \$14,424 to \$15,108 per acre. The subject is a unique property in the area with a home with lake frontage and acreage and will likely bring a higher demand as such. The concluded value for the subject property, effective July 08, 2022, is \$14,750/acre.

**Opinion of Property Value:**      **\$14,750/acre x 30 = \$442,500**      **Rounded: \$443,000**

***This value is subject to the following Extraordinary Assumption:***

***The appraiser assumes the deeded acres to be 30 acres for the purposes of this report as there is not a legal survey for the subject property. Any change in acreage upon completion of the survey may alter the value reported.***

## Sales Comparison Grids

Item Sale Index	Subject i22012.1	Sale No. 4 ii115		Sale No. 9 ii121		Sale No. 10 ii116		Sale No. 12 ii179		Sale No. 11 ii180		Sale No. 8 ii173		
		Land	Impvt	Land	Impvt	Land	Impvt	Land	Impvt	Land	Impvt	Land	Impvt	
Address	0, Brady, TX 76825	94 CR 116, Brady, TX 76825	2 Meadow Lane, Brady, TX 76825	37 PR 816, Brady, TX 76825		1456 USHWY 283, Brady, TX 76825		90 PR 563, Brady, TX 76825		10600 W FM 2028, Brady, TX 76825				
Grantor	Perkins, Logan	Claassen, Thomas		Amthor, George		Mooney, Nancy		Fible, Lisa M		Craft, Robert Lee Estate				
Grantee	Evridge, Wyatt et ux	Moreno, Gabriel		Stanton, Luke		King, Greg		Smith, Claude		Friedrich, Karl et ux				
Source	MLS	Seller		MLS		Appraisal		MLS		MLS				
Unit Type	Acres	Acre		Acre		Acre		Acre		Acre				
Sale Price	N/A	\$318,700		\$103,700		\$259,875		\$855,000		\$185,000		\$160,000		
Price/Unit	N/A	\$6,394		\$10,298		\$6,513		\$21,339		\$15,323		\$15,156		
Land \$/Unit	N/A	\$6,394		\$10,000		\$6,513		\$5,235		\$6,500		\$10,000		
Imp \$/Unit	N/A	\$0		\$0		\$0		\$16,104		\$8,823		\$5,156		
Land and Improvement Adjustments														
CEV Price/Unit	\$6,394	\$0	\$0	\$6,513	\$0	\$5,235	\$6,104	\$6,500	\$8,823	\$10,000	\$5,156			
Land ER	154%	100%	103%	89%		70%		100%		100%				
Adjustment	\$3,453	\$2,454	\$4,951	\$2,454	\$4,757	\$2,454	\$6,282	\$13,650	\$3,510	-\$6,369	\$5,400	-\$2,702		
Adjusted Price	\$9,847	\$2,454	\$14,951	\$2,454	\$11,270	\$2,454	\$11,517	\$2,454	\$10,010	\$2,454	\$15,400	\$2,454		
Market Conditions (Time) Adjustments														
Sale Date	7/1/2022	10/29/2021	9	12/6/2021	7	6/18/2021	13	5/4/2022	2	12/31/2019	31	1/12/2022	6	
Rate	0.80%	0.00%	0.80%	0.00%	0.80%	0.00%	0.80%	0.00%	0.80%	0.00%	0.80%	0.00%		
Market Conditions Adj.	\$732	\$0	\$858	\$0	\$1,230	\$0	\$185	\$0	\$2,805	\$0	\$754	\$0		
Adjusted Price	\$10,579	\$2,454	\$15,899	\$2,454	\$12,500	\$2,454	\$11,702	\$2,454	\$12,815	\$2,454	\$16,154	\$2,454		
Combined Adjusted Price	\$13,033		\$18,263			\$14,954		\$14,156		\$15,269		\$18,608		
Location	Brady Lake	SW Brady		16 NE Brady	-\$2,000	5,62 NW Brady	-\$1,232	Brady Lake		12 W Brady				
Size	30	49.84	10.37	-\$5,000	39.90	40.07	12.07	-\$2,000	10.56	-\$5,000				
Property Status	Improved	Vacant	Vacant/Stbd.	Vacant		Improved		Improved		Improved				
Neighborhood	Brady Lake	Rural	Meadows	Rural		Rural		Simpson Lake		Rural				
Live Water	Yes, Lake	No	\$1,500	No	\$1,500	No	\$1,500	No	\$1,500	No	\$1,500			
Net Adjustment														
Adjusted Price		\$14,533		\$14,763		\$14,454		\$14,424		\$14,769		\$15,108		

Sales Comparison Approach Summary      Unit Basis      Acres      30      x      \$14,750      =      \$442,500

## Improvement Analysis

IMPROVEMENT CONTRIBUTION ANALYSIS										
Type	Size	Unit	Condition	Utility	Age	REL	Contribution	Improvement	Sale Index	Date
							/ Unit	Contribution		
Residence	864	SF	G	A	1	49	\$126.39	\$109,201	1102	9/2/2020
Residence	1,000	SF	P	A	43	12	\$30.00	\$30,000	1173	1/12/2022
Residence	1,448	SF	A	G	28	22	\$85.50	\$123,804	1109	9/15/2021
Residence	1,456	SF	A	A	5	45	\$85.50	\$124,488	3071901	3/29/2019
Residence	1,516	SF	G	G	20	30	\$70.80	\$107,333	1180	12/31/2019
Residence	1,729	SF	A	G	20	30	\$90.00	\$155,610	1119	11/18/2021
Residence	1,766	SF	A	G	18	32	\$87.75	\$154,967	3072011-SS	8/14/2020
Residence	2,200	SF	G	G	2	48	\$146.88	\$323,136	3072020	11/9/2020
Residence	2,512	SF	G	G	10	40	\$108.00	\$271,296	3072021	11/9/2020
Residence	2,612	SF	G	G	15	35	\$116.20	\$303,514	1152	4/11/2022
Residence	2,668	SF	G	G	10	40	\$120.00	\$320,160	1151	12/8/2020
Residence	2,760	SF	G	G	8	42	\$140.25	\$387,090	1068	9/19/2019
Residence	2,800	SF	G	G	17	33	\$80.40	\$225,120	3071902RR	10/24/2019
Residence	2,800	SF	G	G	20	30	\$120.60	\$337,680	1150	12/15/2021
Residence	3,400	SF	G	G	10	40	\$120.00	\$408,000	1120	7/28/2021
Garage	1,072	SF	G	F	5	45	\$27.00	\$28,944	3072021	11/9/2020
Garage	511	SF	G	G	8	42	\$34.00	\$17,374	1068	9/19/2019
Garage	780	SF	G	G	10	40	\$28.00	\$21,840	3072021	11/9/2020
Garage	480	SF	A	G	20	30	\$21.00	\$10,080	3072011	8/14/2020
Garage	525	SF	F	A	40	10	\$5.26	\$2,760	3071903	3/22/2019

SUBJECT IMPROVEMENT ANALYSIS									
Type	Size	Unit	Condition	Utility	Age	REL	Contribution	Contribution	
							/ Unit		
Residence	1076	SF	A	A	30	20	\$65.00	\$69,940	
Garage	460	SF	F	F	30	20	\$8.00	\$3,680	
							<b>Total Subject Improvement Contribution</b>	<b>\$73,620</b>	
							<b>Subject Effective Units</b>	<b>30.000</b>	
							<b>Improvement Contribution/Effective Unit</b>	<b>\$2,454</b>	

IMPROVEMENT ADJUSTMENT CALCULATIONS						
Sale	Imp. Contrib.	Eff. Units	Unit	Sale \$/Eff. Unit	Subject \$/Eff. Unit	Grid Adjustment
4	\$0	49.840	Acre	\$0.00	\$2,454	\$2,454.00
9	\$0	10.070	Acre	\$0.00	\$2,454	\$2,454.00
10	\$0	39.900	Acre	\$0.00	\$2,454	\$2,454.00
11	\$106,525	12.073	Acre	\$8,823.41	\$2,454	-\$6,369.41
12	\$645,236	40.067	Acre	\$16,103.93	\$2,454	-\$13,649.93
8	\$54,430	10.557	Acre	\$5,155.82	\$2,454	-\$2,701.82

## Cost Approach

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The buildings on the subject are older and need updating. The home is smaller than typical 2-bedroom homes, but functions well for the historical use of a single-family home. The garage, while built as a 2-car garage, has door openings and ceilings that are low enough to limit trucks from being able to park in the structure. As such, a functional obsolescence is present in addition to the physical depreciation for the garage.

Opinion of Property Value: **\$14,816/acre x 30 = \$442,500**      Rounded: **\$443,000**

***This value is subject to the following Extraordinary Assumption:***

***The appraiser assumes the deeded acres to be 30 acres for the purposes of this report as there is not a legal survey for the subject property. Any change in acreage upon completion of the survey may alter the value reported.***

### Replacement Cost Analysis

---

SUBJECT LAND VALUES - From Vacant Land Sale Analysis																				
	Size	Unit									Contribution/ Unit	Total Contribution								
Subject	30	Acres									\$12,000.00	\$360,000								
											<b>SUBJECT LAND CONTRIBUTION</b>	<b>\$360,000</b>								
SUBJECT IMPROVEMENT REPLACEMENT COSTS																				
Improvement	Size	Unit	RCN/Unit	Total RCN	Utility	Cond	Eff	Age	REL	Phys	Depreciation Unit	Contribution/ Total Contribution								
House	1,076	SF	\$167.29	\$180,004	A	A	30	20	60%	60%	\$66.92	\$72,006								
Garage	460	SF	\$67.34	\$30,976	F	F	30	20	60%	80%	\$5.39	\$2,479								
Site Imps.	1	EA	\$25,000.00	\$25,000	A	A	30	20	60%	60%	\$10,000.00	\$10,000								
										0%	\$0.00	\$0								
										0%	\$0.00	\$0								
											<b>SUBJECT IMPROVEMENT CONTRIBUTION</b>	<b>\$84,485</b>								
COST APPROACH SUMMARY																				
Land Contribution												\$360,000								
Improvement Contribution												\$84,485								
<b>TOTAL/</b>		<b>Acres</b>		<b>\$14,816</b>							<b>TOTAL</b>	<b>\$444,485</b>								

Cost Approach Summary	Unit Basis	Acres	<u>30.000</u>	x	<u>\$14,816</u>	=	<u>\$444,485</u>
						ROUNDED	<u>\$445,000</u>

## Vacant Land Analysis

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The table below utilizes the same adjustments derived in the Sales Comparison Approach.

