

CITY OF BRADY COUNCIL AGENDA REGULAR CITY COUNCIL MEETING JUNE 20, 2023 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. June 20, 2023, 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 June 6, 2023
- B. Discussion, consideration and possible action to approve the temporary closure of W. 3rd Street between Bridge Street and Church Street for a Block Party to be held on June 30, 2023 from 12:00 noon to midnight as requested by Heather Jo Ashton and St. Patrick's Church

5. PRESENTATIONS

- Introduction of new Brady Police Department Officer Aaron Thoreson

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.

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 regarding the **second and final reading of Ordinance 1358** of the City of Brady, Texas granting a zoning change from Commercial District to Single-Family Residential District for property located at 617 N. Bridge Street, in the Fulcher Subdivision, Block 66, Lot No. 13
- B. Discussion, consideration and possible action regarding the **second and final reading of Ordinance 1359** of the City of Brady, Texas to amend the FY2023 Budget for municipal purposes.
- C. Discussion, consideration and possible action regarding the **second and final reading of Ordinance 1360** of the City of Brady, Texas granting a zoning change from Single-Family Residential District to Manufactured Home District for property located at 801 E. 8th Street in the Luhr Subdivision, Block 60, Lot 2.
- D. Discussion, consideration and possible action to approve Hotel Occupancy Tax (HOT) Funding Application from Brady Youth Sports Foundation for a TTAB 8U & 10U District Tournament to be held June 26 – 28, 2023.
- E. Discussion, consideration and possible action regarding Dodge Heights appraisals and plans for sale of Dodge Heights lots
- F. Discussion, consideration and possible action regarding McCulloch County contribution to EMS expenses
- G. Discussion, consideration and possible action regarding the **first reading of Ordinance 1361** allowing the possession and consumption of an open container in public areas in the Central Business District of the City of Brady
- H. Discussion, consideration and possible action accepting the donation of 1000 N. Grant to the City of Brady.
- I. Discussion, consideration and possible action accepting the donation of 314 and 316 W. Commerce to the City of Brady.

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:**

June 22	City Employee Appreciation Pool Party – 6:00 p.m.
July 1	July Jubilee Parade & activities – COUNCIL & FAMILIES BE AT FIRE STATION AT 9:00 A.M. IF YOU WANT TO RIDE IN THE FIRE TRUCKS IN THE PARADE
July 4	Independence Day, City Offices closed, altered trash schedule
July 5	Regular City Council Meeting – WEDNESDAY – due to July 4th Holiday
July 10	Budget Work Session, 10:00 a.m. – 4:00 p.m.
July 13	Budget Work Session, 10:00 a.m. – 4:00 p.m.
July 17	Budget Work Session, 10:00 a.m. – 4:00 p.m. – IF needed
July 18	Regular City Council Meeting, 6:00 p.m.
July 20	Budget Work Session, 10:00 a.m. – 4:00 p.m. – IF needed

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: EMS agreement with McCulloch County

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

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 June 6, 2023 at 6:00 p.m. with Mayor Aaron Garcia presiding. Council Members present were Missi Elliston, Larry Land, Gabe Moreno, Jeffrey Sutton and Felix Gomez, Jr. City staff present were City Manager Erin Corbell, Public Works Director Steven Miller, Finance Director Lisa McElrath, City Attorney Sharon Hicks, Police Chief Randy Batten, Airport Manager Lisa Perry and City Secretary Tina Keys. Also in attendance were Lisa Selensky, David Ortiz, Ed Hernandez, Susan Jolliff, DDS, Rich Jolliff, Charles R. Bush, Chris Martin, Tony Groves, James Griffin, Heather Myles, Chad Walters, Tim Walker, Stan Amyett and David Morton.

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

Mayor Garcia called the meeting to order at 6:00 p.m. Council quorum was certified.

2. INVOCATION AND PLEDGE OF ALLEGIANCE

Council Member Land 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 May 16, 2023.
- B. Discussion, consideration and possible action approving a Noise Variance at Richards Park for Friday and Saturday, June 16 – 17, 2023 until 12:00 midnight both nights as requested for Smoke on the Hill.

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

5. PRESENTATIONS:

- Airport Advisory Board – Stan Amyett Chairperson for Airport Advisory Board presented to Council. Amyett said his presentation has not been approved by the Board, but all items have been discussed many times at board meetings. Amyett reviewed several improvements he would like to see at the airport.
- Police Department Construction Progress – City Manager Erin Corbell presented to Council
- Fire Department relocation – City Manager Erin Corbell presented to Council

6. PUBLIC HEARINGS AND INDIVIDUAL CONCERNS ON PUBLIC HEARING

Public Hearing to receive comments from the public on a request for a zoning change from Commercial District to Single-Family Residential District for property located at 617 N. Bridge St. in the Fulcher Subdivision, Block 66, Lot no. 13

Public Hearing was opened at 6:41 p.m. There were no comments from the public. Public Hearing was closed at 6:42 p.m.

Public Hearing to receive comments from the public on a request for a zoning change from Single-Family Residential District to Manufactured Home district, for property located at 801 E. 8th Street, in the Luhr Subdivision, Block 60, Lot No. 2

Public Hearing was opened at 6:42 p.m. Roy Stanford said he is trying to put a trailer on the lot next to his lot where he lives. He's trying to clean up the neighborhood. Council Member Elliston asked if it's a mobile home. He said yes, it's brand new. Public Hearing was closed at 6:43 p.m.

7. INDIVIDUAL CONCERNS

- A. Discussion, consideration and possible action regarding the first reading of Ordinance 1358 of the City of Brady, Texas granting a zoning change from Commercial District to Single-Family Residential District for property located at 617 N. Bridge Street, in the Fulcher Subdivision, Block 66, Lot No. 13. Erin Corbell presented. Council Member Elliston said she has some concerns about the application. The application says the city did something improper and would request that the party resubmit the application. Erin Corbell said Spaeth stated the City improperly changed the zoning in 2016 but it has been Commercial along. Attorney Hicks said he could just mark out that statement and initial it. If he declines, we can put a note on the bottom stating the correct information. Council Member Elliston moved to approve first reading of Ordinance 1358 noting the necessary change be made on the application. Seconded by Council Member Moreno. All Council Members voted “aye” and none “nay”. Motion passed with a 5 – 0 vote.
- B. Discussion, consideration and possible action regarding the **first reading of Ordinance 1359** of the City of Brady, Texas to amend the FY2023 Budget for municipal purposes. Lisa McElrath presented and asked Council if they would be interested in transferring monies into the construction fund. McElrath went on to say that fund is a separate fund and it currently only has about \$200,000 established to pay for engineering / architectural fees. We don’t have any other funding established yet. Erin Corbell said for the \$16,000, there is a group of people interested in pickleball. Council Member Moreno asked how many people. Erin said at least 30. Mayor Garcia asked if that money could go to the parks master plan. Erin said yes. Council Member Elliston asked if there were stipulations to receiving the money for the park. Erin said she spoke with a representative of the sand plant who arranged the donation and they are ok with moving the funds. Mayor Garcia said he feels like that money could go to other places. Council Member Elliston asked about the soccer fields. Erin Corbell said council can discuss where to allocate the funds. Lisa said we can leave these funds out of the recommended action. We don’t have to move that money tonight. Mayor Garcia said right now we’re looking at \$5 million for the police and fire facilities and we have \$200,000. Where are we getting the rest of the money? Missi said previous council had discussed using the money from the sale of the city properties, in addition to the annual payments from the county for EMS services. Council Member Elliston said we don’t really have a choice. The existing fire department is in bad shape. Erin Corbell said the funds from the properties sold went into the general fund. This action is moving those funds into the construction fund to take care of the purchase of those properties. Mayor Garcia said we’re hoping we sell more properties to come up with the \$5 million. Erin said with the anticipated appraised value for the 480 acres, we should come close to the amount needed. Council Member Gomez said he thinks the project is very important. Council Member Elliston moved to approve the first reading of Ordinance 1359 excluding moving the \$16,000 to allow for more discussion. Motion is to move the \$1,175,300 from general fund to the construction fund only. Seconded by Council Member Land. All Council Members voted “aye” and none “nay”. Motion passed with a 5 – 0 vote.
- C. Discussion, consideration and possible action regarding the **first reading of Ordinance 1360** of the City of Brady, Texas granting a zoning change from Single-Family Residential District to Manufactured Home District for property located at 801 E. 8th Street in the Luhr Subdivision, Block 60, Lot 2. Erin Corbell presented. Council Member Gomez moved to approve the first reading of Ordinance 1360. Seconded by Council Member Moreno. All Council Members voted “aye” and none “nay”. Motion passed with a 5 – 0 vote.
- D. Discussion, consideration and possible action regarding City board appointments to fill vacancies. Applicants for consideration – Heath Evans, Jane Huffman, Erin Betts. Erin Corbell presented. Lisa Dodd and Heather Myles offered to volunteer for the Tourism Board as did Mayor Garcia. Council Member

Elliston moved to appoint Heath Evans to Charter Review Board and Jane Huffman and Erin Betts to EDC. Seconded by Council Member Sutton. All Council Members voted “aye” and none “nay”. Motion passed with a 5 – 0 vote.

E. Discussion regarding allowing possession and consumption of an open container in public areas in the **Central Business District** of the City of Brady and allowing temporary use of City sidewalks outside of local businesses and restaurants within the Central Business District. Erin Corbell and Heather Myles presented to Council. Heather said it's just a small area on Church Street. It's a designated area with a metal awning. Erin wanted to get a feel from council on what direction to go – if we're looking at the entire central business district. Council Member Elliston asked, even though there is only one hotel that sells alcohol, could she walk around the east side with a drink. Erin said yes, it's moving in that direction. Council Member Elliston asked if we approve, would that apply to all businesses or does it have to be done individually on each business. Mayor Garcia said he thinks it seems awesome but asked how it is policed. Police Chief Batten said we would police like we always do. Times would be set, you couldn't have open container after a certain time, etc. Policing would be the same. He doesn't think it's any different from any other bars. Sharon Hicks said Ms. Myles is asking for an outdoor patio. We can set the parameters however we want. Sharon said we have two different requests. Do we want to allow sip and stroll in the downtown area and do we want to allow the outdoor patio. Sharon said she suggests we bring back both options. Heather asked if she has permission to start the permit process so she can start now. Sharon said we can put it on our June 20th meeting. Council Member Elliston said we can start the outdoor area as a smoking area. Tim Walker said a lot of retailers give wine, you could also include allowing businesses to give wine away. Erin said we will bring back the two separate issues for council approval.

8. STAFF REPORTS

A. Upcoming Special Events/Meetings:

June 4	Happy Birthday Felix Gomez!!
June 20	Regular City Council Meeting, 6:00
June 22	City Employee Appreciation Pool Party – 6:00 p.m.
July 1	July Jubilee Parade & activities
July 4	Independence Day, City Offices closed, altered trash schedule
July 5	Regular City Council Meeting – WEDNESDAY – due to July 4th Holiday
July 10	Budget Work Session, 10:00 a.m. – 4:00 p.m.
July 13	Budget Work Session, 10:00 a.m. – 4:00 p.m.
July 17	Budget Work Session, 10:00 a.m. – 4:00 p.m. – IF needed
July 18	Regular City Council Meeting, 6:00 p.m.
July 20	Budget Work Session, 10:00 a.m. – 4:00 p.m. – IF needed

9. ANNOUNCEMENTS

There were no announcements.

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: Police Department / Airport Advisory Board / EMS agreement with McCulloch County

Regular Session was closed at 7:26 p.m. Executive Session was opened at 7:37 p.m. and closed at 9:18 p.m. Regular Session resumed at that time.

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

There was no action as a result of executive session.

12. ADJOURNMENT

There being no further business, Mayor Garcia adjourned the meeting at 9:18 p.m.

Aaron Garcia, Mayor

Attest: _____

Tina Keys, City Secretary

City Council

City of Brady, Texas

Agenda Action Form

AGENDA DATE:	6/20/2023	AGENDA ITEM	4.B
AGENDA SUBJECT:	Discussion, consideration, and possible action regarding the temporary closure of W. 3 rd Street between Bridge Street and Church Street on June 30, 2023 from 12:00 noon to midnight for a block party as requested by Heather Jo Ashton and St. Patrick's Church		
PREPARED BY:	T. Keys	Date Submitted:	6/16/2023
EXHIBITS:	Request letter		
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY MANAGER APPROVAL:			

SUMMARY: St. Patrick's Church is holding their annual Block Party on June 30, 2023 from ____ a.m. to ____ p.m. and are requesting street closure during the Block Party Event due to heavy pedestrian traffic around the church.
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RECOMMENDED ACTION: Move to approve street closure
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Tina Keys

From: Heather Jo Ashton <hj4pres@yahoo.com>
Sent: Friday, June 16, 2023 8:31 AM
To: Tina Keys
Subject: Re: road closure St. Patrick's Church June 30th

To midnight

Sent from Yahoo Mail for iPhone

On Friday, June 16, 2023, 8:30 AM, Heather Jo Ashton <hj4pres@yahoo.com> wrote:

By noon

Sent from Yahoo Mail for iPhone

On Friday, June 16, 2023, 8:28 AM, Tina Keys <tkeys@bradytx.us> wrote:

Thank you Ma'am. What time?

From: Heather Jo Ashton <hj4pres@yahoo.com>
Sent: Friday, June 16, 2023 8:27 AM
To: Tina Keys <tkeys@bradytx.us>
Subject: road closure St. Patrick's Church June 30th

Tina,

Please submit the request to close 3rd street between Bridge and Church street for June 30th, 2023 to the city council.

Thank you,

Heather Jo

**City Council
City of Brady, Texas**

Agenda Action Form for Ordinance

AGENDA DATE:	06/20/2023	AGENDA ITEM	7.A.
AGENDA SUBJECT:	Discussion, consideration, and possible action regarding the second and final reading of Ordinance 1358 of the City of Brady granting a zoning change from Commercial District to Single-Family Residential District for property located at 617 N Bridge Street, Brady, Texas in the Fulcher Subdivision Block No. 66, Lot No. 13.		
PREPARED BY:	T. Keys / S. Diaz	Date Submitted:	5/22/23
EXHIBITS:	Ordinance 1358		
BUDGETARY IMPACT:	Required Expenditure:	0.00	
	Amount Budgeted:	0.00	
	Appropriation Required:	0.00	
CITY MANAGER APPROVAL:			

SUMMARY:

Tracy Spaeth contacted the Code Office requesting a zoning change to Single-Family Residential District for his property located at 617 N. Bridge Street. This property is currently zoned as Commercial District.

The property to the East, South and North are Commercial District, and to the West is Single Family Residential.

The zoning application was filed on March 27, 2023.

The City immediately published the proper notice for property located at 617 N. Bridge Street in the Fulcher Subdivision, Block 66, Lot 13, Brady Texas, for the purpose to rezone and gave proper notice to all property owners within 200 feet.

RECOMMENDED ACTION:

Mayor will ask: “Madam City Secretary please read the Ordinance Preamble for the record in accordance with the City Charter.” “Secretary reads preamble”

Mayor calls for a motion:

Move to approve the **second and final** reading of Ordinance 1358.

ORDINANCE NO. 1358

AN ORDINANCE OF THE CITY OF BRADY, TEXAS, GRANTING A ZONING CHANGE FROM COMMERCIAL DISTRICT TO SINGLE-FAMILY RESIDENTIAL DISTRICT FOR PROPERTY LOCATED AT 617 N. BRIDGE STREET IN THE FULCHER SUBDIVISION BLOCK 66, LOT NO. 13.