Item	Subject	Sale No. 4	Sale No. 9	Sale No. 10	
Sale Index	i22012_1	i1115	i1121	i1116	
Address	0, Brady, TX 76825	94 CR 116, Brady, TX 76825	2 Meadows Lane, Brady, TX 76825	37 PR 816, Brady, TX 76825	
Grantor		Perkins, Logan	Claussen, Thomas	Amthor, George	
Grantee		Evridge, Wyatt et ux	Moreno, Gabriel	Stanton, Luke	
Source		MLS	Seller	MLS	
Unit Type	Acres	Acre	Acre		Acre
Sale Price	N/A	\$318,700	\$103,700		\$259,875
Price/Unit	N/A	\$6,394	\$10,298		\$6,513
Land \$/Unit	N/A	\$6,394	\$10,000		\$6,513
Imp \$/Unit	N/A	\$0	\$0		\$0
Land and Improvement Adjustments					
CEV Price/Unit	\$6,394	\$0	\$10,000	\$0	\$6,513
Land ER	154%	100%	103%		89%
Adjustment		\$3,453	\$4,951		\$4,757
Adjusted Price		\$9,847	\$0	\$14,951	\$0
Market Conditions (Time) Adjustments					
Sale Date	7/1/2022	10/29/2021	9	12/6/2021	7
Rate		0.80%	0.00%	0.80%	0.00%
Market Conditions Adj.		\$732	\$0	\$858	\$0
Adjusted Price		\$10,579	\$0	\$15,809	\$0
Combined Adjusted Price		\$10,579		\$15,809	\$12,500
Location	Brady Lake	SW Brady	SW Brady	16 NE Brady	-\$2,000
Size	30	49.84	10.37	-\$5,000	39.90
Property Status	Improved	Vacant	Vacant/Subd.	Vacant	
Neighborhood	Brady Lake	Rural	Meadows	Rural	
Live Water	Yes, Lake	No	\$1,500	No	\$1,500
Net Adjustment		\$1,500		-\$3,500	-\$500
Adjusted Price		\$12,079		\$12,309	\$12,000

## Reconciliation and Final Value Estimate

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The Sales Comparison Approach took market sales and made each similar to the subject property by comparing the features the market participants identified as important. Adequate sales of vacant and improved properties allowed for measurement of adjustments and support the value indicated by this approach.

The value indicated by the Cost Approach is supported by vacant land sale analysis and replacement cost estimation. As the Cost Approach is more applicable to newer construction, more weight is given to the sales comparison approach value due to the age of the structures on the property.

### Preliminary Values

Cost Approach.....	\$445,000
Income Approach .....	N/A
Sales Comparison Approach .....	\$443,000

Both approaches offer insight leading toward a market value of the subject property; however, the sales approach is the stronger approach to value.

<b>Opinion of Value</b> <b>\$443,000</b>
---

***This value is subject the following Extraordinary Assumption:***

***The appraiser assumes the deeded acres to be 30 acres for the purposes of this report as there is not a legal survey for the subject property. Any change in acreage upon completion of the survey may alter the value reported.***

## Tract 2 – 110 Acres along FM 3022

### Summary of Salient Facts and Conclusions – Tract 2: 110 Acres along FM 3022

---

<b>Property Ownership:</b>	The parcel is owned fee simple by the City of Brady.
<b>Property Location:</b>	The subject is located roughly 5 miles west of Brady, Texas along FM 3022.
<b>Legal Description:</b>	Being a tract of land situated in the P. Linnartz Survey 311, Abstract No. 947 and P. Linnartz Survey 310, Abstract No. 948 in McCulloch County, Texas.
<b>Property Description:</b>	The property is an unimproved, irregularly shaped, gently rolling tract bounded by FM 3022 on the southern border and a standard net wire fence and railroad along the northern border.
<b>Highest and Best Use:</b>	The highest and best use for the subject property is recreation or residential development.
<b>Effective Date of Valuation:</b>	July 08, 2022
<b>Effective Date of Report:</b>	August 19, 2022

### Opinion of Value Conclusions

---

<b>Appraisal Purpose:</b>	Market Value for Sale Price Support
<b>Property Rights Appraised:</b>	Fee subject to reservations of record.
<b>Value Indicated by Cost Approach:</b>	N/A
<b>Value Indicated by Income Approach:</b>	N/A
<b>Value Indicated by Direct Comparison Approach:</b>	\$640,000
<b><u>Final Opinion of Value:</u></b>	<b><u>\$640,000</u></b>

## Factual Data

### Subject Description

---

**Property Identification:** The subject consists of ~110.175 acres near Brady Lake.

**Legal Description:** Being a tract of land situated in the P. Linnartz Survey 311, Abstract No. 947 and P. Linnartz Survey 310, Abstract No. 948 in McCulloch County, Texas.

**Zoning:** Zoning is controlled by the City of Brady and the subject is zoned as a Lake Recreation District. This zoning is likely to change upon the sale of this property.

**Property Description:** The subject is located roughly 5 miles west of Brady, Texas along FM 3022. The subject is an irregularly shaped parcel of brushy, gently rolling land covered in native grasses, mesquite, and live oak. Access to the parcel is provided via FM 3022 along the southern boundary. City utility lines run along the northern and southern boundary of the property.

**Subject Use History:** The subject has been vacant for more than 10 years.

**Subject Sales History:** The parcel was transferred as part of the impoundment of Brady Lake in 1963. The property has been held in ownership by the City of Brady since.

**Rental History:** The subject property does not have a rental history.

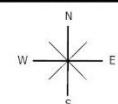
**Subject Tax History:** The county does not collect taxes on the property and does not indicate an assessed value.

**Subject Improvements:** The property does not include any structural improvements.



**Spatial Reference**  
 Name: NAD 1983 UTM Zone 14N  
 GCS: GCS North American 1983  
 Datum: North American 1983  
 Projection: Transverse Mercator

**Sources:**  
 Texas Department of Transportation  
 National Geographic Society  
 United States Department of Agriculture (USDA). Texas NAIP Imagery, 2018-12-31.  
 United States Geological Society. National Hydrography Dataset (NHD)



**Property Map**  
 Scale: 1:10,578

Figure 14-Tract 2 Map

## Data Analysis and Conclusions

### Highest and Best Use

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<b>Legally Permissible:</b>	The subject is under the governmental jurisdiction of McCulloch County, which has subdivision rules. The state imposes septic tank requirements that are administered by the county that could affect further development of this tract. The tract is within the Hickory Underground Water District, which has the power and does levy taxes and requires permits to drill wells. The property is zoned as a Lake Recreation District which limits the use of the property for primary residential purposes. This zoning will change to Agriculture Use which does not limit the use of the tract. The present use conforms to these limitations and these limitations do not appear to limit the subject tracts suitability for recreation or residential use.
<b>Physically Possible:</b>	The property is an irregularly shaped, rolling tract with frontage along FM 3022. The tract is located on FEMA Firm Panel 48004550010B in Zone A, which is a 100-year floodplain. Flood hazards have not been determined by FEMA. Approximately 5.571 acres fall within the emergency spillway elevation (1762' contour line) for Brady Lake. There is adequate access to the subject. The presence of the floodplain may limit development to residential use.
<b>Financially Feasible:</b>	There is adequate demand for similar tracts for recreation/residential use with many similar tracts being developed to smaller recreation/residential uses.
<b>Maximally Productive:</b>	The most productive of the above uses appears to be development for recreation or residential use.
<b>HBU as Vacant:</b>	Recreation/Residential Development
<b>HBU as Improved:</b>	N/A

### Sales Comparison Approach

---

The Sales Comparison Grid below summarizes the following adjustments.

Using the land equivalency ratio, the land mix for comparable sales is adjusted to the subject. Additionally, older sales were adjusted upwards to the current period. Sales were further adjusted based on size and location.

Sales 1, 2 and 4 are larger and smaller, respectively, than the subject and are adjusted for the size differences.

Sale 5 is located in southeastern McCulloch County and requires an adjustment for location.

After adjustments, the sales indicate a range from \$5,800 to \$5,838 per acre. The sale most similar to the subject is Sale Number 3. The concluded value for the subject property, effective July 08, 2022, is \$5,825/acre.

**Opinion of Property Value:**      **\$5,825/acre x 110.175 = \$641,769   Rounded: \$640,000**

## Sales Comparison Grid

Item	Subject	Sale No. 1	Sale No. 5	Sale No. 3	Sale No. 4
<b>Sale Index</b>	<b>i22012_2</b>	<b>i1169</b>	<b>i1071</b>	<b>i1168</b>	<b>i1115</b>
Address	FM 3022, Brady, TX 76825	189 FM 2028, Brady, TX 76825	County Road 208, Brady, TX 76825	188 FM 2028, Brady, TX 76825	94 CR 116, Brady, TX 76825
Grantor		Perkins, Logan	Boswell, David and Dorinda	Perkins, Logan	Perkins, Logan
Grantee		Tasajillo Holdings, LLC	Shin Oak Holdings LLC	Boydston, Anna	Evridge, Wyatt et ux
Source		MLS	Broker	MLS	MLS
Unit Type	Acres				
Sale Price	N/A				
Price/Unit	N/A				
Land \$/Unit	N/A				
Imp \$/Unit	N/A				
Land and Improvement Adjustments					
	Land	Imp vt	Land	Imp vt	Land
CEV Price/Unit	\$5,472	\$0	\$4,057	\$0	\$5,795
Land ER	100%		87%		100%
Adjustment	\$0	\$0	\$606	\$0	\$0
Adjusted Price	\$5,472	\$0	\$4,663	\$0	\$5,795
Market Conditions (Time) Adjustments					
Sale Date	07/01/2022	06/02/2022	1	06/04/2021	13
Rate		0.50%	0.00%	0.50%	0.00%
Market Conditions Adj.		\$27	\$0	\$312	\$0
Adjusted Price		\$5,499	\$0	\$4,975	\$0
Combined Adjusted Price		\$5,499		\$4,975	\$5,824
Location	4 W Brady	4 SW Brady		Brady 12 SE	\$500
Size	110.175	189.95	\$325	232.40	\$325
					98.40
					49.84
					-\$850
Net Adjustment		\$325		\$825	\$0
<b>Adjusted Price</b>		<b>\$5,824</b>		<b>\$5,800</b>	<b>\$5,824</b>
<b>\$5,838</b>					

Sales Comparison Approach Summary      Unit Basis      Acres      110.175      x      \$5,825      =      \$641,769

## Reconciliation and Final Value Estimate

The Sales Comparison Approach took the comparable sales and made each similar to the subject property by comparing the features the market participants identified as important. Adequate sales of similar properties allowed for measurement of adjustments and support the value indicated by this approach.

### Preliminary Values

Cost Approach..... N/A  
 Income Approach ..... N/A  
 Sales Comparison Approach ..... \$640,000.

**Opinion of Value**  
**\$640,000**

## Tract 3 – 101 Lakeview

### Summary of Salient Facts and Conclusions – Tract 3: 101 Lakeview

---

<b>Property Ownership:</b>	The parcel is owned fee simple by the City of Brady.
<b>Property Location:</b>	The subject is located at 101 Lakeview Drive, roughly 4 miles west of Brady, Texas in the Lakeview Subdivision.
<b>Legal Description:</b>	Being Lot 1 of Block 4 of the Lakeview Subdivision in McCulloch County, Texas.
<b>Property Description:</b>	The property is an unimproved, rectangular shaped, flat tract clad in heavy brush. The corner lot is bounded by Lakeview Drive and Utah Street.
<b>Highest and Best Use:</b>	The highest and best use for the subject property is residential development.
<b>Effective Date of Valuation:</b>	July 08, 2022
<b>Effective Date of Report:</b>	August 19, 2022

### Opinion of Value Conclusions

---

<b>Appraisal Purpose:</b>	Market Value for Sale Price Support
<b>Property Rights Appraised:</b>	Fee subject to reservations of record.
<b>Value Indicated by Cost Approach:</b>	N/A
<b>Value Indicated by Income Approach:</b>	N/A
<b>Value Indicated by Direct Comparison Approach:</b>	\$10,600
<b><u>Final Opinion of Value:</u></b>	<b><u>\$10,600</u></b>

## Factual Data

### Subject Description

---

**Property Identification:** The subject consists of ~10,323 square feet near Brady Lake.

**Legal Description:** Being Lot 1 of Block 4 of the Lakeview Subdivision in McCulloch County, Texas.

**Zoning:** Zoning is controlled by the City of Brady and the subject is zoned as a Single Family Residential District. This zoning is unlikely.

**Property Description:** The subject is located roughly 4 miles west of Brady, Texas at the corner of Utah Street and Lakeview Drive. The subject is a rectangular parcel of brushy, flat land covered in native grasses, mesquite, and live oak. Access to the parcel is provided via Lakeview Drive or Utah Street. City utility lines eastern border of the parcel.

**Subject Use History:** The subject has vacant for more than 10 years.

**Subject Sales History:** The property has been held in ownership by the City of Brady for more than 3 years.

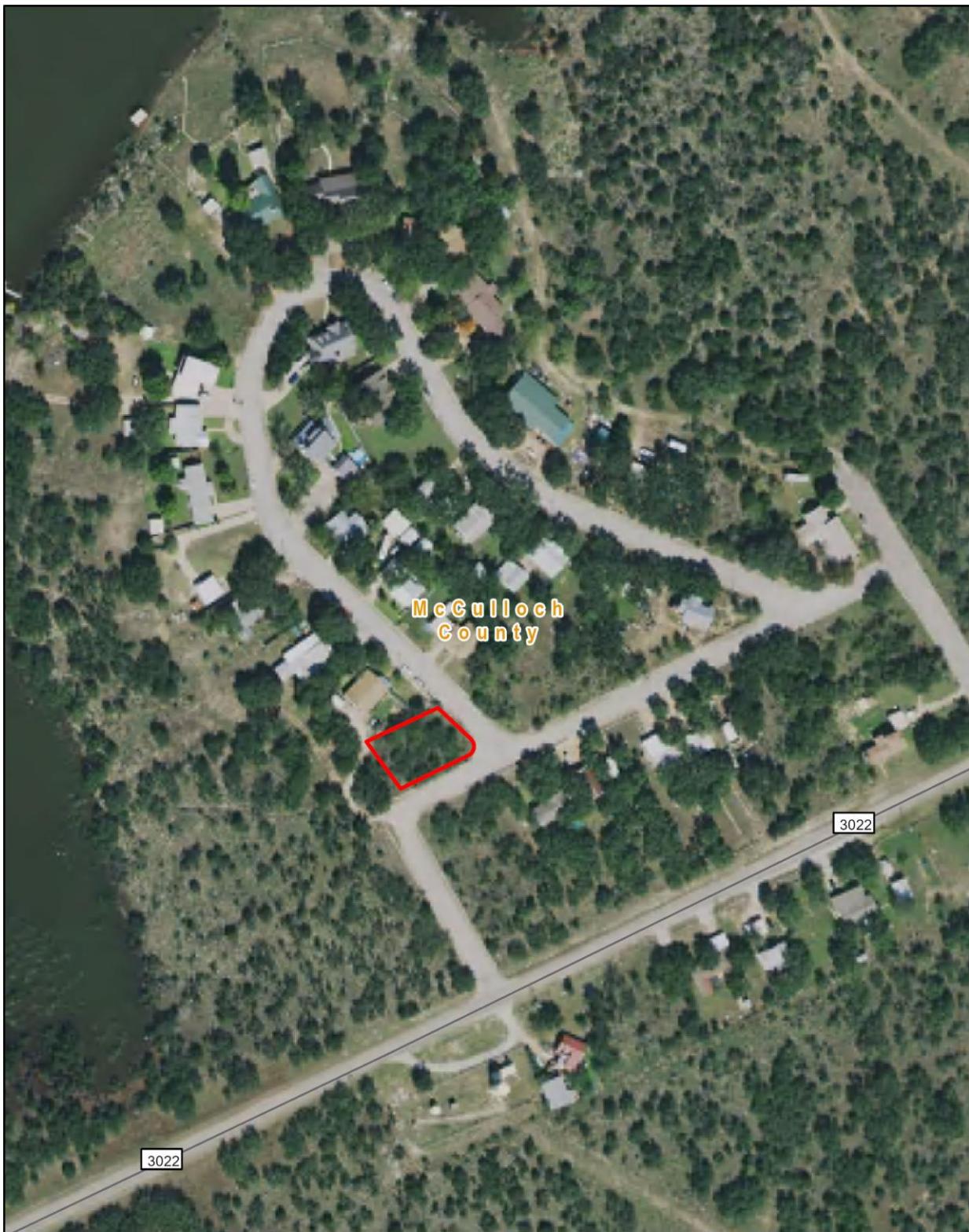
**Rental History:** The subject property does not have a rental history.

**Subject Tax History:** The McCulloch County Appraisal District identifies the tract as Parcel No. 22105 but does not collect taxes on the property and does not indicate an assessed value.

**Subject Improvements:** The property does not include any structural improvements.

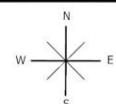


Figure 15-View of lot, taken 7/06/2022 by S. Sammons.



**Spatial Reference**  
Name: NAD 1983 UTM Zone 14N  
GCS: GCS North American 1983  
Datum: North American 1983  
Projection: Transverse Mercator

**Sources:**  
Texas Department of Transportation  
National Geographic Society  
United States Department of Agriculture (USDA). Texas NAIP Imagery, 2018-12-31.  
United States Geological Society. National Hydrography Dataset (NHD)



**Property Map**  
Scale: 1:2,636

Figure 16-Tract 3 Map

## Data Analysis and Conclusions

### Highest and Best Use

---

<b>Legally Permissible:</b>	The subject is under the governmental jurisdiction of McCulloch County, which has subdivision rules. The state imposes septic tank requirements that are administered by the county that could affect further development of this tract. The tract is within the Hickory Underground Water District, which has the power and does levy taxes and requires permits to drill wells. The property is zoned as a Single Family Residential District which does not limit the use of the property for primary residential purposes. The present use conforms to these limitations and these limitations do not appear to limit the subject tracts suitability for recreation or residential use.
<b>Physically Possible:</b>	The subject is a rectangular parcel of brushy, flat land covered in native grasses, mesquite, and live oak. The property is a well-shaped, well drained, corner lot configured for residential use. The subject is located on the FEMA Firm Panel 4804550015B in Zone A, which is a 100-year floodplain, but flood hazards have not been determined. There is adequate access via paved Lakeview Drive. The presence of the floodplain has not limited adjacent tracts from development to residential use.
<b>Financially Feasible:</b>	There is adequate demand for similar tracts for residential use.
<b>Maximally Productive:</b>	The most productive of the above uses appears to be development for residential use.
<b>HBU as Vacant:</b>	Residential
<b>HBU as Improved:</b>	N/A

### Sales Comparison Approach

---

The Sales Comparison Grid below summarizes the following adjustments.

Using the land equivalency ratio, the land mix for comparable sales is adjusted to the subject. Additionally, older sales were adjusted upwards to the current period. Sales were further adjusted based on frontage and terrain.

Sales 6 and 7 are both cleared and ready for development and are adjusted downward for the cost of clearing brush.

The subject is a corner lot while Sale 6 is a side lot with frontage on one side only and is adjusted upwards.

After adjustments, the sales indicate approximately \$1.03/square foot

**Opinion of Property Value:**      **\$1.03/SF x 10,323sf = \$10,633**      **Rounded: \$10,600**

## Sales Comparison Grid

Item	Subject	Sale No. 6		Sale No. 7						
Sale Index	i22012_4	i1171		i1172						
Address	101 Lakeview Drive, Brady, TX 76825	120 Fife Street, Brady, TX 76825	107 Utah Street, Brady, TX 76825							
Grantor		Baker, Phillip et ux	Roberts, Sam							
Grantee		Greer, George	TBD							
Source		MLS	Agent							
Unit Type	SF		SF		SF					
Sale Price	N/A		\$30,000		\$32,000					
Price/Unit	N/A		\$0.95		\$1.29					
Land \$/Unit	N/A		\$0.95		\$1.29					
Imp \$/Unit	N/A		\$0		\$0					
Land and Improvement Adjustments										
	Land	Imp vt	Land	Imp vt	Land	Imp vt	Land	Imp vt		
CEV Price/Unit	\$0.95	\$0	\$1	\$0						
Land ER	100%	0%	0%							
Adjustment		\$0	\$0	\$0						
Adjusted Price		\$0.95	\$0.00	\$1.29	\$0.00					
Market Conditions (Time) Adjustments										
Sale Date	07/08/2022	05/13/2021	14	07/06/2022	1					
Rate		0.50%	0.00%	0.50%	0.00%					
Market Conditions Adj.		\$0.07	\$0	\$0.01	\$0					
Adjusted Price		\$1.02	\$0.00	\$1.30	\$0.00					
Combined Adjusted Price		\$1.02		\$1.30						
Location	Brady Lake	Brady Lake		Brady Lake						
Size	10323	31537.00		24742.00						
Terrain	Overgrown	Clear	-\$0.27	Clear	-\$0.27					
Frontage	Corner	Side	\$0.28	Corner						
Net Adjustment		\$0.01		-\$0.27						
Adjusted Price		<b>\$1.03</b>		<b>\$1.03</b>						

Sales Comparison Approach Summary      Unit Basis      SF      10323      x      \$1.03      =      \$10,633

## Reconciliation and Final Value Estimate

The Sales Comparison Approach took the comparable sales and made each similar to the subject property by comparing the features the market participants identified as important. Adequate sales of similar properties allowed for measurement of adjustments and support the value indicated by this approach.

### Preliminary Values

Cost Approach..... N/A  
 Income Approach ..... N/A  
 Sales Comparison Approach ..... \$10,600.