WHEREAS, Chapter 211 of the Texas Local Government Code empowers the City of Brady, Texas to enact zoning regulations and provide for their administration, enforcement and amendment; and

WHEREAS, the City has previously deemed it necessary and desirable to adopt zoning regulations to provide for the orderly development of property within the City in order to promote the public health, safety, morals and general welfare of the residents of the City, and

WHEREAS, Chapter 14 of the Brady Code of Ordinances constitutes the City's Zoning Regulations and requires property to be zoned in accordance with proper designations as defined by the City; and

WHEREAS, Tracy Spaeth has requested a zoning change to Single-Family Residential District, and

WHEREAS, the Planning and Zoning Commission of the City provided adequate notice and held a public hearing on June 6, 2023 in accordance with the Brady Code of Ordinances and Chapter 211 of the Texas Local Government Code; and

WHEREAS, the Planning and Zoning Commission of the City recommended approving the zoning change of the designated property and confirmed that the zoning change is uniform and does conform to the plan design of the City's Zoning regulations; and

WHEREAS, the City Council believes the zoning change will not adversely affect the character of the area of the neighborhood in which it is proposed; will not substantially depreciate the value of adjacent or nearby properties; will be in keeping with the spirit and intent of the City's Zoning Ordinance; will comply with applicable standards of the district in which located; and will not adversely affect traffic, public health, public utilities, public safety and the general welfare of the residents of the City;

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

A Zoning Change from Commercial District to Single-Family Residential District is granted for property located at 617 N. Bridge Street in the Fulcher Subdivision, Block No. 66, Lot No 13.

PASSED AND APPROVED on its First Reading on this _____ day of _____ 2023.

PASSED AND APPROVED on its Second reading this _____ day of _____ 2023.

Aaron Garcia, Mayor

ATTEST:

Tina Keys, City Secretary

City Council
City of Brady, Texas
Agenda Action Form for Ordinance

AGENDA DATE:	6-20-23	AGENDA ITEM	7.B.
AGENDA SUBJECT:	Discussion, consideration, and possible action regarding the second and final reading of Ordinance 1359 of the City of Brady, Texas, to amend the FY2023 Budget for municipal purposes.		
PREPARED BY:	L. McElrath / Erin Corbell	Date Submitted:	6-8-23
EXHIBITS:	Ordinance 1359 Exhibit A – Amendment Summary		
BUDGETARY IMPACT:	Required Expenditure:	\$.00	
	Amount Budgeted:	\$.00	
	Appropriation Required:	\$.00	
CITY MANAGER APPROVAL:			

SUMMARY:
The City has successfully sold 3 properties this year totaling \$1,257,194.75. After netting out appraisal, survey, commission and closing fees the City cleared \$1,175,320.91.
Staff is recommending to transfer \$1,175,300 from the General Fund to the General Construction Fund to establish fund balance that can be utilized for the construction phase of the future Police and Fire/EMS stations.
The City was the recipient of a generous donation of funds from the Lt. Conway Family in 2016 to purchase new playground equipment. The playground equipment has been purchased and installed. Council voted to discuss the use of the remaining funds during the upcoming FY 24 budget workshops at the June 6 th meeting. Therefore, this request has been removed from the second reading of the FY 23 Amendment Ordinance.
Interest earnings are significantly more than projected as the Federal Reserve continues to raise interest rates. The City's rate of earnings is tied to the 13-week T-Bill rate plus 0.25 basis points. As of May 31st, the rate of interest on the City's cash accounts was 5.35%, and interest earnings are \$481,000 over budget projections. Staff would like to recognize that interest revenue sources are likely to be \$715,000 more than originally budgeted to more closely project ending fund balances for FY 2023.

RECOMMENDED ACTION:
Mayor will ask: “Madam City Secretary please read the Ordinance Preamble for the record in accordance with the City Charter.” (City Secretary reads preamble)
Mayor calls for a Motion: Do I have a Motion to approve the second and final reading of Ordinance 1359?

ORDINANCE NO. 1359

**AN ORDINANCE OF THE CITY OF BRADY, TEXAS AMENDING THE FISCAL
YEAR 2022-2023 BUDGET FOR MUNICIPAL PURPOSES:**

An ordinance amending the 2022-2023 Fiscal Year Budget as follows for municipal purposes:

Transfer net proceeds from the sale of General Fund (10) city property to General Construction Fund (11) to construct Fire/EMS and Police station improvements - detailed by Fund and Division in Exhibit A, attached.

WHEREAS: The City of Brady City Council desires to fund improvements to existing structures to support public safety facilities, and

WHEREAS: The City Council recognizes that interest earnings are significantly more than original revenue projections:

**NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF
BRADY TEXAS** that the FY 2022-2023 budget be amended accordingly.

APPROVED UPON FIRST READING THIS THE 6th DAY OF June 2023,

APPROVED AND PASSED UPON SECOND READING THIS THE 20th DAY OF June 2023.

Aaron Garcia, Mayor

ATTEST: _____
Tina Keys, City Secretary

CITY OF BRADY
Ordinance 1359 - EXHIBIT A
Budget - FY 23 Amendment Summary
6-20-23 Second & Final reading

REVENUES

EXPENDITURES

<u>REQUEST</u>	<u>AMOUNT</u> INC/(DEC)	<u>BUDGET NUMBER</u>	<u>BUDGET DESCRIPTION</u>	<u>AMENDED BUDGET</u>
GENERAL FUND -10				
Transfers out to Fund 11 General Construction	\$ 1,175,300	10-5-01-910.11	Transfers out	\$ 1,175,300
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GENERAL CONSTRUCTION FUND - 11				
Funding for future Police, Fire/EMS stations	\$ 1,175,300	11-4-28-910.10	Transfers in	\$ 1,175,300
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REVENUE SOURCES ONLY

Interest income is significantly more than expected

GENERAL FUND	\$ 175,000	10-4-01-898.00	Interest Income	\$ 220,000
ELECTRIC FUND	\$ 180,000	20-4-22-898.00	Interest Income	\$ 200,000
SEWER FUND	\$ 130,000	30-4-23-898.00	Interest Income	\$ 140,000
WATER FUND	\$ 135,000	30-4-31-898.00	Interest Income	\$ 155,000
GAS FUND	\$ 15,000	40-4-42-898.00	Interest Income	\$ 20,000
UTILITY SUPPORT FUND	\$ 25,000	50-4-50-898.00	Interest Income	\$ 45,300
SOLID WASTE FUND	\$ 55,000	60-4-14-898.00	Interest Income	\$ 75,000
<hr/>				
	<u>\$ 715,000</u>			

**City Council
City of Brady, Texas**

Agenda Action Form for Ordinance

AGENDA DATE:	06/20/2023	AGENDA ITEM	7.C.
AGENDA SUBJECT:	Discussion, consideration, and possible action regarding the second and final reading of Ordinance 1360 of the City of Brady granting a zoning change from Single-Family Residential District to Manufactured Home District for property located at 801 E. 8 th Street in the Luhr Subdivision, Block 60, Lot 2.		
PREPARED BY:	T. Keys / S. Diaz	Date Submitted:	5/22/23
EXHIBITS:	Ordinance 1360		
BUDGETARY IMPACT:	Required Expenditure:	0.00	
	Amount Budgeted:	0.00	
	Appropriation Required:	0.00	
CITY MANAGER APPROVAL:			

SUMMARY:

Shawn Holmes contacted the Code Office requesting a zoning change to Manufactured Home District for property located at 801 E. 8th Street. This property is currently zoned as Single-Family Residential District.

The property to the East, West, North is Single Family Residential and South is Manufactured Home District.

The zoning application was filed on May 12, 2023.

The City published the proper notice for property located at 801 E. 8th Street in the Luhr Subdivision, Block 60, Lot 2, Brady Texas, for the purpose to rezone and gave proper notice to all property owners within 200 feet.

RECOMMENDED ACTION:

Mayor will ask: “Madam City Secretary please read the Ordinance Preamble for the record in accordance with the City Charter.” “Secretary reads preamble”

Mayor calls for a motion:

Move to approve the **second and final** reading of Ordinance 1360.

ORDINANCE NO. 1360

AN ORDINANCE OF THE CITY OF BRADY, TEXAS, GRANTING A ZONING CHANGE FROM SINGLE-FAILY RESIDENTIAL DISTRICT TO MANUFACTURED HOME DISTRICT FOR PROPERTY LOCATED AT 801 E. 8TH STREET IN THE LUHR SUBDIVISION BLOCK 60, LOT NO. 2.

WHEREAS, Chapter 211 of the Texas Local Government Code empowers the City of Brady, Texas to enact zoning regulations and provide for their administration, enforcement and amendment; and

WHEREAS, the City has previously deemed it necessary and desirable to adopt zoning regulations to provide for the orderly development of property within the City in order to promote the public health, safety, morals and general welfare of the residents of the City, and

WHEREAS, Chapter 14 of the Brady Code of Ordinances constitutes the City's Zoning Regulations and requires property to be zoned in accordance with proper designations as defined by the City; and

WHEREAS, Shawn Holmes has requested a zoning change to Manufactured Home District, and

WHEREAS, the Planning and Zoning Commission of the City provided adequate notice and held a public hearing on June 6, 2023 in accordance with the Brady Code of Ordinances and Chapter 211 of the Texas Local Government Code; and

WHEREAS, the Planning and Zoning Commission of the City recommended approving the zoning change of the designated property and confirmed that the zoning change is uniform and does conform to the plan design of the City's Zoning regulations; and

WHEREAS, the City Council believes the zoning change will not adversely affect the character of the area of the neighborhood in which it is proposed; will not substantially depreciate the value of adjacent or nearby properties; will be in keeping with the spirit and intent of the City's Zoning Ordinance; will comply with applicable standards of the district in which located; and will not adversely affect traffic, public health, public utilities, public safety and the general welfare of the residents of the City;

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

A Zoning Change from Single-Family Residential District to Manufactured Home District is granted for property located at 801 E. 8th Street in the Luhr Subdivision, Block No. 60, Lot No 2.

PASSED AND APPROVED on its First Reading on this _____ day of _____ 2023.

PASSED AND APPROVED on its Second reading this _____ day of _____ 2023.

Aaron Garcia, Mayor

ATTEST:

Tina Keys, City Secretary

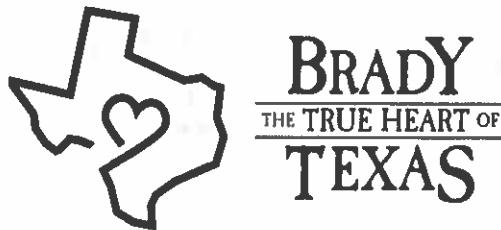
City Council

City of Brady, Texas

Agenda Action Form

AGENDA DATE:	06/20/2023	AGENDA ITEM	7.D.
AGENDA SUBJECT: Discussion, consideration and possible action to approve Hotel Occupancy Tax (HOT) Funding Application from Brady Youth Sports Foundation for a TTAB 8U & 10U District Tournament to be held June 26 – 28, 2023			
PREPARED BY:	E. Corbell	Date Submitted:	6/15/2023
EXHIBITS:	HOT Funding Application		
BUDGETARY IMPACT:		Required Expenditure:	\$0.00
		Budget Amount Available:	\$0.00
		Appropriation Required:	\$0.00
CITY MANAGER APPROVAL: SUMMARY: <p>Ordinance 1262 passed on 12/4/2018 established the Tourism Advisory Board and set the guidelines for the Board. Ordinance 1263 passed on February 5, 2019 added HOT Tax Grant applications and recordkeeping as duties of the Tourism Advisory Board including making recommendations to Council for HOT Tax Grant applications. The City did advertise in the Brady Standard Herald asking for volunteers for the Tourism Advisory Board but no applications were received. With the absence of the Tourism Advisory Board, Staff is requesting Council approve HOT Tax Grant applications.</p> <p>The Chamber of Commerce has budgeted \$22,000 for tourism grants for this fiscal year, as approved by the City Council. The Chamber is bringing to council one grant application for the Brady Youth Sports Foundation in the amount of \$1,500.00.</p>			

RECOMMENDED ACTION:
Move to award \$1,500 to the Brady Youth Sports Foundation for the TTAB 8U & 10U District Tournament to be held June 26 – 28, 2023.



Hotel Occupancy Tax (HOT) Funding Application

Today's Date: 10/12/23

In order to ensure funding consideration, applications must be returned 3 months prior to event. Please note that if your event dates change, you must submit a new application for re-approval. Events that do not occur as specified in the application are not eligible for HOT reimbursement.

Organization Information

Event Name:

TTAB 8U • 10U District Tournament

Event Date:

June 26-June 28

Year Event Began:

2023

Event Location:

O.D. McMullan Sport Complex

Sponsoring Organization Name:

Brady Youth Sports Foundation

Website & or Facebook page:

Tax I.D. Number:

75-2736447-9

Please check one

Is your organization tax exempted? Yes No

Is your organization: Non Profit For Profit Private

Contact Information

Name of Contact:

Allison Beard

Mailing Address (must match address on W-9):

City, State, Zip:

PO Box 1204 Brady, TX 76825

Daytime Phone#: [REDACTED]

Alternate Phone#: [REDACTED]

E-mail Address: [REDACTED]

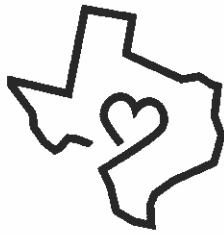
Please check one

Contact Preference: Email Mail Fax

Event Funding Request

HOT Funds Requested: \$ 1,500

Describe in detail, exactly how funds will be used. Please be Specific. (Refer to Guidelines for authorized expenditures) Cost of equipment, umpire fees, tournament fees



BRADY
THE TRUE HEART OF
TEXAS

Who are you targeting in your advertising and promotion efforts to attend?

Participants and Guardians attending tournament

What percent of total costs will be covered by this HOT?

10%

Please list other organizations, government entities, grants, and funding sources that have offered financial support for the event noted above.

N/A

Estimated Total Attendance at Event listed Above: This Year _____ Last Year _____

Last 3 Dates & Years of Event

1. _____
2. _____
3. _____

Last 3 Cities of Event

1. _____
2. _____
3. _____

Hotels Used

1. _____
2. _____
3. _____

You must reserve a room block for this event at a Brady hotel. List how many rooms you anticipate you will use nightly? _____

How will your hotel bookings be measured? _____

***Your attendees will be required to complete hotel locator cards provided if funding is approved.**

How did you/your organization hear about Brady? _____

Are you considering any other locations/cities for your event? If so, which others? _____

In order to receive hotel occupancy tax, you must contact Brady hotels for room blocks. If overflow hotel rooms are necessary, after Brady hotels are booked, arrangements can be made with the Brady Chamber of Commerce to contact hotels in outlying areas. It is imperative that you make every attempt to encourage your attendees to stay in Brady properties. Your total room night usage in Brady could determine future funding.