**Opinion of Value**  
**\$10,600**

# Tract 4 – Old Hospital Lot

## Summary of Salient Facts and Conclusions – Tract 4: Old Hospital Lot

---

<b>Property Ownership:</b>	The parcel is owned fee simple by the City of Brady.
<b>Property Location:</b>	The subject address is 1304 S High Street in the City Limits of Brady, Texas.
<b>Legal Description:</b>	Being a tract of land known as Lots 1-6, Block 7, of the Jones Addition, of the City of Brady in McCulloch County, Texas.
<b>Property Description:</b>	The property consists of 6 vacant lots (previously improved with a hospital (demolished)) that are rectangular shaped and street grade fronting the west boundary of S High Street for approximately 300 feet. The property fronts W 12 <sup>th</sup> Street and W Grove Street on the north and the south boundaries respectively for ~130 feet. The property has City of Brady utilities available.
<b>Highest and Best Use:</b>	The highest and best use for the subject property is commercial or residential use.
<b>Effective Date of Valuation:</b>	July 08, 2022
<b>Effective Date of Report:</b>	August 19, 2022

## Opinion of Value Conclusions

---

<b>Appraisal Purpose:</b>	Current cash market Value for Sale Price Support
<b>Property Rights Appraised:</b>	Fee subject to reservations of record.
<b>Value Indicated by Cost Approach:</b>	N/A
<b>Value Indicated by Income Approach:</b>	N/A
<b>Value Indicated by Sales Comparison Approach:</b>	\$12,000
<b><u>Final Opinion of Value:</u></b>	<b><u>\$12,000</u></b>

## Factual Data

### Subject Description

---

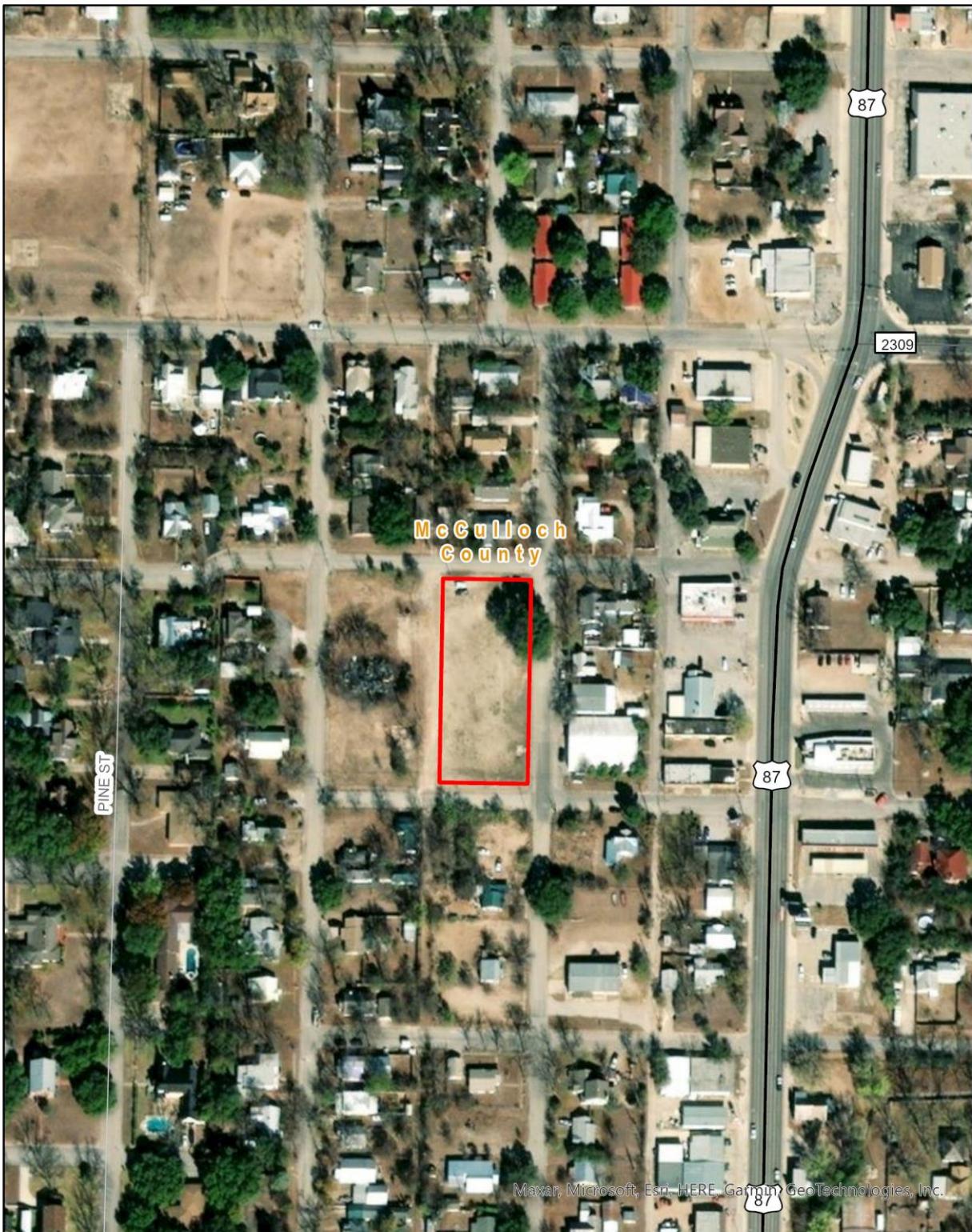
<b>Property Identification:</b>	The subject consists of lots 1-6, Block 7, Jones Addition of the City of Brady, McCulloch County, Texas known as 1304 S High Street.
<b>Legal Description:</b>	Lots 1-6, Block 7, Jones Addition to the City of Brady, being more particularly described in Volume 201, Page 494 of the Deed Records, McCulloch County, Texas, Cause #2018171, Parcel #22014 from deed.
<b>Zoning:</b>	Zoning is controlled by the City of Brady and the subject is zoned as Commercial. This zoning may change upon the sale of this property.
<b>Property Description:</b>	The property consists of 6 vacant lots (previously improved with a hospital (demolished)) that are rectangular shaped and street grade fronting the west boundary of S High Street for approximately 300 feet. The property fronts W 12 <sup>th</sup> Street and W Grove Street on the north and the south boundaries respectively for ~130 feet.  The subject has typical city utilities available.
<b>Subject Use History:</b>	The subject was previously occupied with an abandoned totally depreciated old hospital that has been razed and removed. The property is available for development to commercial or residential uses.  The surrounding uses and zoning include multi-family, single family, and commercial.
<b>Subject Sales History:</b>	The parcel was transferred to the City of Brady 02/01/2022 as recorded in a Deed without Warranty in volume 488 page 414 of the McCulloch County Deed Records, following a tax foreclosure sale. The property has been held in ownership by the City of Brady since.
<b>Rental History:</b>	The subject property does not have a rental history.
<b>Subject Tax History:</b>	The county does not collect taxes on the property and does not indicate an assessed value.
<b>Subject Improvements:</b>	The property is vacant.



*Figure 17-Facing southwest, taken 8/19/2022 by Tom Sammons.*

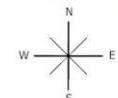


*Figure 18-Picture of S High frontage facing south, taken 8/19/2022 by Tom Sammons.*



**Spatial Reference**  
Name: NAD 1983 UTM Zone 14N  
GCS: GCS North American 1983  
Datum: North American 1983  
Projection: Transverse Mercator

**Sources:**  
Texas Department of Transportation  
National Geographic Society  
United States Department of Agriculture (USDA). Texas NAIP Imagery, 2018-12-31.  
United States Geological Society. National Hydrography Dataset (NHD)



**Property Map**  
Scale: 1:2,636

Figure 19-Tract 4 Map

## Data Analysis and Conclusions

### Highest and Best Use

<b>Legally Permissible:</b>	The subject is under the governmental jurisdiction of McCulloch County, which has subdivision rules. The state imposes septic tank requirements that are administered by the county that could affect further development of this tract. The tract is within the Hickory Underground Water District, which has the power and does levy taxes and requires permits to drill wells. The property is zoned as Commercial which limits the use of the property. This zoning will change to a zoning which will not limit the use of the tract. The present use conforms to these limitations and these limitations do not appear to limit the subject tract suitability for commercial or residential use.
<b>Physically Possible:</b>	The property is a rectangular shaped, level tract with frontage along South High Street. The tract is located on FEMA Firm Panel 48004550010B in Zone C, which is an area of minimal flooding. There is adequate access to the subject. This does not limit development to residential or commercial use.
<b>Financially Feasible:</b>	There is adequate demand for similar tracts for residential and commercial use.
<b>Maximally Productive:</b>	The most productive of the above uses appears to be residential use.
<b>HBU as Vacant:</b>	Residential
<b>HBU as Improved:</b>	N/A

### Sales Comparison Approach

Sales of residential and commercial properties in Brady were analyzed and compared to the subject property and each other.

The Sales Comparison Grid below summarizes the sales analyzed.

Sales 13, 14, and 16 are the most similar to the subject. After analysis, the sales indicate a range from \$0.05 to \$0.36 per square foot. The concluded value for the subject property, effective July 08, 2022, is \$0.30/square foot.

Sale No.	Grantor	Grantee	Sale Date	Recording	Legal Description	Parcel	Address	Lot Size (sf)	Sale Price	Current \$/sf
13	McHugh, et al	Betts, Robert & Erin	1/3/2019	461/481	Lot 10 Blk 13 Jones	22045	1405 S High	6752	\$1,000	\$0.21
14	City of Brady, et al	Delatorre, Miguel	2/15/2022	488/716	Lots 7-12 BLK 13 Jones	22015	1305 S College	40510	\$2,000	\$0.05
15	Scott, Joyce G	Friar, Summer	5/22/2020	472/1	Lot 3,P2 Blk B Parkview	23265	125 Parkview	12632	\$8,000	\$0.77
16	DeWeese, Sander	Tran, Andrew	1/25/2021	478/349	All of Blk 138 Luhr	22753	5th & Cypress	39988	\$12,500	\$0.36
17	Bannister, Brent & Trudy	Leonard & Kasberg	3/3/2022	489/343	SW/4 Blk 149 Luhr	22790	705 S Bridge	13105	\$38,000	\$2.99
18	Brady Presbyterian	Evridge, Joe & De Ann	7/22/2021	483/526	Lot 2.5 Blk 169 Luhr	37641	E 9th Street	3301.84	\$10,000	\$3.31
19	Brady Presbyterian	Evridge, Joe & De Ann	12/13/2021	487/55	Lot 2 Blk 169 Luhr	22869	900 S Blackburn	19994	\$11,250	\$0.59

Sales Comparison Approach Summary:      Unit Basis 40500      sf      x      \$0.30      =      \$12,150

Opinion of Property Value:      \$0.30/sf x 40,500 = \$12,150      Rounded: \$12,000

## Reconciliation and Final Value Estimate

---

The Sales Comparison Approach took the comparable sales and made each similar to the subject property by comparing the features the market participants identified as important. Adequate sales of residential and commercial properties support the value indicated by this approach.

The property is vacant and is not an income producing property. As such, neither the Cost Approach nor Income Approach is applicable for this appraisal.

### Preliminary Values

Cost Approach.....	N/A
Income Approach .....	N/A
Sales Comparison Approach .....	\$12,000

<b>Opinion of Value</b> <b>\$12,000</b>
--

## Tract 5 – 2<sup>nd</sup> and Elm

### Summary of Salient Facts and Conclusions – Tract 5: 2<sup>nd</sup> and Elm

---

<b>Property Ownership:</b>	The parcel is owned fee simple by the City of Brady.
<b>Property Location:</b>	The subject address is 300 East 2 <sup>nd</sup> Street in the City Limits of Brady, Texas.
<b>Legal Description:</b>	Being a tract of land known as the west half of Lot 1, Block 18, of the Luhr Addition, of the City of Brady in McCulloch County, Texas.
<b>Property Description:</b>	The property consists approximately 20,000 square feet of vacant lot that is rectangular shaped and at street grade fronting the east boundary of Elm Street for approximately 200 feet. The property fronts East 2 <sup>nd</sup> Street and East 3 <sup>rd</sup> Street on the north and the south boundaries respectively for ~100 feet. The property has City of Brady utilities available.
<b>Highest and Best Use:</b>	The highest and best use for the subject property is commercial or residential use.
<b>Effective Date of Valuation:</b>	July 08, 2022
<b>Effective Date of Report:</b>	August 19, 2022

### Opinion of Value Conclusions

---

<b>Appraisal Purpose:</b>	Current cash market Value for Sale Price Support
<b>Property Rights Appraised:</b>	Fee subject to reservations of record.
<b>Value Indicated by Cost Approach:</b>	N/A
<b>Value Indicated by Income Approach:</b>	N/A
<b>Value Indicated by Sales Comparison Approach:</b>	\$12,000
<b><u>Final Opinion of Value:</u></b>	<b><u>\$12,000</u></b>

## Factual Data

### Subject Description

---

<b>Property Identification:</b>	The subject consists of the west half of Lot 1, Block 18, of the Luhr Addition, of the City of Brady in McCulloch County, Texas. known as 300 East 2 <sup>nd</sup> Street.
<b>Legal Description:</b>	Being a tract of land known as the west half of Lot 1, Block 18, of the Luhr Addition, of the City of Brady in McCulloch County, Texas. Parcel 22252.
<b>Zoning:</b>	Zoning is controlled by the City of Brady and the subject is zoned as Single Family Residential. This zoning may change upon the sale of this property.
<b>Property Description:</b>	The property consists approximately 20,000 square feet of vacant lot that is rectangular shaped and at street grade fronting the east boundary of Elm Street for approximately 200 feet. The property fronts East 2 <sup>nd</sup> Street and East 3 <sup>rd</sup> Street on the north and the south boundaries respectively for ~100 feet. The property has City of Brady utilities available.
<b>Subject Use History:</b>	<p>The property has been vacant for a significant period.</p> <p>The surrounding uses and zoning include single family, churches, and commercial.</p>
<b>Subject Sales History:</b>	The City of Brady acquired the subject from Charles R. Douglas on April 29, 2004, as recorded in Volume 341, Page 893 of the McCulloch County Deed Records.
<b>Rental History:</b>	The subject property does not have a rental history.
<b>Subject Tax History:</b>	The county does not collect taxes on the property and does not indicate an assessed value.
<b>Subject Improvements:</b>	The property is vacant.