Signature of Event Representative: Allen M. Beard

Date: 6/12/23

Please Submit to: Brady Chamber of Commerce
106 W Main St
Brady, TX 76825
Phone: 325-597-3491 Fax:
325-276-4330 taylor@bradytx.com



BRADY/McCULLOCH
COUNTY CHAMBER of COMMERCE



HOTEL OCCUPANCY TAX USE GUIDELINES UNDER TEXAS STATE LAW AND FUNDING APPLICATION FORM

State Law: By law of the State of Texas, the City of Brady collects a Hotel Occupancy Tax (HOT) from hotels, motels, and bed & breakfasts and inns. Under state law, the revenue from the HOT may be used only to directly promote tourism and the convention and hotel industry. **The use of HOT funds must generate additional room nights for local lodging establishments and is limited by Chapter 351 of the Tax Code to certain items including the below list.**

✓ Please Check the Applicable Category that your organization will use funding:

- Registration of Convention Delegates:** the furnishing of facilities, personnel, and materials for the registration of convention delegates or registrants;
- Advertising, Solicitations and Promotions that Directly Promote Tourism and the Hotel and Convention Industry:** advertising and conducting solicitations and promotional programs to attract tourists and convention delegates or registrants to the municipality or its vicinity;
- Promotions of the Arts that Directly Promote Tourism and the Hotel and Convention Industry:** that the encouragement, promotion, improvement, and application of the arts, including instrumental and vocal music, dance, drama, folk art, creative writing, architecture, design and allied fields, painting, sculpture, photography, graphic and craft arts, motion picture, radio, television, tape and sound recording, and other arts related to the presentation, performance, execution, and exhibition of these major art forms, and
- Historical Restoration and Preservation Activities that Directly Promote Tourism and the Hotel and Convention Industry:** historical restoration and preservation projects or activities or advertising and conducting solicitation and promotional programs to encourage tourists and convention delegates to visit preserved historic sites or museums.
- Sporting Event Expenses that Substantially Increase Economic Activity at Hotels:** expenses including promotional expenses, directly related to a sporting event in which the majority of participants are tourists who substantially increase economic activity at hotels and motels within the city or its vicinity.

City Policy: Visit Brady accepts applications from groups and businesses whose events fit into one or more of the above categories. All requests for funds should be submitted by a completed and signed application form. The application will be reviewed and acted on in a timely manner. The applicant may be asked to make a presentation at a meeting and answer any questions regarding the application. If so, applicants will be notified at least one week prior to the meeting of its time and place.

Eligibility and Priority for Hotel Tax Funds: Priority will be given to those events based on their ability to generate overnight visitors in Brady. If an event will not generate any meaningful hotel night activity, it is not eligible for receipt of hotel occupancy tax funds. Events can prove this potential to generate overnight visitors by:

- a) Historic information on the number of room nights used during previous years of the same events;
- b) Current information on the size of a room block that has been reserved at area hotels to accommodate anticipated overnight guests attending the event requesting hotel tax funds;
- c) Examples of marketing of the event that will likely generate and encourage overnight visitors to Brady lodging properties;
- d) Examples and historic information on the number of room nights generated by similar events in other similarly situated cities.

Recognition of Sponsorship: All events receiving HOT funds must recognize Visit Brady as a sponsor. A Visit Brady logo is available for this use upon request.

PLEASE INITIAL EACH REQUIREMENT BELOW.

<i>YMB</i>	1. Must agree to recognize Visit Brady as a funding source in all materials; radio, TV and website, and social media.
<i>YMB</i>	2. Must provide a visual link to the Visit Brady website on the event/organization website.
<i>YMB</i>	3. Must allow Visit Brady the option to have a Welcome Booth at the Entrance or Registration of your event.

Use of Local Vendors: We encourage all event organizers to patronize Brady businesses for food, supplies, materials, printing, etc. to the extent feasible. Applicants may be asked to explain why items that are available locally were purchased elsewhere. Please contact us for help locating businesses and resources, or at www.bradytx.com.

Payment of HOT Funds: Approved HOT funds will be paid upon submission of a Post Event Report, due within 60 days of the event completion. For this reason, event organizers are encouraged to save proceeds from each event to be used as initial operating funds for the same event in the future.

Use of Revenues from Event: No other outside event(s), project, charity, etc., sponsored by the host organization may profit from the Visit Brady funding of a particular event unless it has been outlined in the original HOT application. **No funding approved may be used for the operating budget of any organization.**

Post Event Report: All entities that are approved for HOT funds must submit a Post Event Report within 60 days of each funded event in order to receive the approved funds. The report will be reviewed by the tourism board to determine how well the entity met its goals and will be used in consideration of future HOT funding requests. Priority in the future will be given to those events that demonstrate an ability to generate overnight visitors as applicable in Brady.

By signing this form, you are agreeing that Brady may use pictures and/or video from your event for promotional purposes.

I have read the above rules mandating the HOT and agree to the terms:

Signature: Julian McBeard Date: 6/12/23

Reminder: Attach or include the proposed schedule of your events and activities.

Please sign and return the above copy with your application for funding. Retain a copy for your records.

Please submit to: Brady Chamber of Commerce
106 W Main St
Brady, TX 76825
Phone: 325-597-3491 Fax: 325-276-4330
taylor@bradytx.com



Note. If you are a U.S. person and a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien;
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States;
- An estate (other than a foreign estate); or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax under section 1446 on any foreign partners' share of effectively connected taxable income from such business. Further, in certain cases where a Form W-9 has not been received, the rules under section 1446 require a partnership to presume that a partner is a foreign person, and pay the section 1446 withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid section 1446 withholding on your share of partnership income.

In the cases below, the following person must give Form W-9 to the partnership for purposes of establishing its U.S. status and avoiding withholding on its allocable share of net income from the partnership conducting a trade or business in the United States:

- In the case of a disregarded entity with a U.S. owner, the U.S. owner of the disregarded entity and not the entity;
- In the case of a grantor trust with a U.S. grantor or other U.S. owner, generally, the U.S. grantor or other U.S. owner of the grantor trust and not the trust; and
- In the case of a U.S. trust (other than a grantor trust), the U.S. trust (other than a grantor trust) and not the beneficiaries of the trust.

Foreign person. If you are a foreign person or the U.S. branch of a foreign bank that has elected to be treated as a U.S. person, do not use Form W-9. Instead, use the appropriate Form W-8 or Form 8233 (see Publication 515, Withholding of Tax on Nonresident Aliens and Foreign Entities).

Nonresident alien who becomes a resident alien. Generally, only a nonresident alien individual may use the terms of a tax treaty to reduce or eliminate U.S. tax on certain types of income. However, most tax treaties contain a provision known as a "saving clause." Exceptions specified in the saving clause may permit an exemption from tax to continue for certain types of income even after the payee has otherwise become a U.S. resident alien for tax purposes.

If you are a U.S. resident alien who is relying on an exception contained in the saving clause of a tax treaty to claim an exemption from U.S. tax on certain types of income, you must attach a statement to Form W-9 that specifies the following five items:

1. The treaty country. Generally, this must be the same treaty under which you claimed exemption from tax as a nonresident alien.
2. The treaty article addressing the income.
3. The article number (or location) in the tax treaty that contains the saving clause and its exceptions.
4. The type and amount of income that qualifies for the exemption from tax.
5. Sufficient facts to justify the exemption from tax under the terms of the treaty article.

Example. Article 20 of the U.S.-China income tax treaty allows an exemption from tax for scholarship income received by a Chinese student temporarily present in the United States. Under U.S. law, this student will become a resident alien for tax purposes if his or her stay in the United States exceeds 5 calendar years. However, paragraph 2 of the first Protocol to the U.S.-China treaty (dated April 30, 1984) allows the provisions of Article 20 to continue to apply even after the Chinese student becomes a resident alien of the United States. A Chinese student who qualifies for this exception (under paragraph 2 of the first protocol) and is relying on this exception to claim an exemption from tax on his or her scholarship or fellowship income would attach to Form W-9 a statement that includes the information described above to support that exemption.

If you are a nonresident alien or a foreign entity, give the requester the appropriate completed Form W-8 or Form 8233.

Backup Withholding

What is backup withholding? Persons making certain payments to you must under certain conditions withhold and pay to the IRS 28% of such payments. This is called "backup withholding." Payments that may be subject to backup withholding include interest, tax-exempt interest, dividends, broker and barter exchange transactions, rents, royalties, nonemployee pay, payments made in settlement of payment card and third party network transactions, and certain payments from fishing boat operators. Real estate transactions are not subject to backup withholding.

You will not be subject to backup withholding on payments you receive if you give the requester your correct TIN, make the proper certifications, and report all your taxable interest and dividends on your tax return.

Payments you receive will be subject to backup withholding if:

1. You do not furnish your TIN to the requester;
2. You do not certify your TIN when required (see the Part II instructions on page 3 for details);

3. The IRS tells the requester that you furnished an incorrect TIN;

4. The IRS tells you that you are subject to backup withholding because you did not report all your interest and dividends on your tax return (for reportable interest and dividends only); or

5. You do not certify to the requester that you are not subject to backup withholding under 4 above (for reportable interest and dividend accounts opened after 1983 only).

Certain payees and payments are exempt from backup withholding. See **Exempt payee code** on page 3 and the separate Instructions for the Requester of Form W-9 for more information.

Also see **Special rules for partnerships** above.

What is FATCA reporting?

The Foreign Account Tax Compliance Act (FATCA) requires a participating foreign financial institution to report all United States account holders that are specified United States persons. Certain payees are exempt from FATCA reporting. See **Exemption from FATCA reporting code** on page 3 and the Instructions for the Requester of Form W-9 for more information.

Updating Your Information

You must provide updated information to any person to whom you claimed to be an exempt payee if you are no longer an exempt payee and anticipate receiving reportable payments in the future from this person. For example, you may need to provide updated information if you are a C corporation that elects to be an S corporation, or if you no longer are tax exempt. In addition, you must furnish a new Form W-9 if the name or TIN changes for the account; for example, if the grantor of a grantor trust dies.

Penalties

Failure to furnish TIN. If you fail to furnish your correct TIN to a requester, you are subject to a penalty of \$50 for each such failure unless your failure is due to reasonable cause and not to willful neglect.

Civil penalty for false information with respect to withholding. If you make a false statement with no reasonable basis that results in no backup withholding, you are subject to a \$500 penalty.

Criminal penalty for falsifying information. Willfully falsifying certifications or affirmations may subject you to criminal penalties including fines and/or imprisonment.

Misuse of TINs. If the requester discloses or uses TINs in violation of federal law, the requester may be subject to civil and criminal penalties.

Specific Instructions

Line 1

You must enter one of the following on this line; do not leave this line blank. The name should match the name on your tax return.

If this Form W-9 is for a joint account, list first, and then circle, the name of the person or entity whose number you entered in Part I of Form W-9.

a. Individual. Generally, enter the name shown on your tax return. If you have changed your last name without informing the Social Security Administration (SSA) of the name change, enter your first name, the last name as shown on your social security card, and your new last name.

Note. ITIN applicant: Enter your individual name as it was entered on your Form W-7 application, line 1a. This should also be the same as the name you entered on the Form 1040/1040A/1040EZ you filed with your application.

b. Sole proprietor or single-member LLC. Enter your individual name as shown on your 1040/1040A/1040EZ on line 1. You may enter your business, trade, or "doing business as" (DBA) name on line 2.

c. Partnership, LLC that is not a single-member LLC, C Corporation, or S Corporation. Enter the entity's name as shown on the entity's tax return on line 1 and any business, trade, or DBA name on line 2.

d. Other entities. Enter your name as shown on required U.S. federal tax documents on line 1. This name should match the name shown on the charter or other legal document creating the entity. You may enter any business, trade, or DBA name on line 2.

e. Disregarded entity. For U.S. federal tax purposes, an entity that is disregarded as an entity separate from its owner is treated as a "disregarded entity." See Regulations section 301.7701-2(c)(2)(ii). Enter the owner's name on line 1. The name of the entity entered on line 1 should never be a disregarded entity. The name on line 1 should be the name shown on the income tax return on which the income should be reported. For example, if a foreign LLC that is treated as a disregarded entity for U.S. federal tax purposes has a single owner that is a U.S. person, the U.S. owner's name is required to be provided on line 1. If the direct owner of the entity is also a disregarded entity, enter the first owner that is not disregarded for federal tax purposes. Enter the disregarded entity's name on line 2, "Business name/disregarded entity name." If the owner of the disregarded entity is a foreign person, the owner must complete an appropriate Form W-8 instead of a Form W-9. This is the case even if the foreign person has a U.S. TIN.

CONFLICT OF INTEREST QUESTIONNAIRE

For vendor doing business with local governmental entity

FORM CIQ

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. See Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

1 Name of vendor who has a business relationship with local governmental entity.

N/A

2 Check this box if you are filing an update to a previously filed questionnaire. (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 Name of local government officer about whom the information is being disclosed.

Name of Officer

4 Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

Yes No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

Yes No

5 Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.

6 Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7

Signature of vendor doing business with the governmental entity

Date

CONFLICT OF INTEREST QUESTIONNAIRE

For vendor doing business with local governmental entity

A complete copy of Chapter 176 of the Local Government Code may be found at <http://www.statutes.legis.state.tx.us/Docs/LG/htm/LG.176.htm>. For easy reference, below are some of the sections cited on this form.

Local Government Code § 176.001(1-a): "Business relationship" means a connection between two or more parties based on commercial activity of one of the parties. The term does not include a connection based on:

- (A) a transaction that is subject to rate or fee regulation by a federal, state, or local governmental entity or an agency of a federal, state, or local governmental entity;
- (B) a transaction conducted at a price and subject to terms available to the public; or
- (C) a purchase or lease of goods or services from a person that is chartered by a state or federal agency and that is subject to regular examination by, and reporting to, that agency.

Local Government Code § 176.003(a)(2)(A) and (B):

(a) A local government officer shall file a conflicts disclosure statement with respect to a vendor if:

(2) the vendor:

(A) has an employment or other business relationship with the local government officer or a family member of the officer that results in the officer or family member receiving taxable income, other than investment income, that exceeds \$2,500 during the 12-month period preceding the date that the officer becomes aware that

- (i) a contract between the local governmental entity and vendor has been executed; or
- (ii) the local governmental entity is considering entering into a contract with the vendor;

(B) has given to the local government officer or a family member of the officer one or more gifts that have an aggregate value of more than \$100 in the 12-month period preceding the date the officer becomes aware that:

- (i) a contract between the local governmental entity and vendor has been executed; or
- (ii) the local governmental entity is considering entering into a contract with the vendor.

Local Government Code § 176.006(a) and (a-1)

(a) A vendor shall file a completed conflict of interest questionnaire if the vendor has a business relationship with a local governmental entity and:

(1) has an employment or other business relationship with a local government officer of that local governmental entity, or a family member of the officer, described by Section 176.003(a)(2)(A);

(2) has given a local government officer of that local governmental entity, or a family member of the officer, one or more gifts with the aggregate value specified by Section 176.003(a)(2)(B), excluding any gift described by Section 176.003(a-1); or

(3) has a family relationship with a local government officer of that local governmental entity.

(a-1) The completed conflict of interest questionnaire must be filed with the appropriate records administrator not later than the seventh business day after the later of:

(1) the date that the vendor:

(A) begins discussions or negotiations to enter into a contract with the local governmental entity; or

(B) submits to the local governmental entity an application, response to a request for proposals or bids, correspondence, or another writing related to a potential contract with the local governmental entity; or

(2) the date the vendor becomes aware:

(A) of an employment or other business relationship with a local government officer, or a family member of the officer, described by Subsection (a);

(B) that the vendor has given one or more gifts described by Subsection (a); or

(C) of a family relationship with a local government officer.

City Council

City of Brady, Texas

Agenda Action Form

AGENDA DATE:	06/20/2023	AGENDA ITEM	7.F.					
AGENDA SUBJECT: Discussion, consideration and possible action to review Dodge Heights lot appraisals and determine timeline for selling lots.								
PREPARED BY:	E. Corbell	Date Submitted:	6/15/2023					
EXHIBITS:	Appraisal Report-Dodge Heights							
BUDGETARY IMPACT: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%; padding: 5px;">Required Expenditure:</td> <td style="width: 75%; padding: 5px; text-align: right;">\$0.00</td> </tr> <tr> <td style="padding: 5px;">Budget Amount Available:</td> <td style="padding: 5px; text-align: right;">\$0.00</td> </tr> <tr> <td style="padding: 5px;">Appropriation Required:</td> <td style="padding: 5px; text-align: right;">\$0.00</td> </tr> </table>		Required Expenditure:	\$0.00	Budget Amount Available:	\$0.00	Appropriation Required:	\$0.00	
Required Expenditure:	\$0.00							
Budget Amount Available:	\$0.00							
Appropriation Required:	\$0.00							
CITY MANAGER APPROVAL:								
SUMMARY: <p>On June 9th, staff received the Appraisal Report for the Dodge Heights subdivision from Halfmann Appraisals. City council has determined that they no longer wish to lease lots and, instead, would prefer to sell the lots.</p> <p>First right of refusal for currently leased lots will go to the current lease holders of the lots:</p> <p><i>Local Government Code 272.001(h) A municipality, other than a municipality with a population of more than one million that is located primarily in a county with a population of two million or more, owning land within 5,000 feet of where the shoreline of a lake would be if the lake were filled to its storage capacity may, without notice or the solicitation of bids, sell the land to the person leasing the land for the fair market value of the land as determined by a certified appraiser. While land described by this subsection is under lease, the municipality owning the land may not sell the land to any person other than the person leasing the land.</i></p> <p>The remaining lots will be available for public purchase through a method of council's choosing. The Davee Addition lots were sold several years ago through sealed public bid, and this would be staff's preferred method of selling non-leased lots.</p> <p>Staff would like to establish a timeline and guidelines for selling the properties with council.</p>								
RECOMMENDED ACTION: <p>Direct staff as desired.</p>								

AN APPRAISAL REPORT

AS OF

MAY 10, 2023

ON

**43 LAKE LOTS
DODGE HEIGHTS SUBDIVISION, BRADY LAKE
MCCULLOCH COUNTY, TEXAS**

PREPARED FOR

**CITY OF BRADY
ATTN: MS. ERIN CORBELL, CPM, IOM, CTE, CITY MANAGER
201 EAST MAIN STREET
BRADY, TEXAS 76825**

PREPARED BY

**KEVIN J. HALFMANN, MAI, ARA
CRYSTAL N. BANCROFT, APPRAISER TRAINEE
133 W. CONCHO, SUITE 110
SAN ANGELO, TEXAS 76903**

HALFMANN APPRAISALS

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

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

Please refer to
our file No.
R23-0070

June 9, 2023

City of Brady
Attn: Erin Corbell, CPM, IOM, CTE, City Manager
P.O. Box 351
Brady, Texas 76825

Re: An appraisal of the 43 lake lots in the Dodge Heights Subdivision located at
Brady Lake in McCulloch County, Texas.

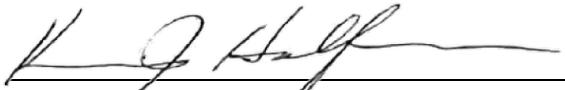
Dear Ms. Corbell:

In accordance with your request, we have inspected and appraised the above referenced properties. The purpose and intended use of this appraisal was to determine the market values of each property for use in selling the properties. The intended users being the City of Brady. This report conforms with the requirements of the Uniform Standards of Professional Appraisal Practice (USPAP). By reason of our investigation and by virtue of our experience, we have formed the opinion that the fee simple market values of the subject properties per the hypothetical conditions stated in the report, as of May 10, 2023, were:

Block 1 - Lot 1 : \$3,340	Block 2 - Lot 1 : \$4,080
Block 1 - Lot 2 : \$5,460	Block 2 - Lot 2 : \$4,220
Block 1 - Lot 3 : \$5,460	Block 2 - Lot 3 : \$4,220
Block 1 - Lot 4 : \$5,500	Block 2 - Lot 4 : \$4,210
Block 1 - Lot 5 : \$5,830	Block 2 - Lot 5 : \$4,640
Block 1 - Lot 6 : \$5,070	Block 2 - Lot 6 : \$4,610
Block 1 - Lot 7 : \$9,220	Block 2 - Lot 7 : \$4,920
Block 1 - Lot 8 : \$6,370	Block 2 - Lot 8 : \$4,910
Block 1 - Lot 9 : \$6,380	Block 2 - Lot 9 : \$4,200
Block 1 - Lot 10 : \$6,400	Block 2 - Lot 10 : \$5,520
Block 1 - Lot 11 : \$6,410	Block 2 - Lot 11 : \$5,280
Block 1 - Lot 12 : \$6,430	Block 2 - Lot 12 : \$5,270
Block 1 - Lot 13 : \$6,230	Block 2 - Lot 13 : \$5,270
Block 1 - Lot 14 : \$6,290	Block 2 - Lot 14 : \$5,260
Block 1 - Lot 15 : \$6,540	Block 2 - Lot 15 : \$5,250
Block 1 - Lot 16 : \$5,920	Block 3 - Lot 1 : \$4,680
Block 1 - Lot 17 : \$5,770	Block 3 - Lot 2 : \$4,940
Block 1 - Lot 18 : \$6,540	Block 3 - Lot 3 : \$4,920
Block 1 - Lot 19 : \$6,640	Block 3 - Lot 4 : \$4,570
Block 1 - Lot 20 : \$6,510	Block 3 - Lot 5 : \$5,590
Block 1 - Lot 21 : \$7,690	Block 3 - Lot 6 : \$5,620
	Block 3 - Lot 7 : \$6,370

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

Respectfully submitted,



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



Crystal N. Bancroft, Appraiser Trainee
State Authorization #TX-1340109

ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal is subject to the following contingent and limiting conditions. All information contained herein regarding the subject improvements was obtained from a physical inspection of the subject properties. We assume no responsibility for matters legal in nature, nor do we render any opinion as to the titles, which are assumed to be marketable. The exhibits in this report are included to assist the reader in visualizing the properties, but no surveys of the properties have been made. We assume that there are no hidden or unapparent conditions of the properties, subsoil or structures which would render them more or less valuable. Information, estimates and opinions furnished to us and contained in this report were considered to be reliable and believed to be true and correct. One (or more) of the signatories of this appraisal report is a member of the Appraisal Institute. The Bylaws and Regulations of the Institute require each member and/or candidate to control the use and distribution of each appraisal report signed by such member or candidate. Except as herein provided, the party for whom this appraisal report was prepared may distribute copies of the appraisal report, in its entirety, to such third parties as may be selected by the party for whom this appraisal report was prepared; however, portions of this appraisal report will not be given to third parties without prior written consent of the signatories of this appraisal report. Further, neither all nor any part of the appraisal report should be disseminated to the general public by use of advertising media, public relations media, news media, sales media or any other media for public communication without the prior written consent of the signatories of this appraisal report.

The hypothetical conditions and extraordinary assumptions made when appraising these properties are as follows:

1. This appraisal is being performed with the hypothetical condition that street access to each subject property, at a minimum, would be provided by an all weather, caliche-surface road.
2. This appraisal is being performed with the hypothetical condition that the properties owned by the City of Brady in the Dodge Heights subdivision that have expired leases (or leases expiring within two years of the effective date of this appraisal) are to be performed with the hypothetical condition that the leases will be extended two years from the effective date (inspection date) of this appraisal at their current lease rate.
3. This appraisal is being performed with the hypothetical condition adequate utility access to city water and city electricity will be provided to each subject property.
4. This appraisal is being performed with the hypothetical condition that the subject properties are unimproved. At the time of inspection, several of the subject properties were improved with structures. Any improvements located on these

properties belong to the tenants and are not included in this valuation as the properties being appraised are being valued as though unimproved.

5. Several of the subject properties currently have septic tank sewer systems. This appraisal is being made under the extraordinary assumption that each subject property would be able to keep/maintain current septic tank sewer systems, as well as install septic tank sewer systems as needed on each lot.
6. All of the subject properties are assumed to be in marketable condition. Any lot deficiencies (including utility access, old sewer systems, and abandoned structures) would be remedied at the City of Brady's cost should they not be completed by the tenant prior to the sale of the lot to a non-tenant.

APPRAISAL PROCESS

The appraisal process or valuation process is defined by The Dictionary of Real Estate Appraisal, copyrights 1984, page 111, by the American Institute of Real Estate Appraisers as, "A systematic procedure employed to provide the answer to a client's question about the nature, quality or utility of an interest in or aspect of identified real estate." The first step in the appraisal process is defining the problem, which includes the identification of the real estate, the effective date of the appraisal, the property rights being appraised and the type value sought. The appraiser then collects and analyzes the factors that affect the market value which may include area data, site and improvement data, highest and best use analysis and the application of the three approaches for estimating the property value: The Sales Comparison Approach, the Income Approach, and the Cost Approach. For the purpose of this appraisal the Income Approach will not be utilized due to the lack of rental and/or capitalization rates indicative of the subject's highest and best use. The Cost Approach will not be used as we are appraising the properties as vacant unimproved lots. The Sales Comparison Approach will be utilized in valuing the subject lots. Once this has been completed, a base value for each lot is determined. This base lot value will then be used in the determination of the leased fee value of the lots that are encumbered by a land lease. After the base value of the non leased lots and the leased fee value of the leased lots is determined adjustments are then made to each individual lot for dissimilar characteristics of each lot within the subdivision.

LEGAL DESCRIPTION

The subject properties are legally described as 43 lots being: Lots 1-21, Block 1; Lots 1-15, Block 2; and Lots 1-7, Block 3, Dodge Heights Subdivision, in McCulloch, County Texas. A copy of a plat showing the lots being appraised is in the addendum.

EFFECTIVE DATE

The effective date of the value contained herein is May 10, 2023, the date of the primary inspection.

PURPOSE OF THE APPRAISAL

The purpose of this appraisal was to estimate the market value of a surface only, fee simple interest in the subject properties if not leased and the leased fee value of the subject lots that are currently under a lease. The Purpose of the Appraisal is defined by The Dictionary of Real Estate Appraisal, copyright 1984, page 244, as, "*The stated scope of an appraisal assignment, i.e., to estimate a defined value of any real property interest, or to conduct an evaluation study pertaining to real property decisions.*"

PROPERTY RIGHTS APPRAISED

The property rights being appraised are the fee simple interest in the lots that are not under lease, and a leased fee interest in the lots that are under a lease. As reported to the appraiser the lots that are currently under a lease and are being valued as a leased fee estate are Block 1: Lots 1, 3, 4, 5, 6, 7, 8, 9, 10, 12, 14, 15, 16, 17, 18, 19, 20, and 21; Block 2: Lots 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, and 15; Block 3: Lots 1, 2, 5, 6, and 7. A copy of these leases can be obtained from the City of Brady.

MARKET VALUE DEFINITION

Market value is defined by FIRREA as follows: "*Market value means 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 passing of title from seller to buyer under conditions whereby:*

- * *Buyer and seller are typically motivated;*
- * *Both parties are well-informed or well-advised and each acting in what they consider their own best interests;*
- * *A reasonable time is allowed for exposure in the open market;*
- * *Payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and*
- * *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."*

SCOPE OF THE APPRAISAL

In order to carry out this assignment, personal inspections of the subject tracts were made and a market study of the real estate activity in the area was conducted. This investigation included the collection and analysis of sales, offerings and other developments which have occurred in the area in the recent past or those transactions in similar areas that would offer similar investment opportunities. The sources of our data included the Official Public Records and Tax Appraisal Districts of McCulloch, Concho, and Brown County, our own data bank, other real estate brokers and knowledgeable individuals active in the area.

REASONABLE EXPOSURE TIME

Reasonable exposure time is always presumed to precede the effective date of the appraisal. Exposure time is defined by the USPAP 2003 Edition, Statement on Appraisal Standards No. 6 (SMT-6) as follows: *"The estimated length of time, the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective opinion based on an analysis of past events assuming a competitive and open market."*

Exposure time is different for various types of property and under various market conditions. It should be noted that the overall concept of reasonable exposure time encompasses not only adequate, sufficient, and reasonable time but also adequate, sufficient, and reasonable effort. This opinion of exposure time is not intended to be a prediction of a date of sale but is an integral part of the analyses conducted during the appraisal process. Based upon my knowledge of the on going real estate market in the subject area for comparable type property, it is our opinion that the reasonable exposure time for the subject properties would be 9-12 months.

HISTORY OF SUBJECT PROPERTY

The owner of record for the subject properties is the City of Brady. As of the effective date of this appraisal and to the best of the appraiser's knowledge, the subject properties have not sold on the open market within the preceding three years.

AREA DESCRIPTION

The subject properties are located in McCulloch County. McCulloch County is located in the Edwards Plateau region of Texas in the west-central portion of the state. It contains approximately 1,065.60 square miles of land area. McCulloch County had a population of 8,283 in 2010. In 2010, approximately 5,528 people resided in Brady, the largest community and county seat. Additional communities in the county include Doole, Fife, Lohn, Melvin, Mercury, Pear Valley, Rochelle, and Voca. It is bounded by Coleman, Brown, San Saba, Mason, Menard, and Concho counties, while the Colorado River separates McCulloch County from Coleman and Brown counties.

A majority (95%+) of the county's land area is native rangeland and cropland. McCulloch County has a semi-arid climate with hot summers and mild winters. Average annual rainfall is approximately 25 inches. The county has an average maximum summer temperature of 96 degrees and an average minimum winter temperature of 31 degrees. The annual growing season for McCulloch County is approximately 226 days between killing frosts.

Traversing the county from east to west, the Brady Mountains form a ridge which is broken by Salt, Cow, and Onion gaps. The surface of the land varies from rolling to hilly, sloping northward to the Colorado River and southward to the San Saba River. The county is supplied with underground water that can be tapped at widely varying

depths. Soils, varying from deep black loam in the valleys to dark and light sand in the uplands, produce corn, grain sorghums, barley, wheat, peanuts, cotton, berries, peaches, pecans, and other fruit. Sheep, goats, beef and dairy cattle, hogs, and turkeys are also produced commercially. The chief timbers are cedar and post oak in the hills and live oak, mesquite, and pecan along the streams. Wildlife in the county has included buffalo, antelope, prairie dogs, wolves, and coyotes; more common in recent years are deer, beaver, fox, weasel, raccoon, and skunk, as well as a variety of birds, fish, and reptiles. Mineral resources include coal, brick clay, sand, and gravel.

The county is an agriculture base county. Agriculture production includes: cattle, sheep, hogs, goats, horses, small grain, hay, cotton, and grain sorghum. The county is also composed of a varied industrial base which includes frac sand plants and a trailer manufacturer. Seven major highways make Brady a major trade center to numerous surrounding rural communities, making wholesale and retail trade a significant contribution to the economy. The per capita income of McCulloch County citizens is approximately \$30,924 in 2009 and the county's jobless rate is approximately 7.1% in 2010.

Recreation in McCulloch County is abundant with a variety of activities. The area is noted for its excellent hunting opportunities, including trophy whitetail deer, turkey, quail, dove, and feral hogs. Water activities include water skiing, swimming, camping, and fishing at Brady Lake. Many enjoy visits to the county museum, 18-hole golf course, and famous Annual World Championship Goat Cookoff during Labor Day weekend.

Typical ranching operations in the area vary from small recreational-type ranches of several hundred acres up to large, working ranches of 5,000 acres or more. Over the last several years, many smaller ranches in the area, particularly those with frontage along the rivers, have been purchased by people from other areas of the state for recreational purposes. Due to the aesthetic appeal of area properties as well as the availability of native wildlife, many properties in this area of the state are well suited to such uses. While this practice remains fairly common, a majority of area properties are still utilized for livestock and/or crop production.