Figure 20-Facing southeast, taken 8/19/2022 by Tom Sammons.

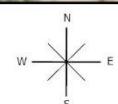


Figure 21-Picture of Elm Street entrance facing southeast, taken 8/19/2022 by Tom Sammons.



**Spatial Reference**  
Name: NAD 1983 UTM Zone 14N  
GCS: GCS North American 1983  
Datum: North American 1983  
Projection: Transverse Mercator

**Sources:**  
Texas Department of Transportation  
National Geographic Society  
United States Department of Agriculture (USDA). Texas NAIP Imagery, 2018-12-31.  
United States Geological Society. National Hydrography Dataset (NHD)



**Property Map**  
Scale: 1:1,687

Figure 22-Tract 5 Map

## Data Analysis and Conclusions

### Highest and Best Use

<b>Legally Permissible:</b>	The subject is under the governmental jurisdiction of McCulloch County, which has subdivision rules. The state imposes septic tank requirements that are administered by the county that could affect further development of this tract. The tract is within the Hickory Underground Water District, which has the power and does levy taxes and requires permits to drill wells. The property is zoned as Single Family Residential which limits the use of the property. This zoning may change to a zoning which will not limit the use of the tract. The present use conforms to these limitations and these limitations do not appear to limit the subject tract suitability for commercial or residential use.
<b>Physically Possible:</b>	The property is a rectangular shaped, level tract with frontage along Elm Street. The tract is located on FEMA Firm Panel 48004550010B in Zone C, which is an area of minimal flooding. There is adequate access to the subject. This does not limit development to residential or commercial use.
<b>Financially Feasible:</b>	There is adequate demand for similar tracts for residential and commercial use.
<b>Maximally Productive:</b>	The most productive of the above uses appears to be residential use.
<b>HBU as Vacant:</b>	Residential
<b>HBU as Improved:</b>	N/A

### Sales Comparison Approach

Sales of residential and commercial properties in Brady were analyzed and compared to the subject property and each other.

The Sales Comparison Grid below summarizes the sales analyzed.

Sales 13, 14, and 16 are the most similar to the subject. After analysis, the sales indicate a range from \$0.05 to \$0.36 per square foot. The concluded value for the subject property, effective July 08, 2022, is \$0.36/square foot.

Sale No.	Grantor	Grantee	Sale Date	Recording	Legal Description	Parcel	Address	Lot Size (sf)	Sale Price	Current \$/sf
13	McHugh, et al	Betts, Robert & Erin	1/3/2019	461/481	Lot 10 Blk 13 Jones	22045	1405 S High	6752	\$1,000	\$0.21
14	City of Brady, et al	Delatorre, Miguel	2/15/2022	488/716	Lots 7-12 BLK 13 Jones	22015	1305 S College	40510	\$2,000	\$0.05
15	Scott, Joyce G	Friar, Summer	5/22/2020	472/1	Lot 3,P2 Blk B Parkview	23265	125 Parkview	12632	\$8,000	\$0.77
16	DeWeese, Sander	Tran, Andrew	1/25/2021	478/349	All of Blk 138 Luhr	22753	5th & Cypress	39988	\$12,500	\$0.36
17	Bannister, Brent & Trudy	Leonard & Kasberg	3/3/2022	489/343	SW/4 Blk 149 Luhr	22790	705 S Bridge	13105	\$38,000	\$2.99
18	Brady Presbyterian	Evridge, Joe & De Ann	7/22/2021	483/526	Lot 2.5 Blk 169 Luhr	37641	E 9th Street	3301.84	\$10,000	\$3.31
19	Brady Presbyterian	Evridge, Joe & De Ann	12/13/2021	487/55	Lot 2 Blk 169 Luhr	22869	900 S Blackburn	19994	\$11,250	\$0.59

Sales Comparison Approach Summary:      Unit Basis 20,000      sf x \$0.36      = \$7,200

Opinion of Property Value:      \$0.36/sf x 20,000 = \$7,200      Rounded: \$7,200

## Reconciliation and Final Value Estimate

---

The Sales Comparison Approach took the comparable sales and made each similar to the subject property by comparing the features the market participants identified as important. Adequate sales of residential and commercial properties support the value indicated by this approach.

The property is vacant and is not an income producing property. As such, neither the Cost Approach nor Income Approach is applicable for this appraisal.

### Preliminary Values

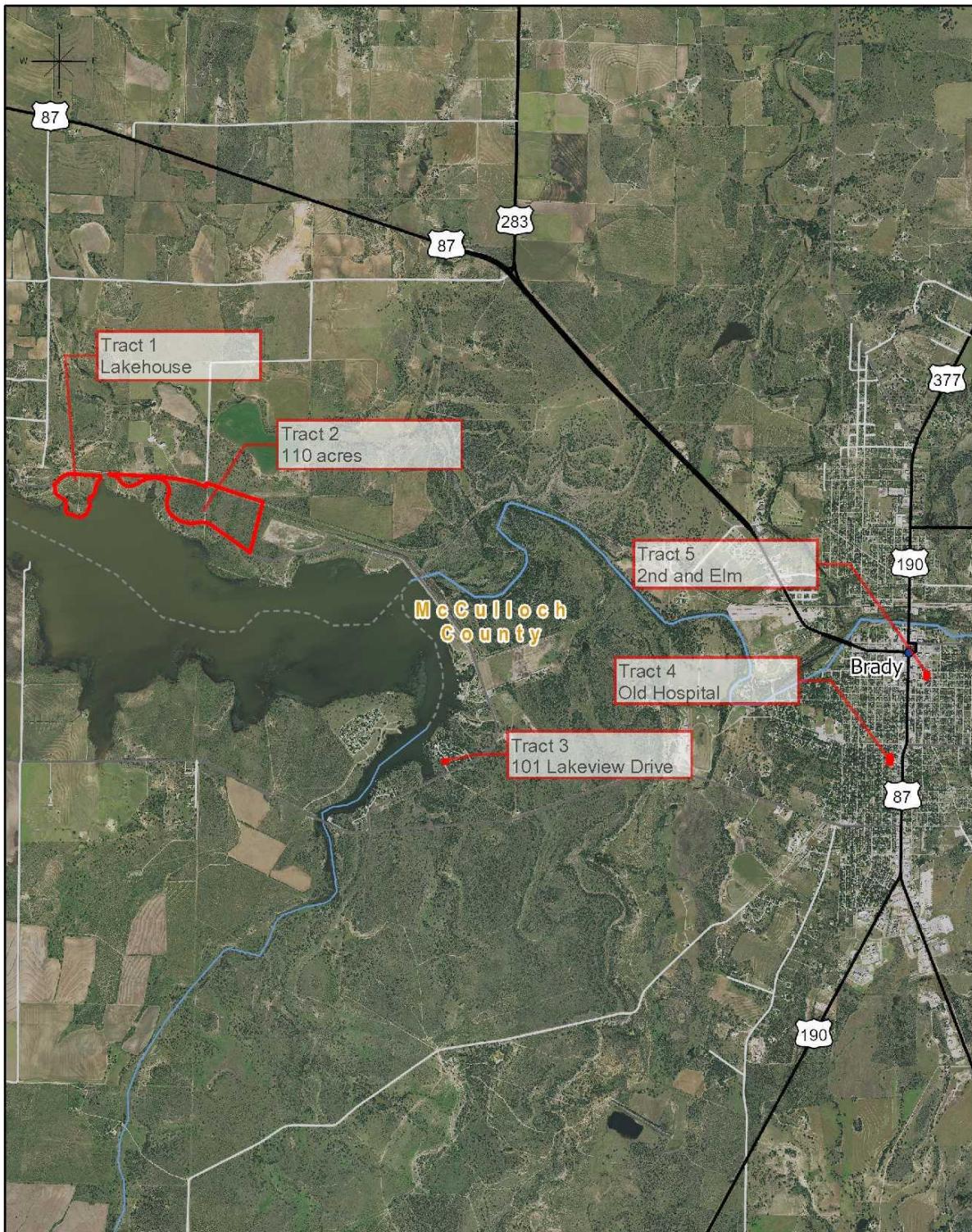
Cost Approach.....	N/A
Income Approach .....	N/A
Sales Comparison Approach .....	\$7,200