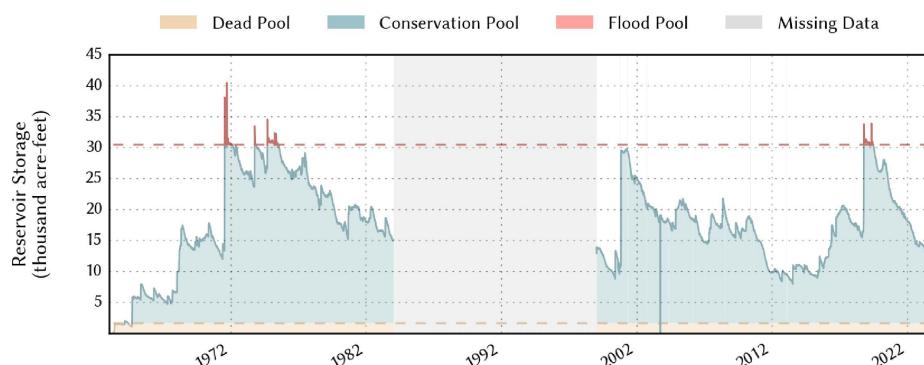
The combination of the climatic conditions, low cost of living, available labor force, recreational amenities, almost unlimited supply of land and close proximity to larger cities make McCulloch County an attractive area. Being predominantly agriculturally based, the anticipated economic growth and development for the area are expected to be minimal. As previously mentioned, there are no large towns in the county and the area's economic base is not very diversified. There has been some commercial and industrial development in the county over recent years; however, this growth has been minimal. Overall, the area economy appears to be somewhat depressed and directly dependent on the condition of agricultural markets.

BRADY CREEK RESERVOIR

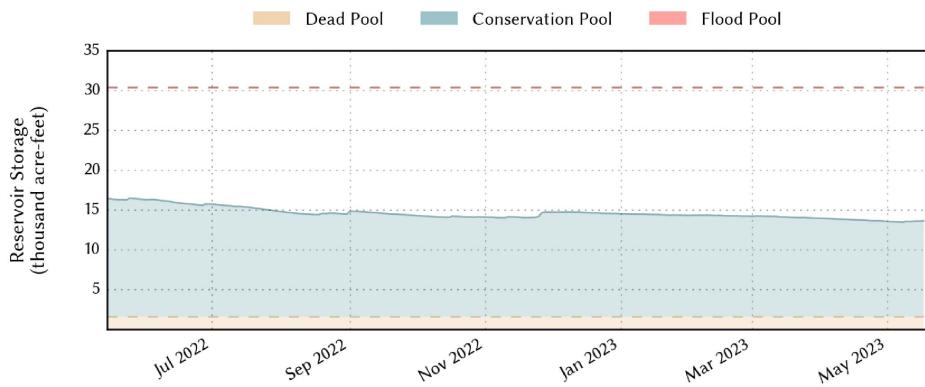
Brady Creek Reservoir is located three miles west of Brady in McCulloch County, on Brady Creek, a tributary of the San Saba River which is a tributary to the Colorado River. The reservoir is owned and operated by the City of Brady for municipal and industrial water supply and recreational purposes. Water Right Permit (No. 1953) was issued for this project on May 2, 1960. Construction of the dam began on December 27, 1961 and was completed on May 14, 1963. Deliberate impoundment of water started on May 22, 1963. The dam is an earth-filled embankment of 8,400 feet long and 104 feet high with an elevation at the top of 1,783 feet above mean sea level, with an uncontrolled emergence spillway at the right end of the dam and the its crest elevation is 1,762.4 feet above mean sea level. The reservoir has a conservation storage capacity of 30,430 acre-feet encompassing a surface area of 2,020 acres at the conservation pool elevation (crest of the service spillway) of 1,743 feet above mean sea level. The dam controls a drainage area of 508 square miles.

Brady Lake covers 2,020 acres with 25 miles of shoreline. Recreation activities focus on boating and fishing. Water enthusiasts will find limited vegetation although somewhat murky waters. The lake is stocked with Largemouth Bass, Channel Catfish and Crappie. The full service lake store is where you can purchase bait before you head out onto the lake or perhaps the enclosed marina to fish. Brady Lake Park hugging the shores of Brady Lake features both RV and primitive camping, cabana rentals, a large group pavilion, picnic areas along with restrooms including showers. The maximum depth of the water in Brady Lake has been recorded at 48 feet, however, Brady Lake, as well as many lakes in the western part of Texas have been affected by the ongoing drought in western Texas and currently the lake has fallen 7.79 feet to a level of 1,735.21 feet above sea level. Some of the public boat ramps have been closed (primarily on the north side of the lake) and most of the private boat docks now sit on rock and sand due to the low water levels. The dam and the lake are managed by the City of Brady, Texas.

The WaterForTexas.org website is a product of the Texas Water Development Board (TWDB) Water Science and Conservation group and is made possible by the support of management and staff at TWDB. According to the WaterForTexas.org website the following graph shows the historical lake levels since its construction.



The following graph shows recent water levels:



Since its construction several housing subdivisions have been developed in and around Brady lake. The following chart shows the makeup of each subdivision.

SUBDIVISION	TOTAL LOTS	# OF UNDEVELOPED OR UNDERDEVELOPED LOTS	% OF UNDEVELOPED OR UNDERDEVELOPED LOTS	AVERAGE TAX VALUE OF UNDEVELOPED OR UNDERDEVELOPED LOTS
Simpson Lake	99	24	34%	\$11,444
Winters	60	15	25%	\$8,447
Lakeview	87	24	28%	\$8,808
Dodge Heights (Subject)	43	34	79%	\$11,533
Davee	52	21	40%	\$3,190

* Information obtained from McCulloch County Appraisal District

Of the subdivisions listed above, the first three are located on the south side of Brady Lake. These three subdivisions were established shortly after the lake was constructed and have subdivisions restrictions prohibiting manufactured housing. The last two subdivisions are located on the north side of Brady Lake and are primarily owned by the City of Brady, and allow for manufactured housing. It should be noted that the Dodge Heights, and some of the Davee, tax values do not include any land value as they are all leased lots or City Owned Lots.

NEIGHBORHOOD DESCRIPTION

A neighborhood is defined in The Dictionary of Real Estate Appraisal, copyright 1984, page 210, by the American Institute of Real Estate Appraisers as, "A group of complementary land uses." This means that a neighborhood could be a portion of a larger community or an entire community in which there is a homogeneous grouping of inhabitants, buildings or business enterprises. Inhabitants of a neighborhood usually

have a more than a casual community of interests. Neighborhood boundaries may consist of well-defined natural or man-made boundaries or they may be more or less well-defined by a distinct change in land use or in the character of the inhabitants.

Neighborhoods may be devoted to such uses as residential, commercial, industrial, agricultural, cultural or civic activities, or a mixture of these. Analysis of the neighborhood in which a particular property is located is important due to the fact that the various economic, social, political and physical forces which affect the neighborhood also directly influence the individual properties within it. An analysis of these factors as they affect the value of the subject property is presented in the following discussion.

The subject properties are located in Brady, Texas, specifically in the Brady Creek Reservoir Neighborhood. Brady is a small community with an excellent school system. As of the 2020-2021 school year, Brady ISD serves approximately 990 students encompassing the western and southern parts of McCulloch County. The Brady Bulldogs have a strong tradition of excellence in both academics and extra-curricular activities. Dedicated staff, involved parents and outstanding students all contribute to making Brady one of the best schools in the state. The school received a TEA accountability rating of "A" for the 2021-2022 school year. With a low teacher-to-student ratio (11-1), and a graduation rate of 100% in 2022, the demand for housing has continued to increase in the Brady area.

The 2021 estimated population for Brady was 5,032. Primary occupations found in Brady include: Office/Admin. Support, Food Prep/Serving, Transportation/Moving, Sales/Related, Building Grounds Maintenance, Maintenance Repair, Management, Education/Training/Library, Personal Care/Service, Production, Farming/Fishing/Forestry, Business/Financial Operations, Health Practitioner/Technician, Construction/Extraction, Healthcare Support, Community/Social Services, Arts/Entertainment/Sports, Protective Services, and Architect/Engineer.

Brady Creek Reservoir is in the Colorado River basin three miles west of Brady, Texas. Per the Texas State Historical Association *"Construction began on December 27, 1961, and was completed on May 14, 1963; impoundment of water began on May 22, 1963. The reservoir has a conservation storage capacity of 30,430 acre-feet and a surface area of 2,020 acres at the service spillway crest elevation of 1,743 feet above mean sea level. At the emergency spillway crest elevation of 1,762 feet the reservoir capacity is 90,480 acre-feet, and the surface area is 4,464 acres. This additional capacity provides 60,050 acre-feet of surcharge space for temporary retention of floodwaters. The drainage area of Brady Creek above the dam is 508 square miles."* The reservoir is owned and operated by the City of Brady for municipal and industrial water supply and recreational purposes. Brady Creek Reservoir was 43.1% full as of March 22, 2023. Brady Creek Reservoir (commonly referred to as Brady Lake) offers 25 miles of

shoreline with water skiing, camping, and fishing. Facilities include an enclosed marina, a fish house, a large covered pavilion, picnic areas, restrooms/showers, full and partial RV hook-ups, screened cabanas, and primitive campsites. Due to the aesthetic and recreational appeal of the Brady Creek Reservoir neighborhood, the demand for residential lots is expected to remain consistent.

DODGE HEIGHTS SUBDIVISION

As of the effective date of this appraisal this subdivision has been platted into 43 lots with sizes ranging from 8,070 sq. ft. up to 14,184 sq. ft. An inspection of the subdivision was made paying close attention to the view of Brady Lake from each lot, the road frontage for each lot and the ease of access to each lot. Also, the usable area and topography of each were also noted. Several lots were improved with structures. These improvements belonged to the tenants and were not included in this valuation as the properties are being appraised as though unimproved. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

The topography of the Dodge Heights subdivision is level to sloping with elevation ranges from approximately 1,765' along the south part up to 1,780' along the north side. Based upon the FEMA issued Flood Maps, Panel No. 4804550010B, the lake lots appear to be in Zone C. *"Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. Zone C may have ponding and local drainage problems that don't warrant a detailed study or designation as base floodplain. Zone X is the area determined to be outside the 500 year flood and protected by levee from 100 year flood."* As such, these lots not appear to lie within a special flood hazard area. No specific soil or subsoil analysis has been made of the subject site by the appraiser. Based upon an inspection of the property and other buildings in the area, no adverse soil conditions atypical for the area appear prevalent. Easements on the subject tract would include any utility easements associated with the utility services to the subject. It is our opinion that these easements would have no detrimental effect on the development or marketability of the subject tract.

Utilities to the lots' sites included Brady City water and Brady City electricity. The appraisers noted that several of the subject properties are serviced by septic tank sewer systems. This information was provided by the client and tenants. The appraisers assume this information to be correct, but are unable to independently verify the accuracy. The appraisers are unable to determine the exact location of the septic systems and cannot be held accountable if the systems cannot be easily accessed for repairs. The appraisers can only conduct a limited inspection of visibly accessible areas. The appraisers did not visually inspect the septic systems and cannot confirm

whether or not they are functional or adequate for the subject properties. Septic inspections by a qualified professional is suggested.

At present, the Dodge Heights Subdivision is zoned "SF-5 (Single Family 5,000 sq. ft. lots)". This zoning allows for single family homes to be constructed on vacant lots. This appraisal is made with the assumption that any existing improvements that are contrary to this zoning would be grandfathered.

The following chart shows the rating (good, average, fair, poor) for each lot as it pertains to the factors. Notes on abbreviations and ratings:

LOT	B1, L1	B1, L2	B1, L3	B1, L4	B1, L5	B1, L6	B1, L7
ADDRESS	101 Melvin	103 Melvin	201 Melvin	203 Melvin	205 Melvin	207 Melvin	209 Melvin
SIZE (SF)	6,431	8,848	8,843	8,914	9,436	8,215	14,184
ROAD FRONTAGES							
MELVIN ST	144.00	90.30	90.00	90.00	90.00	76.55	124.50
CLASSIFICATIONS							
LOCATION	Average						
VIEW	Fair	Fair	Fair	Fair	Fair	Fair	Good
SIZE	Fair -	Average	Average	Average	Average	Average	Fair
TOPO	Average						
ACCESS	Average						

LOT	B1, L8	B1, L9	B1, L10	B1, L11	B1, L12	B1, L13	B1, L14
ADDRESS	211 Melvin	213 Melvin	215 Melvin	217 Melvin	219 Melvin	221 Melvin	223 Melvin
SIZE (SF)	8.909	8,930	8,951	8,971	8,993	8,709	8,796
ROAD FRONTAGES							
MELVIN ST	80.00	80.00	80.00	80.00	80.00	79.88	89.86
CLASSIFICATIONS							
LOCATION	Average						
VIEW	Good						
SIZE	Average						
TOPO	Average						
ACCESS	Average						

LOT	B1, L15	B1, L16	B1, L17	B1, L18	B1, L19	B1, L20	B1, L21
ADDRESS	225 Melvin	227 Melvin	229 Melvin	301 Melvin	303 Melvin	305 Melvin	307 Melvin
SIZE (SF)	9,146	8,280	8,070	9,146	9,286	9,098	13,911
ROAD FRONTAGES							
FIFE ST	0	0	0	0	0	0	130.00
MELVIN ST	80.00	80.00	80.00	90.00	90.00	89.33	86.66
CLASSIFICATIONS							
LOCATION	Average						
VIEW	Good	Good	Good	Good	Good	Good	Average
SIZE	Average	Average	Average	Average	Average	Average	Poor
TOPO	Average						
ACCESS	Average						

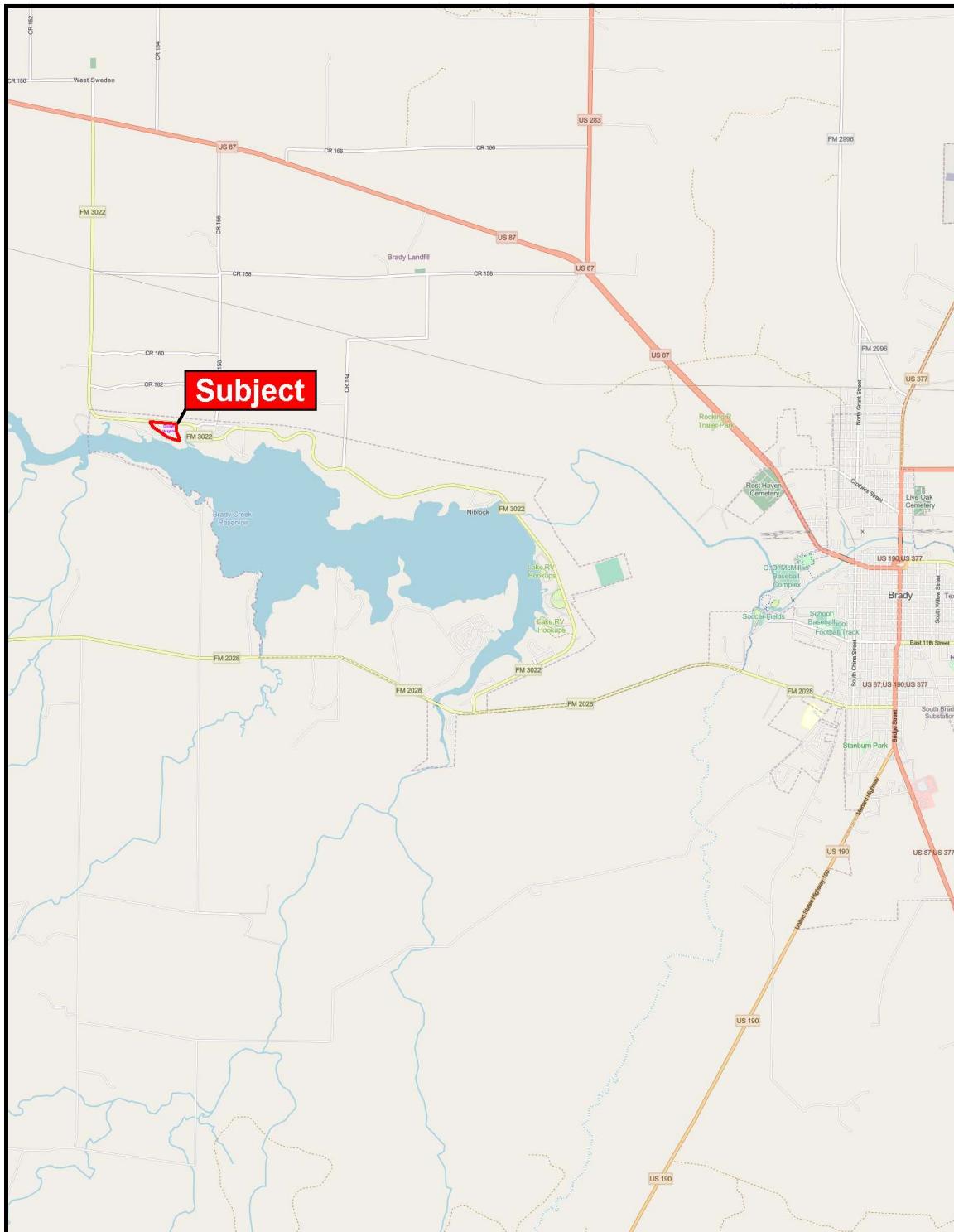
LOT	B2, L1	B2, L2	B2, L3	B2, L4	B2, L5	B2, L6
ADDRESS	100 Melvin	102 Melvin	205 Fife/ 108 Melvin	2891 Fife	211 Fife	Fife
SIZE (SF)	11,413	8,963	8,951	8,938	8,926	8,863
ROAD FRONTAGES						
FIFE ST	149.98	90.00	90.00	90.00	90.00	88.98
MELVIN ST	229.70	0	0	0	0	0
CLASSIFICATIONS						
LOCATION	Average	Average	Average	Average	Average	Average
VIEW	Poor	Poor	Poor	Poor	Poor	Poor
SIZE	Poor -	Average	Average	Average	Average	Average
TOPO	Average	Average	Average	Average	Average	Average
ACCESS	Average	Poor -	Poor -	Poor -	Poor	Average

LOT	B2, L7	B2, L8	B2, L9	B2, L10	B2, L11	B2, L12
ADDRESS	Fife	300 Melvin	2901 Fife	300 Melvin	210 Eden	208 Eden
SIZE (SF)	8,901	8,889	8,614	13,061	9,025	9,013
ROAD FRONTAGES						
FIFE ST	90.00	90.00	131.00	0	0	0
EDEN ST	0	0	0	0	90.00	90.00
MELVIN ST	0	0	143.23	245.90	0	0
CLASSIFICATIONS						
LOCATION	Average	Average	Average	Average	Average	Average
VIEW	Poor	Poor	Poor	Poor	Poor	Poor
SIZE	Average	Average	Fair -	Poor -	Average	Average
TOPO	Average	Average	Average	Average	Average	Average
ACCESS	Fair	Fair	Average	Average	Average	Average

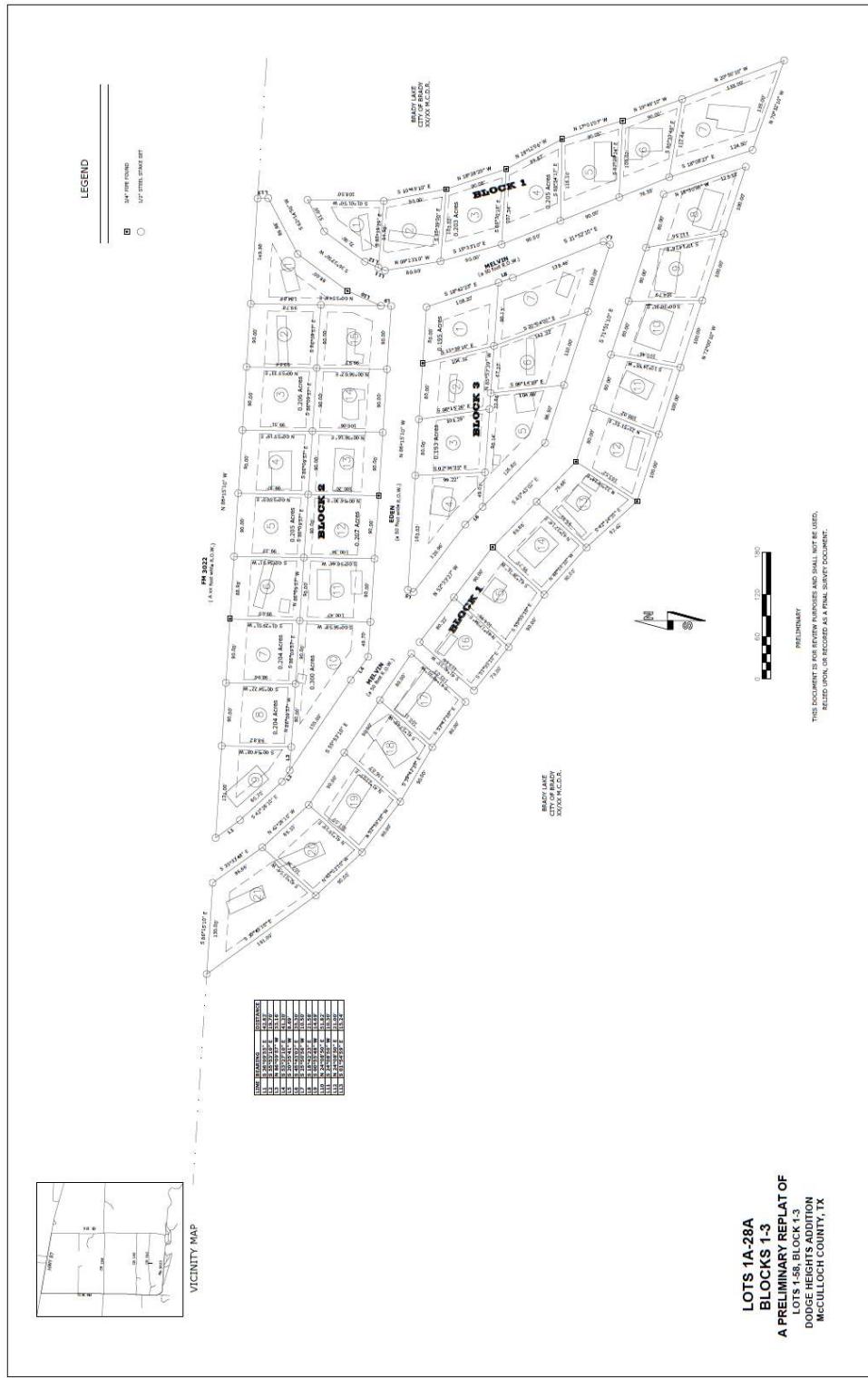
LOT	B2, L13	B2, L14	B2, L15
ADDRESS	206 Eden	204 Eden	202 Eden
SIZE (SF)	9,001	8,988	8,976
ROAD FRONTAGES			
FIFE ST	0	0	0
EDEN ST	90.00	90.00	90.00
MELVIN ST	0	0	14.69
CLASSIFICATIONS			
LOCATION	Average	Average	Average
VIEW	Poor	Poor	Poor
SIZE	Average	Average	Average
TOPO	Average	Average	Average
ACCESS	Average	Average	Average

LOT	B3, L1	B3, L2	B3, L3	B3, L4	B3, L5	B3, L6	B3, L7
ADDRESS	201 Eden	203 Eden	205 Eden	207 Eden	204 Melvin	202 Melvin	200 Melvin
SIZE (SF)	8,478	8,441	8,405	10,822	10,759	9,610	13,071
ROAD FRONTAGES							
EDEN ST	80.00	80.00	80.00	163.02	0	0	0
MELVIN ST	108.20	0	0	213.30	110.00	110.00	270.54
CLASSIFICATIONS							
LOCATION	Average	Average	Average	Average	Average	Average	Average
VIEW	Poor	Poor	Poor	Poor	Poor	Poor	Poor
SIZE	Fair +	Average	Average	Poor -	Fair	Average	Fair -
TOPO	Average	Average	Average	Average	Average	Average	Average
ACCESS	Average	Average	Average	Average	Average	Average	Average