<b>Opinion of Value</b> <b>\$7,200</b>
---

## **Addenda**



## Subject Location Map



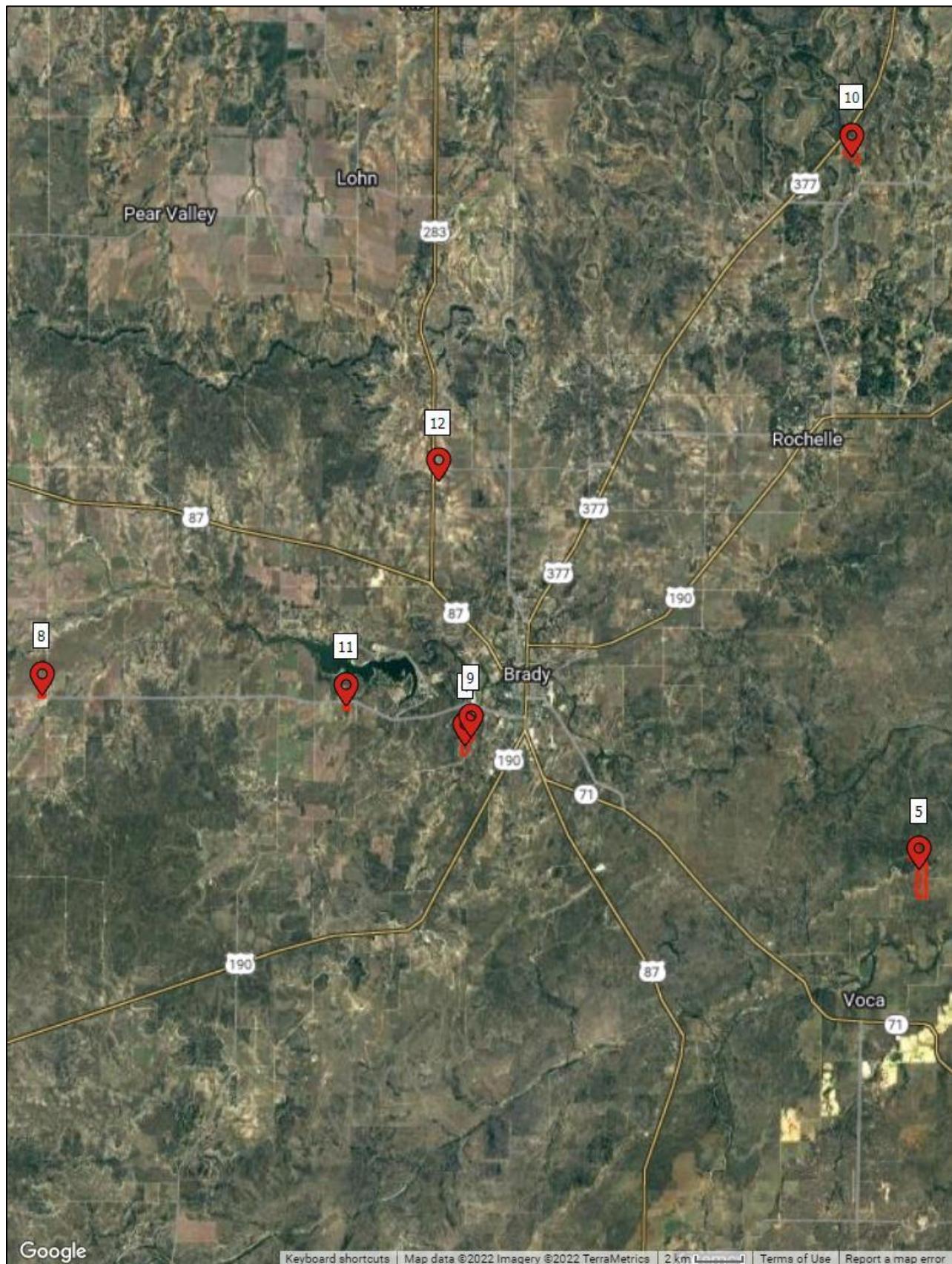
**Spatial Reference**  
Name: NAD 1983 UTM Zone 14N  
GCS: GCS North American 1983  
Datum: North American 1983  
Projection: Transverse Mercator

**Sources:**  
Texas Department of Transportation  
National Geographic Society  
United States Department of Agriculture (USDA), Texas NAIP Imagery, 2018-12-31.  
United States Geological Society, National Hydrography Dataset (NHD)

**Subject Location Map**

Scale: 1:59,936

## Sale Map



Google

Keyboard shortcuts | Map data ©2022 Imagery ©2022 TerraMetrics | 2 km | Terms of Use | Report a map error

# Appraiser Qualifications

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## QUALIFICATIONS OF THE APPRAISER

TOM J. SAMMONS, JR.

### PROFESSIONAL EXPERIENCE

General Real Estate Appraisal.....2002-Present  
Real Estate Sales in central and west Texas.....1998-2002

Appraisal experience includes rural, commercial, and residential properties with occasional special-use facilities across Texas with the Sammons McAnally Company and Texappraise, Inc. Primary areas of focus involve appraisal and real estate services in central Texas of rural agriculture and commercial properties.

### AFFILIATIONS/PROFESSIONAL DESIGNATIONS

American Society of Farm Managers and Rural Appraisers-Associate  
Past Director Texas Chapter of American Society of Farm Managers and Rural Appraisers  
State Certified General Real Estate Appraiser Nr. TX-1337632-G  
Texas Real Estate Salesperson License No. 0467170

### GENERAL EDUCATION

Texas A&M University / B.B.A., Management, 1981

### SPECIALIZED EDUCATION

American Society of Farm Managers and Rural Appraisers:  
Course A-10: Fundamentals of Rural Appraisal  
Course A-20: Principles of Rural Appraisal  
Course A-12 Part I: Standards & Ethics  
Course A-25 Eminent Domain  
Course A-290 General Market Analysis and Highest and Best Use  
Course A-300 Advanced Approaches to Value for Rural Appraisal  
Course A-304 Integrated Approaches to Value  
Course A-315 Valuation of Conservation Easements  
Course A-400 Advanced Rural Case Studies  
USPAP Update 2022 & 2023

Seminars

Intro to Vineyard Valuation  
Best Practices for Rural Appraisers

Appraisal Institute:

Course 410: National USPAP 15 hour  
Course 310: Income Capitalization

Real Estate Courses:

Principles of Real Estate  
Real Estate Law  
Creative Finance  
Law of Contracts  
Law of Agency



**QUALIFICATIONS OF THE APPRAISER**  
**STERLING SAMMONS**

**PROFESSIONAL EXPERIENCE**

Real Estate Appraiser Student..... 2020-Present  
Engineering and Construction Project Manager ..... 2015-2020

Appraisal experience includes rural, commercial, and residential properties with occasional special-use facilities across Texas with the Sammons McAnally Company. Primary areas of focus involve appraisal and real estate services in central Texas of rural, agriculture and commercial properties.

**AFFILIATIONS/PROFESSIONAL DESIGNATIONS**

American Society of Farm Managers and Rural Appraisers

**GENERAL EDUCATION**

University of Houston / B.S., Geology, 2015

**SPECIALIZED EDUCATION**

American Society of Farm Managers and Rural Appraisers:

National USPAP 15 hour

Course A101: Basic Appraisal Principles

Course A102: Basic Appraisal Procedures

Course A301: Cost Approach for General Appraisers

Course A302: Sales Comparison Approach for General Appraisers

Course A303: Income Approach for General Appraisers I

Seminars

Intro to Vineyard Valuation

19 AUG 2022

# City Council

## City of Brady, Texas

### Agenda Action Form

<b>AGENDA DATE:</b>	11/15/2022	<b>AGENDA ITEM</b>	7.E.
<b>AGENDA SUBJECT:</b>	Discussion regarding updates to personnel manual.		
<b>PREPARED BY:</b>	E. Corbell	<b>Date Submitted:</b>	11/8/2022
<b>EXHIBITS:</b>	Current personnel manual		
<b>BUDGETARY IMPACT:</b>	<b>Required Expenditure:</b>	\$00.00	
	<b>Amount Budgeted:</b>	\$00.00	
	<b>Appropriation Required:</b>	\$00.00	
<b>CITY MANAGER APPROVAL:</b>			

<b>SUMMARY:</b> Staff is presenting council with proposed updates to the current personnel manual and seeking additional input should council have any other items they would like to address in the manual.
---

<b>RECOMMENDED ACTION:</b> Direct staff as desired. Manual will be brought back to council at a future meeting for approval.
---

# City Council

## City of Brady, Texas

### Agenda Action Form

<b>AGENDA DATE:</b>	11/15/2022	<b>AGENDA ITEM</b>	7.F.
<b>AGENDA SUBJECT:</b>	Discussion, consideration and possible action regarding Resolution 2022-020 voting for McCulloch County Appraisal District Board of Directors for 2023-2024		
<b>PREPARED BY:</b>	Tina Keys	<b>Date Submitted:</b>	11/09/2021
<b>EXHIBITS:</b>	Resolution 2022-020 Copy of letter to taxing entities		
<b>BUDGETARY IMPACT:</b>	<b>Required Expenditure:</b>	\$00.00	
	<b>Amount Budgeted:</b>	\$00.00	
	<b>Appropriation Required:</b>	\$00.00	
<b>CITY MANAGER APPROVAL:</b>			
<b>SUMMARY:</b>			
Members of the McCulloch County Appraisal District Board of Directors are up for election and each voting entity must vote in an open meeting and report the vote to the Chief appraiser. Once your selection (s) is/are made, the City Secretary will report to McCulloch County Appraisal District on your behalf.			
<b>RECOMMENDED ACTION:</b>			
Cast your votes for one or more of the individuals on the ballot as instructed on the attached letter and move to approve Resolution 2022-020.			

## **RESOLUTION 2022-020**

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRADY, TEXAS VOTING FOR BOARD MEMBERS TO THE MCCULLOCH COUNTY APPRAISAL DISTRICT BOARD OF DIRECTORS.**

**WHEREAS**, the McCulloch County Appraisal District (MCCAD) Board of Directors has two members of its board whose terms will expire on December 31, 2022; and

**WHEREAS**, each voting entity must vote in an open meeting and report the vote to the Chief Appraiser; and

**WHEREAS**, the City of Brady has 123 votes and may cast all of its votes for one candidate or may distribute its votes among TWO candidates; and

**WHEREAS**, the following are candidates for the McCulloch County Appraisal District Board of Directors for 2023-2024: Channing Booker, Chris Popp and Brentt Raybion.

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

The City of Brady hereby casts its votes for the McCulloch County Appraisal District Board of Directors for 2023 – 2024 as follows:

Channing Booker \_\_\_\_\_

Chris Popp \_\_\_\_\_

Brentt Raybion \_\_\_\_\_

**PASSED AND APPROVED** this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**CITY OF BRADY:**

---

Anthony Groves, Mayor

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

Tina Keys, City Secretary

**TO ALL VOTING TAXING ENTITIES:**

Enclosed is a ballot for selection of Board of Directors for the McCulloch County Appraisal District to serve during the 2023-2024 term. The nominees are listed alphabetically by each candidate's last name.

Each voting unit must vote in an open meeting, report the vote by written resolution to the Chief Appraiser by December 17, 2022. The unit may cast all of its votes for one candidate or may distribute its votes among TWO candidates. A voting unit must cast its votes for a person nominated and named on the ballot. There is no provision for write-in candidates.

The Chief Appraiser must count the votes and declare the candidates who receive the largest vote totals before December 31, 2022. The Chief Appraiser will notify all taxing units (voting and non-voting) and all candidates who were on the ballot of the outcome.

If you have any questions regarding this process please give me a call.

Sincerely,



Zane Brandenberger  
Chief Appraiser

## October 28, 2022

Candidates for the McCulloch County Appraisal District Board of Directors for 2023-2024.

### BALLOT

Channing Booker \_\_\_\_\_

Chris Popp \_\_\_\_\_

Brentt Raybion \_\_\_\_\_

### NUMBER OF VOTES

McCulloch County 752

City of Brady 123

City of Melvin 3

Brady ISD 780

Lohn ISD 141

Rochelle ISD 177

Mason ISD 24

---

Presiding Officer of City of Brady

## RECONCILED OPERATING CASH / TOTAL UTILITY BILLINGS

Fiscal Year 22-23

## 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 Texas State Comptroller. Please contact and search the Texas Comptroller's website if you notice an incorrect amount.