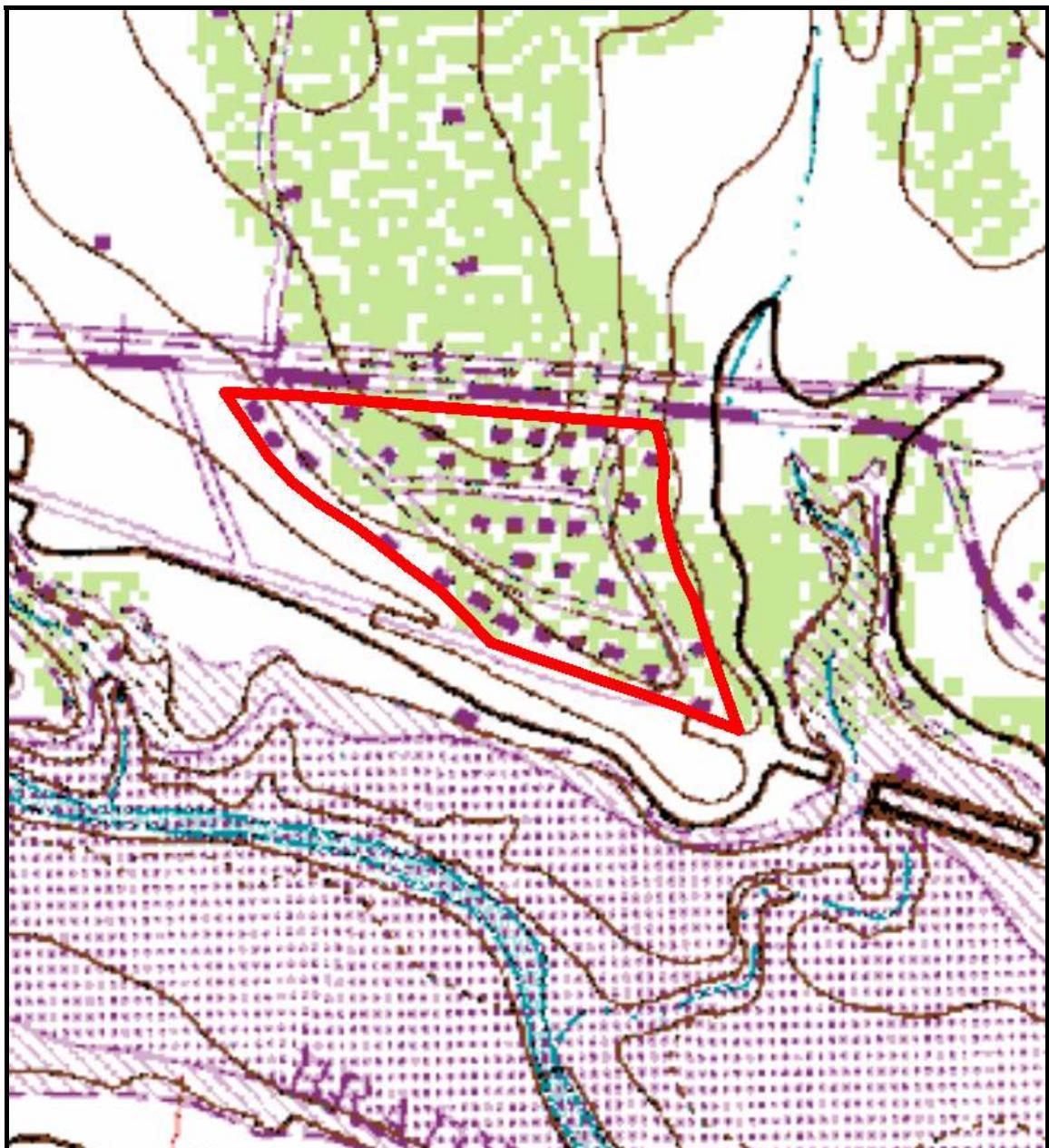
LOCATION MAP



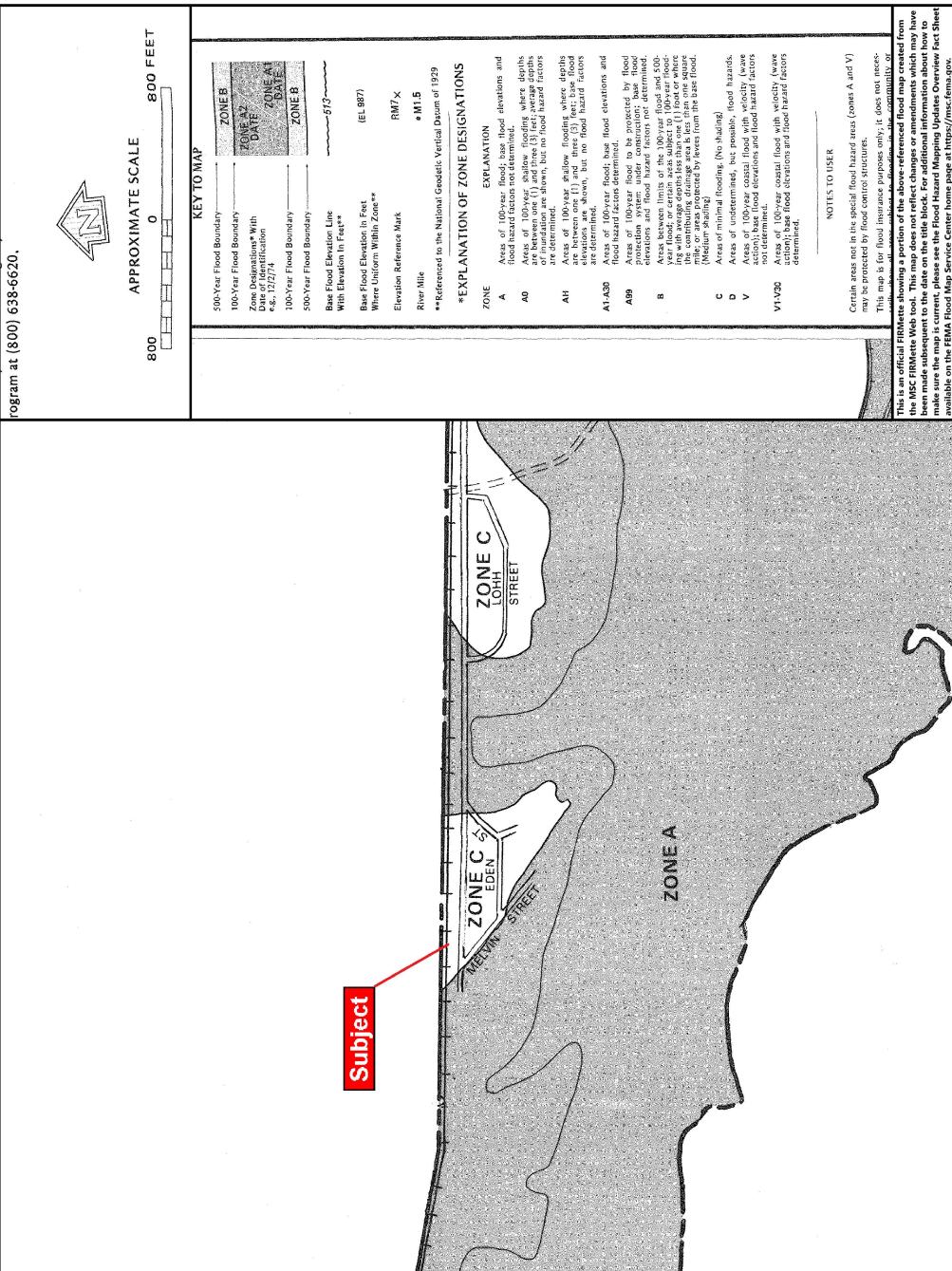
SUBDIVISION PLAT

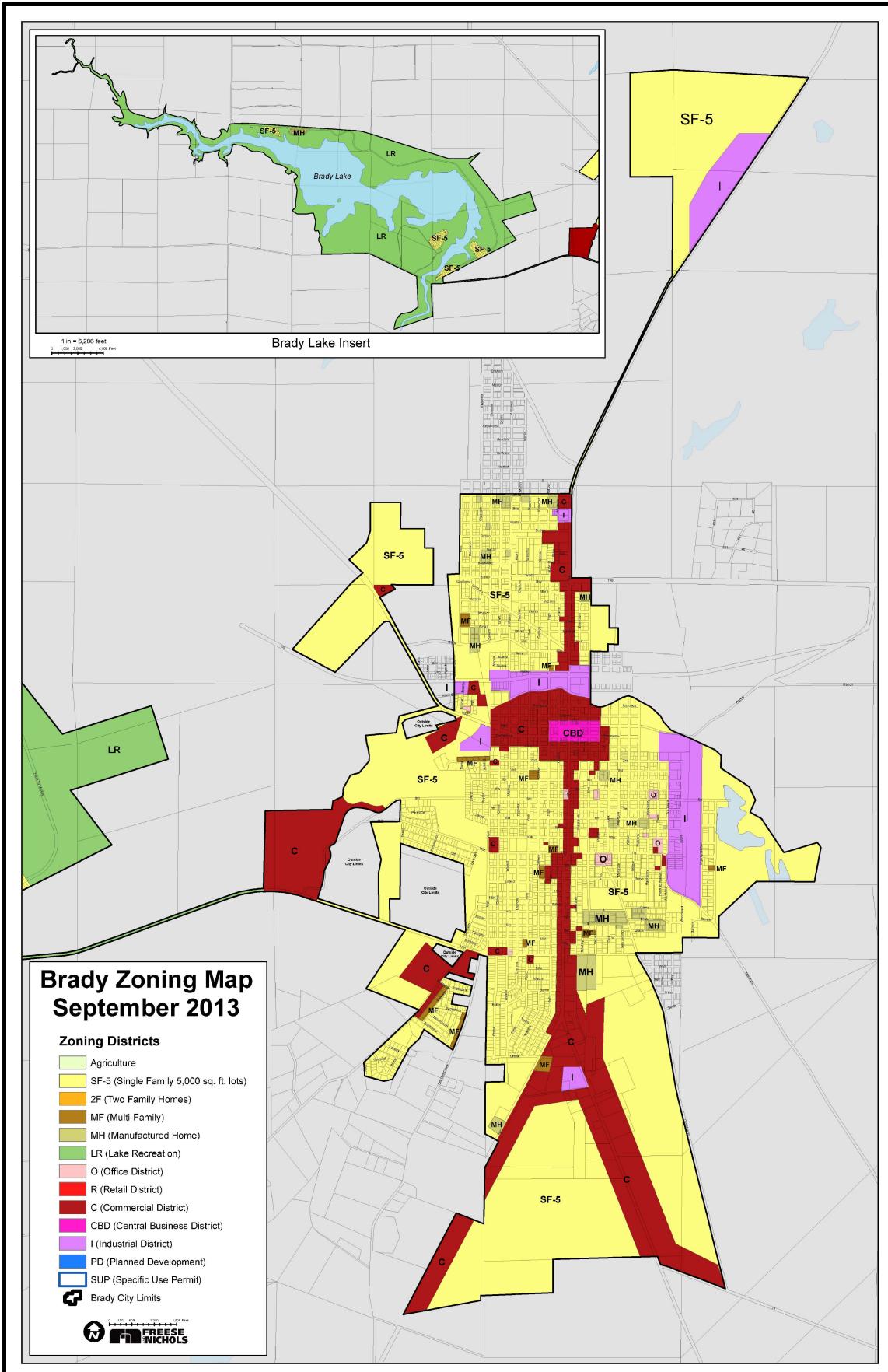


TOPOGRAPHY MAP



FEMA MAP





SUBJECT PHOTOS



101 Melvin
Block 1-Lot 1



103 Melvin
Block 1-Lot 2



201 Melvin
Block 1-Lot 3



203 Melvin
Block 1-Lot 4



205 Melvin
Block 1-Lot 5



207 Melvin
Block 1-Lot 6



209 Melvin
Block 1-Lot 7



211 Melvin
Block 1-Lot 8



213 Melvin
Block 1-Lot 9



215 Melvin
Block 1-Lot 10



217 Melvin
Block 1-Lot 11



219 Melvin
Block 1-Lot 12



221 Melvin
Block 1-Lot 13



223 Melvin
Block 1-Lot 14



225 Melvin
Block 1-Lot 15



227 Melvin
Block 1-Lot 16



229 Melvin
Block 1-Lot 17



301 Melvin
Block 1-Lot 18



303 Melvin
Block 1-Lot 19



305 Melvin
Block 1-Lot 20



307 Melvin
Block 1-Lot 21



100 Melvin
Block 2-Lot 1



102 Melvin
Block 2-Lot 2



205 Fife / 108 Melvin
Block 2-Lot 3



2891 Fife
Block 2-Lot 4



Fife
Block 2-Lot 5



211 Fife
Block 2-Lot 6



Fife
Block 2-Lot 7



300 Melvin
Block 2-Lot 8



2901 Fife
Block 2-Lot 9



300 Melvin
Block 2-Lot 10



210 Eden
Block 2-Lot 11



208 Eden
Block 2-Lot 12



206 Eden
Block 2-Lot 13



204 Eden
Block 2-Lot 14



202 Eden
Block 2-Lot 15



201 Eden
Block 3-Lot 1



203 Eden
Block 3-Lot 2



205 Eden
Block 3-Lot 3



207 Eden
Block 3-Lot 4



204 Melvin
Block 3-Lot 5



202 Melvin
Block 3-Lot 6



200 Melvin
Block 3-Lot 7

HIGHEST AND BEST USE

Highest and best use is defined by The Dictionary of Real Estate Appraisal, copyright 1984, page 152, by the American Institute of Real Estate Appraisers as:

1. *The reasonable and probable use that supports the highest present value of vacant land or improved property, as defined, as of the date of appraisal.*
2. *The reasonably, probable and legal use of land or sites as though vacant, found to be physically possible, appropriately supported, financially feasible, and that results in the highest present land value.*
3. *The most profitable use.*

Implied in these definitions is that the determination of highest and best use takes into account the contribution of a specific use to the community and community development goals as well as the benefits of that use to individual property owners. Hence, in certain situations the highest and best use of land may be for parks, greenbelts, preservation, conservation, wildlife habitats and the like.

The definition of highest and best use indicated that there are two types of highest and best use. The first type is highest and best use of the property as though unimproved. The second is highest and best use of the property as improved. Each situation requires a separate analysis. Moreover, in each case, the existing use may or may not be different from the property's highest and best use. For the highest and best use of both land as though unimproved and the property as improved, a use must meet four criteria. The criteria are that the highest and best use must be (1) physically possible, (2) legally permissible, (3) financially feasible and (4) maximally productive. The highest and best use analysis is initiated by assuming that the property is unimproved and available for development. This assumption allows the appraiser to determine the highest use to which the property may be put considering the four criteria for maximum use.

The purpose of the highest and best use analysis of the property as unimproved is to identify the use that creates the highest probable land value. This analysis precedes the valuation analysis of the property which is processed by analyzing sales of properties with comparable potential or legal use.

After making a detailed analysis of the subject properties and the subject area, and taking into consideration the present use of the subject properties, it is our opinion that the highest and best use of the property would be for continued development into a residential subdivision.

SALES COMPARISON APPROACH

The Sales Comparison Approach is based upon the principle of substitution. In essence, the principle states that a prudent purchaser will pay no more for any particular property than it would cost them to acquire an equally desirable alternate property. This approach consists of the comparison of similar properties which have recently sold or are currently being offered for sale (listings), to the subject properties. This comparison process involves making adjustments between the subject properties and the comparable properties on an item-by-item basis. Some of the factors considered in the comparison include view of the lake, lake frontage, site size, topography and ease of access. The subject properties are the standard, and the adjustments are made to the per unit sales price of the comparable properties in order to arrive at an indication of value for the subject properties.

The weakness of this approach includes the fact that there may be inadequate data in the marketplace to justify its use; the fact that it is based upon historical data rather than future expectations; and also the fact that the conditions of comparability may not closely conform to the subject properties. Its strength lies in the fact that it reflects actual market behavior of typical purchasers under current market conditions. In short, the reliability of this approach depends upon the comparability of the sale properties, verification of data, the conditions under which the property is sold and the date of the sale.

In researching the land value estimate of the subject properties, the deed records for McCulloch, Concho, Brown, and Coleman County were researched for recent sales of comparable tracts of land. Also, real estate brokers and other individuals active in the market were contacted for their knowledge of the on going market in this area. Twelve comparable land sales and five comparables and competitive listings of lots around the lake area and inside the City of Brady were found which were deemed comparable. Of the twelve comparables sales, seven allowed for the construction of manufactured homes, and five had regulations prohibiting manufactured homes. Additionally, only nine of the nine comparable sales were located at Brady Lake, both of which were located on the south side of Brady Lake. Additionally, ten lot sales were found in and around the Brownwood Lake area in Brown County, without lake frontage. Five lot sales were found in and around the Lake Ivie area in Concho County, two with lake frontages.

After researching these sales and listings, it was determined that the typical buyer in this market is primarily influenced by the size of the lot. Therefore, the unit of comparison used in determining the value for the lots will be a weighted average of the \$/Sq. Ft. per lot. In determining the land value of the subject lots, a base value was first established. This base value was determined based upon the size of each lot. Once established, the base value for each lot was then adjusted for its unique differences within the subdivision. After reviewing the sales it was determined that the base price for the \$/Sq. Ft. was \$0.65/Sq.Ft.

DISCUSSION OF ADJUSTMENTS

Adjustments were made to the calculated base price for the lots within the subdivision. These adjustments were required due to the differences in desirability for each lot. The factors of comparison adjusted for in this appraisal were location, view, site size, topography, and access. The adjustments were made on a percentage basis to the base price. The following chart shows the basic information of each lot and the percentage adjustment made to each lot for dissimilar characteristic within the subdivision.

LOT	B1, L1	B1, L2	B1, L3	B1, L4	B1, L5	B1, L6	B1, L7
ADDRESS	101 Melvin	103 Melvin	201 Melvin	203 Melvin	205 Melvin	207 Melvin	209 Melvin
ADJUSTMENTS							
LOCATION	0%	0%	0%	0%	0%	0%	0%
VIEW	-5%	-5%	-5%	-5%	-5%	-5%	10%
SIZE	-15%	0%	0%	0%	0%	0%	-10%
TOPO	0%	0%	0%	0%	0%	0%	0%
ACCESS	<u>0%</u>						
NET AJD.	-20%	-5%	-5%	-5%	-5%	-5%	0%

LOT	B1, L8	B1, L9	B1, L10	B1, L11	B1, L12	B1, L13	B1, L14
ADDRESS	211 Melvin	213 Melvin	215 Melvin	217 Melvin	219 Melvin	221 Melvin	223 Melvin
ADJUSTMENTS							
LOCATION	0%	0%	0%	0%	0%	0%	0%
VIEW	10%	10%	10%	10%	10%	10%	10%
SIZE	0%	0%	0%	0%	0%	0%	0%
TOPO	0%	0%	0%	0%	0%	0%	0%
ACCESS	<u>0%</u>						
NET AJD.	10%	10%	10%	10%	10%	10%	10%

LOT	B1, L15	B1, L16	B1, L17	B1, L18	B1, L19	B1, L20	B1, L21
ADDRESS	225 Melvin	227 Melvin	229 Melvin	301 Melvin	303 Melvin	305 Melvin	307 Melvin
ADJUSTMENTS							
LOCATION	0%	0%	0%	0%	0%	0%	0%
VIEW	10%	10%	10%	10%	10%	10%	5%
SIZE	0%	0%	0%	0%	0%	0%	-20%
TOPO	0%	0%	0%	0%	0%	0%	0%
ACCESS	<u>0%</u>						
NET AJD.	10%	10%	10%	10%	10%	10%	-15%

LOT	B2, L1	B2, L2	B2, L3	B2, L4	B2, L5	B2, L6
ADDRESS	100 Melvin	102 Melvin	205 Fife/ 108 Melvin	2891 Fife	211 Fife	Fife
ADJUSTMENTS						
LOCATION	0%	0%	0%	0%	0%	0%
VIEW	-10%	-10%	-10%	-10%	-10%	-10%
SIZE	-35%	0%	0%	0%	0%	0%
TOPO	0%	0%	0%	0%	0%	0%
ACCESS	<u>0%</u>	<u>-17.5%</u>	<u>-17.5%</u>	<u>-17.5%</u>	<u>-10%</u>	<u>0%</u>
NET AJD.	-45%	-27.5%	-27.5%	-27.5%	-20%	-10%

LOT	B2, L7	B2, L8	B2, L9	B2, L10	B2, L11	B2, L12
ADDRESS	Fife	300 Melvin	2901 Fife	300 Melvin	210 Eden	208 Eden
ADJUSTMENTS						
LOCATION	0%	0%	0%	0%	0%	0%
VIEW	-10%	-10%	-10%	-10%	-10%	-10%
SIZE	0%	0%	-15%	-25%	0%	0%
TOPO	0%	0%	0%	0%	0%	0%
ACCESS	<u>-5%</u>	<u>-5%</u>	<u>0%</u>	<u>0%</u>	<u>0%</u>	<u>0%</u>
NET AJD.	-15%	-15%	-25%	-35%	-10%	-10%

LOT	B2, L13	B2, L14	B2, L15
ADDRESS	206 Eden	204 Eden	202 Eden
SIZE (SF)	9,001	8,988	8,976
ADJUSTMENTS			
LOCATION	0%	0%	0%
VIEW	-10%	-10%	-10%
SIZE	0%	0%	0%
TOPO	0%	0%	0%
ACCESS	<u>0%</u>	<u>0%</u>	<u>0%</u>
NET AJD.	-10%	-10%	-10%