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  

Year	October	November	December	January	February	March	April	May	June	July	August	September	Total
2023	\$107,497	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$107,497
2022	\$100,659	\$110,547	\$110,670	\$112,512	\$119,933	\$89,202	\$90,754	\$118,313	\$104,559	\$106,126	\$118,753	\$109,179	\$1,291,207
2021	\$97,505	\$102,843	\$95,512	\$100,910	\$118,480	\$88,588	\$85,665	\$131,540	\$107,199	\$106,167	\$115,244	\$102,302	\$1,251,954
2020	\$94,161	\$95,033	\$98,358	\$107,077	\$114,736	\$90,220	\$86,583	\$101,797	\$101,393	\$109,646	\$105,702	\$97,317	\$1,202,025
2019	\$108,700	\$97,871	\$99,563	\$102,849	\$102,877	\$97,257	\$96,793	\$108,828	\$94,204	\$91,085	\$99,315	\$87,187	\$1,186,530
2018	\$101,224	\$103,733	\$112,475	\$107,463	\$108,139	\$94,294	\$88,618	\$106,428	\$105,435	\$94,199	\$103,004	\$98,016	\$1,223,027
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

## SERVICE ORDER REPORT FY 22-23

**CITY OF BRADY  
CITY COUNCIL CORRESPONDENCE**

**TO: MAYOR AND COUNCIL**

**FROM: FINANCE / UTILITY DEPARTMENTS**

**SUBJECT: MONTHLY CUSTOMER SERVICE REPORT**

**DATE: October 31, 2022**

**Center Center Meals Served**  
**Director Rosie Aguirre**  
**Monthly Report October 2022-September 2023**

SERVICES	FISCAL YEAR 2022-2023												
	OCT.	NOV.	DEC.	JAN.	FEB.	MARCH	APR	MAY	JUNE	JULY	AUG.	SEPT.	To Date Total
Days Meals Served	20	19	20	21	19	22	21	20	22	22	21	21	248
Average Daily Meals													
Meals @ Sunset Center	454												454
Home Delivered Meals	669												669
Total Meals	1,123	-	-	-	-	-	-	-	-	-	-	-	1,123
Closed Oct. 12-Columbus Day				Closed Good Friday									
Closed Nov. 26 & 27 for Thanksgiving, Nov. 11 Veteran's Day				Closed Memorial Day			Closed (Labor Day)						
Closed for Christmas				Closed July 4th									
Closed Jan. 1st - New Years Day													
Closed Feb.													

SERVICES	FISCAL YEAR 2021-2022												
	OCT.	NOV.	DEC.	JAN.	FEB.	MARCH	APR	MAY	JUNE	JULY	AUG.	SEPT.	To Date Total
Days Meals Served	22	18	20	22	19	22	21	20	22	22	21	21	250
Average Daily Meals													
Meals @ Sunset Center	521	486	525	453	327	505	406	462	554	465	515		5,219
Home Delivered Meals	686	651	672	630	408	769	694	696	704	635	845		7,390
Total Meals	1,207	1,137	1,197	1,083	735	1,274	1,100	1,158	1,258	1,100	1,360	-	12,609
Closed Oct. 14-Columbus Day				Closed Good Friday									
Closed Nov. 28 & 29 for Thanksgiving, Nov. 11 Veteran's Day				Closed Memorial Day			Closed (Labor Day)						
Closed for Christmas				Closed July 4th									
Closed Jan. 1st - New Years Day													
Closed Feb.													

## GOLF COURSE - 05

Date	Cash Gross Sales	Cash Taxable Sales	Credit Gross Sales	Credit Taxable Sales
10/1/2022	\$114.47	\$63.47	\$364.90	\$152.90
10/2/2022	\$5.16	\$4.16	\$98.48	\$55.98
10/3/2022	\$127.66	\$71.66	\$107.82	\$95.82
10/4/2022	\$66.66	\$32.16	\$98.30	\$44.05
10/5/2022	\$65.31	\$30.06	\$0.00	\$0.00
10/6/2022	\$58.62	\$34.62	\$0.00	\$0.00
10/7/2022	\$537.93	\$285.56	\$0.00	\$0.00
10/8/2022	\$83.56	\$39.56	\$0.00	\$0.00
10/9/2022	\$363.44	\$173.44	\$0.00	\$0.00
10/10/2022	\$273.37	\$202.62	\$0.00	\$0.00
10/11/2022	\$229.55	\$109.55	\$0.00	\$0.00
10/12/2022	\$32.36	\$20.36	\$0.00	\$0.00
10/13/2022	\$170.99	\$97.74	\$66.56	\$33.56
10/14/2022	\$44.93	\$30.93	\$110.11	\$71.86
10/15/2022	\$162.85	\$153.85	\$209.68	\$107.68
10/16/2022	\$64.01	\$23.01	\$64.50	\$51.50
10/17/2022	\$68.62	\$54.37	\$16.52	\$12.52
10/18/2022	\$25.08	\$23.08	\$12.52	\$12.52
10/19/2022	\$14.44	\$13.44	\$38.12	\$27.12
10/20/2022	\$31.80	\$22.55	\$111.75	\$81.75
10/21/2022	\$39.28	\$28.03	\$0.00	\$0.00
10/22/2022	\$79.56	\$35.31	\$270.44	\$166.44
10/23/2022	\$76.66	\$35.16	\$267.59	\$127.84
10/24/2022	\$50.12	\$48.12	\$188.55	\$164.70
10/25/2022	\$0.00	\$0.00	\$0.00	\$0.00
10/26/2022	\$0.00	\$0.00	\$0.00	\$0.00
10/27/2022	\$52.84	\$36.59	\$129.79	\$88.79
10/28/2022	\$0.00	\$0.00	\$0.00	\$0.00
10/29/2022	\$103.03	\$33.03	\$68.66	\$53.16
10/30/2022	\$376.48	\$178.23	\$150.81	\$71.56
10/31/2022	\$54.91	\$29.66	\$17.51	\$17.51
<b>Total</b>	<b>\$3,373.69</b>	<b>\$1,910.32</b>	<b>\$2,392.61</b>	<b>\$1,437.26</b>

Manager Signature

**Total Gross Sales: \$5,766.30**

Brady Municipal Golf Course  
Monthly Report

fy 21/22

Item			Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	total
Rounds			168	157	146	107	79	244	291	188	222	291			1893
Green Fees			\$ 2,553.00	\$ 2,448.00	\$ 1,948.00	\$ 1,678.00	\$ 1,205.00	\$ 3,247.00	\$ 3,777.00	\$ 2,110.00	\$ 3,080.00	\$ 3,450.00	\$ 2,209.00	\$ 3,018.00	\$ 30,723.00
Membership Rounds			391	335	346	267	277	452	408	345	406	473			395
Student Rounds			17	7	7	12	11	18	27	29	30	60	48	31	297
Total Rounds			576	499	499	386	367	714	726	562	658	824	212	233	6256
Trail Fee			4	7	4	4	6	12	0	0	0	0	0	0	37
Trail Fee Revenues			\$ 16.00	\$ 28.00	\$ 16.00	\$ 16.00	\$ 24.00	\$ 48.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 148.00
Cart Rentals			169	119	102	74	66	155	223	157	198	214	183	179	1839
Cart Revenue			\$ 2,700.00	\$ 1,725.00	\$ 1,637.50	\$ 1,087.50	\$ 987.50	\$ 2,719.53	\$ 3,856.07	\$ 2,562.50	\$ 2,925.00	\$ 3,579.64	\$ 2,737.50	\$ 2,725.00	\$ 29,242.74
Cart Shed Rental															
Vending Revenue			\$ 948.89	\$ 517.54	\$ 609.44	\$ 427.40	\$ 414.61	\$ 1,164.37	\$ 1,447.73	\$ 1,703.65	\$ 1,175.07	\$ 1,873.21	\$ 1,254.04	\$ 1,194.26	\$ 12,730.21
Memberships			47	20	23	20	14	25	29	37	24	35	19	20	313
Membership Fees			\$ 10,285.00	\$ 3,095.00	\$ 2,265.00	\$ 1,990.00	\$ 890.00	\$ 2,335.00	\$ 1,550.00	\$ 2,055.00	\$ 1,240.00	\$ 1,780.00	\$ 940.00	\$ 1,360.00	\$ 29,785.00
Driving Range			43	25	32	18	25	48	63	57	46	21	37	27	442
Range Revenue			\$ 203.00	\$ 121.00	\$ 154.00	\$ 84.00	\$ 123.00	\$ 240.28	\$ 310.61	\$ 218.50	\$ 219.11	\$ 83.50	\$ 149.00	\$ 107.50	\$ 2,013.50
Misc.															\$ -
<b>Total Revenue</b>			<b>\$16,705.89</b>	<b>\$7,934.54</b>	<b>\$ 6,629.94</b>	<b>\$5,282.90</b>	<b>\$ 3,644.11</b>	<b>\$9,754.18</b>	<b>\$10,941.41</b>	<b>\$8,649.65</b>	<b>\$8,639.18</b>	<b>\$10,766.35</b>	<b>\$7,289.54</b>	<b>\$8,404.76</b>	<b>\$104,642.45</b>

None of the above figures includes sales tax

Item	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
Rounds	1462	2311	1358	1537	1856		1893				
Green Fees	\$ 18,369.14	\$ 16,137.00	\$ 18,929.47	\$ 18,019.20	\$ 23,709.00		\$ 30,723.00				
Membership Rounds	2625	3678	2895	3165	4071		4095				
Student Rounds	242	226	60	104	104		4095				
Total Rounds	4329	6215	4313	4870	6031		6256				
Trail Fee	\$ 360.00	\$ 26.00	\$ 56.00	74	\$ 122.00		37				
Trail Fee Revenues	\$ 208.00	\$ 104.00	\$ 217.00	\$ 296.50	\$ 488.00		\$ 148.00				
Cart Rentals	943	636	829	992	1199		1839				
Cart Revenue	\$ 16,670.64	\$ 10,017.76	\$ 13,293.75	\$ 15,163.00	\$ 21,687.50		\$ 29,242.74				
Cart Shed Rental	\$ 10,714.53	\$ 16,165.50	\$ 15,567.50	\$ 13,658.00	\$ 14,950.00		0				
Vending Revenue	\$ 16,290.04	\$ 15,126.94	\$ 12,480.39	\$ 11,416.38	\$ 9,849.83		\$ 12,730.21				
Memberships	305	278	233	306	386		313				
Membership Fees	\$ 30,321.10	\$ 35,825.00	\$ 31,090.62	\$ 32,043.00	\$ 33,620.00		\$ 29,785.00				
Driving Range	298	296	433	439	435		442				
Range Revenue	\$ 1,296.00	\$ 1,185.00	\$ 1,910.28	\$ 1,735.50	\$ 1,801.00		\$ 2,013.50				
Misc.	\$ 16,035.37	\$ 31,109.30	\$ 10,078.70	0	\$ -		0				
<b>Total Revenue</b>	<b>\$ 109,904.82</b>	<b>\$ 125,670.50</b>	<b>\$ 103,567.71</b>	<b>\$ 92,331.58</b>	<b>\$ 106,105.33</b>		<b>\$ 104,642.45</b>				

Brady Municipal Golf Course  
 Monthly Report  
 FY 2023

Item	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	TOTAL
Rounds	368												368
Green Fees	\$ 2,190.00												\$ 2,190.00
Membership Rounds	368												368
Student Rounds	22												22
Total Rounds	546												546
Trail Fee	0												0
Trail Fee Revenues	\$ -												\$ -
Cart Rentals	154												154
Cart Revenue	\$ 2,376.73												\$ 2,376.73
Cart Shed Rental													
Vending Revenue	\$ 1,103.53												\$ 1,103.53
Memberships	71												71
Membership Fees	\$ 19,860.00												\$ 19,860.00
Driving Range	26												26
Range Revenue	\$ 96.04												\$ 96.04
Misc.	\$ -												\$ -
<b>Total Revenue</b>	<b>\$ 25,626.30</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	<b>\$ 25,626.30</b>

None of the above figures includes sales tax

Item	FY 2023
Rounds	
Green Fees	
Membership Rounds	
Student Rounds	
Total Rounds	
Trail Fee	
Trail Fee Revenues	
Cart Rentals	
Cart Revenue	
Cart Shed Rental	
Vending Revenue	
Memberships	
Membership Fees	
Driving Range	
Range Revenue	
Misc.	
<b>Total Revenue</b>	<b>\$ -</b>

**TO: BRADY CITY COUNCIL  
FROM: RANDY BATTEN, ACTING CHIEF OF POLICE  
THROUGH: ERIN CORBELL, CITY MANAGER**



**SUBJECT: MONTHLY POLICE REPORT  
FISCAL YEAR 2022-2023**

CALLS 2021-2022	OCT	NOV	DEC	JAN	FEB	MAR	APR
RUNS	105	81	102	107	101	136	100
ALS	48	36	47	49	37	49	43
BLS	49	37	45	46	40	43	44
ALS FALL	2	3	6	6	2	3	6
BLS FALL	19	10	14	11	17	9	11
TRAUMA	12	17	28	35	14	34	21
TRAUMA DEATH	0	0	0	1	0	0	0
D.O.A.	1	0	1	0	0	0	0
M.V.A. CITY	0	3	4	5	1	8	5
M.V.A. COUNTY	2	5	1	3	1	1	3
FIRE CITY	4	3	7	8	7	13	6
FIRE COUNTY	3	4	5	6	5	8	3
HELICOPTER	0	1	3	3	2	1	2
HELICOPTER REFUSAL	0	0	0	0	0	0	1
COUNTY CALLS	17	22	18	26	15	16	13
CANCEL	1	3	2	0	1	3	5
TRANSFER	1	0	2	2	1	1	2
REFUSAL	43	33	35	36	28	30	40
GAS LEAK	2	0	0	0	1	1	0
MEDICAL ALARM	1	2	0	0	0	1	3
FIRE ALARM	1	0	1	3	1	1	0
LIFT ASSIST	17	9	10	12	6	0	2
OVER 20 MINUTES	20	23	32	40	29	27	25
OTHER	0	0	0	0	0	1	0
B.V.F.D. COUNTY	12	12	6	10	7	9	5
B.V.F.D. CITY	1	0	5	4	4	4	0

MAY	JUNE	JULY	AUG	SEPT	TOTALS	
123	98	112	104	100	1269	RUNS
45	48	46	51	45	544	ALS
44	44	41	38	41	512	BLs
5	6	8	4	2	53	ALS FALL
10	9	13	8	15	131	BLs FALL
23	25	18	21	18	266	TRAUMA
0	0	1	1	0	3	TRAUMA DEATH
2	0	4	6	1	15	D.O.A.
3	4	3	1	0	37	M.V.A. CITY
1	1	3	9	7	37	M.V.A. COUNTY
10	5	10	3	9	85	FIRE CITY
19	5	8	6	7	77	FIRE COUNTY
1	3	1	1	1	19	HELICOPTER
0	1	0	1	0	3	HELICOPTER REFUSAL
29	19	20	23	22	240	COUNTY CALLS
3	2	3	3	3	29	CANCEL
0	0	0	0	0	9	TRANSFER
34	28	28	28	38	401	REFUSAL
1	1	0	0	0	6	GAS LEAK
2	0	0	3	2	14	MEDICAL ALARM
0	1	1	2	3	14	FIRE ALARM
5	1	7	2	4	75	LIFT ASSIST
32	26	28	43	29	354	OVER 20 MINUTES
0	0	0	1	2	4	OTHER
16	6	9	17	17	126	B.V.F.D. COUNTY
2	4	5	1	3	33	B.V.F.D. CITY

Code Enforcement  
Monthly Case Load  
FY 2022

11/01/2022  
SD.

Violations

Violation	FY18	FY19	FY20	FY21	FY22	FY23
Background Info Cases	6	0	0	0	0	
Building Code Violations	6	1	0	0	2	
Dangerous Premises	17	1	3	1	11	
Depositing, Dumping, Burning	5	0	4	0	9	
Home Occupation Violation	0	0	0	0	0	
Junk and Unsightly Matter	65	106	65	101	60	
Junked Vehicle, Nuisance	20	85	49	66	52	
Minimum Housing Standards	15	10	0	0	6	
Noise Prohibited, Animals	0	7	5	0	2	
Non-Residential Open Storage	0	0	0	0	0	
Obstruction of Drainageway	0	0	0	0	0	
Permit Required	1	2	0	0	2	
Pool Enclosure	1	0	0	0	0	
Posting Signs on Poles	0	0	0	0	0	
Posting Signs on Public Property	0	0	0	0	0	
Acc. Bldg. prohibited in front yd	0	0	0	0	0	
Refrigerators and Air Tight Containers	1	0	0	0	3	
Residential Open Storage	3	3	2	1	1	
Residential Setbacks	1	0	0	0	0	
Residential RVs - No Residence	1	1	3	0	5	
Sight Visibility	0	0	1	0	0	
Unsanitary Conditions	8	0	3	2	30	
Weeds and Vegetation	49	68	28	43	35	
Abandon Vehicle					2	
Parking in Alley					2	
Parking of Large Trucks, Trailers...					2	
Parking 72 hrs Prohibited					9	
Garbage, Tires					15	
Cover Securely					1	
Meter Tampering/damage fees					2	
Utilities Disc. for Plumbing violations					1	
Keeping Roosters prohibited						
Zoning Ord. Use Regs Violations	2	0	0	0	1	
<b>Monthly Totals</b>	<b>201</b>	<b>284</b>	<b>163</b>	<b>221</b>	<b>253</b>	

Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug	Sept.	Totals
2												
1												
2												
1												
1												
2												
1												
1												
2												
1												
1												
1												
1												
14												

Cases

Open Cases at the start of month	659	611	425	636	476	
Complaints	65	11	2	1	18	
Pro-Active - Self Initiated	63	168	111	151	131	
Total New Cases	127	179	113	151	148	
Inspections Preformed					236	
Closed Cases	104	238	57	133	173	
Citations	19	1	7	4	12	
Open Cases at the end of month	683	552	564	621	451	

37												
4												
1												
5												
86												
9												
1												
33												

Utility Inspections	238	201	187	208	221	
17						

17						

11/01/2022

SD.

# Building Permit Department

## Monthly Report

### FY 2022

**Municipal Court Monthly Report**  
OCTOBER 2022

Criminal Section	Traffic			Traffic Non-Traffic		
	Non-Parking	Traffic Parking	City Ordinance	Penal Code	Non-Traffic State Law	City Ordinance
1. Total Cases Pending First of the Month:	2,793	1	0	1,412	8	84
a. Active Cases	1,667	1	0	928	5	75
b. Inactive Cases	1126	0	0	484	3	9
2. New Cases Filed	108	0	0	8	0	5
3. Cases Reactivated	19	0	0	6	0	1
4. All other Cases Added	0	0	0	0	0	0
5. Total Cases on Docket	1,794	1	0	942	5	8
6. Dispositions Prior to Court Appearance or Trial:						
a. Uncontested Dispositions	79	0	0	15	0	0
b. Dismissed by Prosecution	0	0	0	0	0	0
7. Dispositions at Trial:						
a. Convictions:						
1) Guilty Plea or Nolo Contendere	1	0	0	2	0	4
2) By the Court	0	0	0	0	0	0
3) By the Jury	0	0	0	0	0	0
b. Acquittals:						
1) By the Court	0	0	0	0	0	0
2) By the Jury	0	0	0	0	0	0
c. Dismissed by Prosecution	0	0	0	0	0	0
8. Compliance Dismissals:						
a. After Driver Safety Course	1					
b. After Deferred Disposition	1	0	0	0	0	0
c. After Teen Court	0	0	0	0	0	0
d. After Tobacco Awareness Course					0	
e. After Treatment for Chemical Dependency				0	0	
f. After Proof of Financial Responsibility	1					
g. All other Transportation Code Dismissals	3	0	0	0	0	0
h. All other Dispositions	0	0	0	0	0	0
10. Total Cases Disposed	86	0	0	17	0	4
11. Cases Placed on Inactive Status	26	0	0	2	0	1
12. Total Cases Pending End of Month:	2,815	1	0	1,403	8	85
a. Active Cases	1,682	1	0	923	5	76
b. Inactive Cases	1,133	0	0	480	3	9
13. Show Cause Hearings Held	0	0	0	0	0	0
14. CasesAppealed:						
a. After Trial	0	0	0	0	0	0
b. Without Trial	0	0	0	0	0	0

Additional Activity	Total
Cases in Which a Fine and Court Costs Satisfied by Community Service	
a. Partial Satisfaction	1
b. Full Satisfaction	2
Cases in Which Fine and Court Costs Satisfied by Jail Credit	20
Cases in Which Fine and Court Costs Waived for Indigency	0
Amount of Fines and Court Costs Waived for Indigency	\$0.00
18. Fines, Court Costs and Other Amounts Collected:	
a. Kept By City	\$11,706.32
b. Remitted to State	\$9,297.57
c. Total	\$21,003.89
Arrest Warrants Issued	29

Civil Section	Total Cases
1. Total Cases Pending First of Month	306
a. Active Cases	263
b. Inactive Cases	43
2. New Cases Filed	12
3. Cases Reactivated	0
4. All other Cases Added	0
5. Total Cases on Docket	275
6. Uncontested Civil Fines or Penalties	3
7. Default Judgments	0
8. Agreed Judgments	0
9. Trial/Hearing by Judge/Officer	0
10. Trial By Jury	0
11. Dismissed for Want of Prosecution	0
12. All Other Dispositions	0
13. Total Cases Disposed	3
14. Cases Placed on Inactive Status	0
15. Total Cases Pending End of Month:	315
a. Active Cases	272
b. Inactive Cases	43
16. CasesAppealed:	
a. After Trial	0
b. Without Trial	0

Juvenile/ Minor Activity	Total
1. Transportation Code Cases Filed	0
2. Non-driving Alcoholic Beverage Code Cases Filed	3
3. Driving Under the Influence of Alcohol Cases Filed	0
4. Drug Paraphernalia Cases Filed	0
5. Tobacco Cases Filed	0
6. Truancy Cases Filed	0
7. Education Code (Except Failur to Attend) Cases Filed	0
8. Curfew	0
9. All other Non-Traffic Fine- Only Cases Filed	0
10. Transfer to Juvenile Court:	
a. Mandatory Transfer	0
b. Discretionary Transfer	0
11. Accused of Contemp and Referred to Juvenile Court	0
12. Held in Contempt by Criminal Court	0
13. Juvenile Statement Magistrate Warning:	
a. Warnings Administered	0
b. Statements Certified	0
14. Detention Hearings Held	0
15. Orders for Non-Secure Custody Issues	0
16. Parents Contributing to Nonattendance Cases Filed	0

**Presiding Judge: Justin Tyler Owens**

Prepared by Court Clerk Valerie Gonzalez  
Official Report Submitted to The Office of Court Administration 11-03-2022