LOT	B3, L1	B3, L2	B3, L3	B3, L4	B3, L5	B3, L6	B3, L7
ADDRESS	201 Eden	203 Eden	205 Eden	207 Eden	204 Melvin	202 Melvin	200 Melvin
SIZE (SF)	8,478	8,441	8,405	10,822	10,759	9,610	13,071
ADJUSTMENTS							
LOCATION	0%	0%	0%	0%	0%	0%	0%
VIEW	-10%	-10%	-10%	-10%	-10%	-10%	-10%
SIZE	-5%	0%	0%	-25%	-10%	0%	-15%
TOPO	0%	0%	0%	0%	0%	0%	0%
ACCESS	<u>0%</u>	<u>0%</u>	<u>0%</u>	<u>0%</u>	<u>0%</u>	<u>0%</u>	<u>0%</u>
NET AJD.	-15%	-10%	-10%	-35%	-20%	-10%	-25%

Sales Comparison Summary

The net adjustments applied to the base price for each lot results in an indicated value for the subject properties on a per lot basis. After the adjustments were made for dissimilar characteristics within the subdivision an indicated value for the subject lots was determined. Based upon these indicated values of these lots, it is our opinion that the fee simple market values of the subject properties effective as of May 10, 2023, were:

Block 1 - Lot 1 :	\$3,340	Block 2 - Lot 1 :	\$4,080
Block 1 - Lot 2 :	\$5,460	Block 2 - Lot 2 :	\$4,220
Block 1 - Lot 3 :	\$5,460	Block 2 - Lot 3 :	\$4,220
Block 1 - Lot 4 :	\$5,500	Block 2 - Lot 4 :	\$4,210
Block 1 - Lot 5 :	\$5,830	Block 2 - Lot 5 :	\$4,640
Block 1 - Lot 6 :	\$5,070	Block 2 - Lot 6 :	\$5,180
Block 1 - Lot 7 :	\$9,220	Block 2 - Lot 7 :	\$4,920
Block 1 - Lot 8 :	\$6,370	Block 2 - Lot 8 :	\$4,910
Block 1 - Lot 9 :	\$6,380	Block 2 - Lot 9 :	\$4,200
Block 1 - Lot 10 :	\$6,400	Block 2 - Lot 10 :	\$5,520
Block 1 - Lot 11 :	\$6,410	Block 2 - Lot 11 :	\$5,280
Block 1 - Lot 12 :	\$6,430	Block 2 - Lot 12 :	\$5,270
Block 1 - Lot 13 :	\$6,230	Block 2 - Lot 13 :	\$5,270
Block 1 - Lot 14 :	\$6,290	Block 2 - Lot 14 :	\$5,260
Block 1 - Lot 15 :	\$6,540	Block 2 - Lot 15 :	\$5,250
Block 1 - Lot 16 :	\$5,920	Block 3 - Lot 1 :	\$4,680
Block 1 - Lot 17 :	\$5,770	Block 3 - Lot 2 :	\$4,940
Block 1 - Lot 18 :	\$6,540	Block 3 - Lot 3 :	\$4,920
Block 1 - Lot 19 :	\$6,640	Block 3 - Lot 4 :	\$4,570
Block 1 - Lot 20 :	\$6,510	Block 3 - Lot 5 :	\$5,590
Block 1 - Lot 21 :	\$7,690	Block 3 - Lot 6 :	\$5,620
		Block 3 - Lot 7 :	\$6,370

RECONCILIATION AND FINAL VALUE ESTIMATE

Typically, three approaches to value are utilized in estimating the market value of the subject property. The Cost and Income Approaches to value were not utilized in this appraisal. In valuing the subject property, the Sales Comparison Approach to value was considered the most reliable and applicable method of valuation.

In accordance with the subject's highest and best use, the Sales Comparison Approach was felt to be a strong indicator of the price which could be expected for the subject property.

Based upon these indicated values, it is our opinion that the fee simple market values of the lots, as of May 10, 2023, were as follows:

Block 1 - Lot 1 :	\$3,340	Block 2 - Lot 1 :	\$4,080
Block 1 - Lot 2 :	\$5,460	Block 2 - Lot 2 :	\$4,220
Block 1 - Lot 3 :	\$5,460	Block 2 - Lot 3 :	\$4,220
Block 1 - Lot 4 :	\$5,500	Block 2 - Lot 4 :	\$4,210
Block 1 - Lot 5 :	\$5,830	Block 2 - Lot 5 :	\$4,640
Block 1 - Lot 6 :	\$5,070	Block 2 - Lot 6 :	\$5,180
Block 1 - Lot 7 :	\$9,220	Block 2 - Lot 7 :	\$4,920
Block 1 - Lot 8 :	\$6,370	Block 2 - Lot 8 :	\$4,910
Block 1 - Lot 9 :	\$6,380	Block 2 - Lot 9 :	\$4,200
Block 1 - Lot 10 :	\$6,400	Block 2 - Lot 10 :	\$5,520
Block 1 - Lot 11 :	\$6,410	Block 2 - Lot 11 :	\$5,280
Block 1 - Lot 12 :	\$6,430	Block 2 - Lot 12 :	\$5,270
Block 1 - Lot 13 :	\$6,230	Block 2 - Lot 13 :	\$5,270
Block 1 - Lot 14 :	\$6,290	Block 2 - Lot 14 :	\$5,260
Block 1 - Lot 15 :	\$6,540	Block 2 - Lot 15 :	\$5,250
Block 1 - Lot 16 :	\$5,920	Block 3 - Lot 1 :	\$4,680
Block 1 - Lot 17 :	\$5,770	Block 3 - Lot 2 :	\$4,940
Block 1 - Lot 18 :	\$6,540	Block 3 - Lot 3 :	\$4,920
Block 1 - Lot 19 :	\$6,640	Block 3 - Lot 4 :	\$4,570
Block 1 - Lot 20 :	\$6,510	Block 3 - Lot 5 :	\$5,590
Block 1 - Lot 21 :	\$7,690	Block 3 - Lot 6 :	\$5,620
		Block 3 - Lot 7 :	\$6,370

LEASED FEE VALUATIONS

The definitions utilized in this appraisal from The Dictionary of Real Estate Appraisal by The American Institute of Real Estate Appraisers, copyright 1984, are:

Fee Simple Estate: Absolute ownership unencumbered by any other interest or estate; subject only to the limitations of eminent domain, escheat, police power and taxation.

Leased Fee Interest: An ownership interest owned by a landlord with the right of use and occupancy conveyed by lease to others; usually consists of the right to receive rent and the right to repossession at the termination of the lease.

Leasehold Interest: The right to use and occupy real estate for a stated term and under certain conditions; conveyed by a lease.

Reversionary Value: The right to repossess and resume full and sole use and ownership of real property that has been temporarily alienated by a lease, an easement, etc.; may become effective at a stated time under certain conditions, e.g., the termination of a leasehold, the abandonment of a right of way, the end of the estimated economic life of the improvements.

Stated Hypothetical Condition

Hypothetical condition is defined by The Dictionary of Real Estate Appraisal, fifth edition, copyright 2010, page 97, as "*That which is contrary to what exists but is supposed for the purpose of analysis. Hypothetical conditions assume conditions contrary to known facts about physical, legal or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.*" We were requested to estimate the value of the City of Brady's (City) interest (leased fee - subject to a current lease which will be furnished to Appraiser by City, or fee simple) in each subject property. Per the City's instructions, the value of the City's interest should be developed per the hypothetical condition that: *The appraisals being performed on the lots owned by the City of Brady in the Dodge Heights subdivision that have expired leases (or leases expiring within 2 years of the effective date) are to be performed with the hypothetical condition that the leases will be extended 2 years from the effective date (inspection date) of the appraisal at their current lease rate.* The City acknowledges that using the hypothetical condition results in a value for the City's interest that is less than the value of City's interest without the hypothetical condition.

Leases

There are thirty-six current leases in the Dodge Heights Subdivision. As reported to the appraiser the lots that are currently under a lease and are being valued as a leased fee estate are Block 1: Lots 1, 3, 4, 5, 6, 7, 8, 9, 10, 12, 14, 15, 16, 17, 18, 19, 20, and 21; Block 2: Lots 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, and 15; Block 3: Lots 1, 2, 5, 6, and 7. A copy of these leases can be obtained from the City of Brady.

Comments & Conditions of Appraisal

As authorized by the City of Brady, this appraisal is being conducted to determine the value of the unimproved Land Only - Leased Fee Interest owned by the City of Brady. To obtain the value of the Leased Fee Interest, the unimproved Land Only - Fee Simple value was first calculated. The factors of comparison adjusted for in this appraisal were location, view, site size, topography, and access. The amount of each adjustment was shown in the preceding market data analysis section of this report. After making these adjustments for dissimilarities between the subjects, an indicated market value of the Land Only - Fee Simple Interest was obtained. This Fee Simple Interest value is utilized in calculating the reversionary value of the lots based upon the leases as of the effective date of this appraisal. The reversionary values of these lots are then combined with the present value of each lease to reach the value of the Leased Fee Interest owned by the City of Brady.

Final Reconciliation

It is our opinion that the market values of the unimproved Land Only - Leased Fee Interest in each of the leased subject properties as May 10, 2023, were:

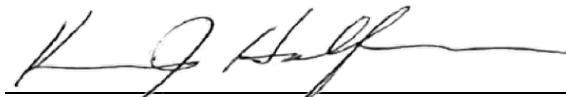
Block 1 - Lot 1 :	\$2,539	Block 2 - Lot 1 :	\$3,386
Block 1 - Lot 2 :	n/a	Block 2 - Lot 2 :	\$3,463
Block 1 - Lot 3 :	\$4,929	Block 2 - Lot 3 :	n/a
Block 1 - Lot 4 :	\$2,820	Block 2 - Lot 4 :	\$4,117
Block 1 - Lot 5 :	\$5,421	Block 2 - Lot 5 :	\$4,488
Block 1 - Lot 6 :	\$4,592	Block 2 - Lot 6 :	\$2,023
Block 1 - Lot 7 :	\$8,178	Block 2 - Lot 7 :	\$1,492
Block 1 - Lot 8 :	\$5,715	Block 2 - Lot 8 :	\$1,490
Block 1 - Lot 9 :	\$5,724	Block 2 - Lot 9 :	\$1,782
Block 1 - Lot 10 :	\$5,741	Block 2 - Lot 10 :	\$2,478
Block 1 - Lot 11 :	n/a	Block 2 - Lot 11 :	\$4,668
Block 1 - Lot 12 :	\$3,199	Block 2 - Lot 12 :	\$4,659
Block 1 - Lot 13 :	n/a	Block 2 - Lot 13 :	\$4,541
Block 1 - Lot 14 :	\$5,646	Block 2 - Lot 14 :	n/a
Block 1 - Lot 15 :	\$5,862	Block 2 - Lot 15 :	\$3,159
Block 1 - Lot 16 :	\$3,148	Block 3 - Lot 1 :	\$4,202
Block 1 - Lot 17 :	\$5,561	Block 3 - Lot 2 :	\$4,427
Block 1 - Lot 18 :	\$6,226	Block 3 - Lot 3 :	n/a
Block 1 - Lot 19 :	\$6,312	Block 3 - Lot 4 :	n/a
Block 1 - Lot 20 :	\$3,019	Block 3 - Lot 5 :	\$4,989
Block 1 - Lot 21 :	\$6,856	Block 3 - Lot 6 :	\$2,658
		Block 3 - Lot 7 :	\$5,743

CERTIFICATION

We certify that, to the best of our knowledge and belief:

- the statements of fact contained in this report are true and correct.
- the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- Both, Kevin J. Halfmann and Crystal N. Bancroft, have made a personal inspection of the properties that are the subject of this report.
- No one provided significant real property appraisal assistance to the persons signing this certification.
- We have performed no services, as an appraiser or in any other capacity, regarding the properties that are the subjects of this report within the three-year period immediately preceding the agreement to perform this assignment.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, I Kevin J. Halfmann, have completed the continuing education program of the Appraisal Institute.
- As of the date of this report, I Crystal N. Bancroft, have completed the Standards and Ethics Education Requirement of the Appraisal Institute for Associate Members.

Respectfully submitted,



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



Crystal N. Bancroft, Appraiser Trainee
State Authorization #TX-1340109

QUALIFICATIONS: Kevin J. Halfmann, MAI, ARA
133 W. Concho, Suite 110
San Angelo, Texas 76903

Education

Bachelor of Science Degree, Texas Tech University
Agricultural Economics Major - 1980
Environmental Factors in Valuation & Water Management - ASFMRA - 2000
Estate Planning Considerations & Land Use Control - ASFMRA - Kerrville, TX - 2000
Course II430 - AI - McMurry University - Abilene, TX 2001
Internal Revenue Code Section 1031-Tax Deferred Exchanges - Old Republic Title - Houston, TX - 2001
Partial Interest Valuation Divided/Undivided - AI - Lubbock, TX - 2005
Analyzing Distressed Real Estate - AI - Online - 2006
Skills of Expert Testimony - SR/WA - South Padre Island, TX - 2007
Eminent Domain Law Basics for Right-of-Way Professionals - IRWA - Austin, TX - 2009
Requirements of UASFLA - The 'Yellow Book' - ASFMRA - Austin, TX - 2009
Rural Land Value Trends Workshop - ASFMRA - Grandbury, TX - 2014
26th Annual Outlook for Texas Land Markets - A&M - College Station, TX 2016
Understanding Antitrust - Texas Association of Realtors, 2016
Understanding and Managing Issues Affecting Rural Land Markets - ASFMRA - College Station, TX - October 4, 2018
Valuing Rural America - ASFMRA - College Station, TX - October 5, 2018
Financial Marketing & Rural Appraisal Update - ASFMRA - Abilene, TX - February 2019
Texas Rural Land Values Workshop - ASFMRA - Abilene, TX - March 1, 2019
Cannabis Operations and Valuation - ASFMRA - California, April 23, 2019
Best in Business Ethics - ASFMRA - Kerrville, March 2020
The Good, the Bad and the Ugly: 2021 Economic Outlook - Houston Chapter of the AI Online - Completed March 4, 2021
7-Hour Equivalent USPAP Update Course, Texas - McKissock On-Line Seminar - Completed March 25, 2022
Business Practices and Ethics - AI On-Line Seminar - Completed April 22, 2022

Professional Affiliations

Member/Appraisal Institute
Member Appraisal Institute Designation (MAI)
Member/American Society of Farm Managers and Rural Appraisers (ASFMRA)
Accredited Rural Appraiser (ARA)
Member of the International Right of Way Association
Real Estate Broker's License/State of Texas
State Certified General Real Estate Appraiser/State of Texas

Professional Experience

I have been involved in the appraisal of real property as a profession since May of 1980 and have made appraisals of real estate for banks, savings and loan institutions, governmental agencies, law firms, real estate development companies and numerous individuals. My professional assignments have included the valuation of residential, commercial and agricultural properties. I have made appraisals for condemnation purposes, estate and gift tax valuation, county tax valuation purposes and financial purposes. As of the date of this report, I have completed the requirements under the continuing education program of the Appraisal Institute. I currently hold the MAI designation of the Appraisal Institute, the ARA designation of the American Society of Farm Managers and Rural Appraisers, and I am a State Certified General Real Estate Appraiser for the State of Texas. I am certified under the Continuing Education Programs for the Appraisal Institute through April 30, 2026, and the American Society of Farm Managers and Rural Appraisers through September 30, 2026.

QUALIFICATIONS: Crystal Nicole Bancroft
133 W. Concho, Suite 110
San Angelo, Texas 76903

Education

Bachelor of Business Administration, Angelo State University
Finance Major with Real Estate Specialization - 2004

15 Hour National USPAP Equivalent Course - Appraisal Institute On-Line Seminar - Completed March 26, 2011

Basic Appraisal Principles - Appraisal Institute On-Line Seminar - Completed February 28, 2011

Basic Appraisal Procedures - Appraisal Institute On-Line Seminar - Completed February 28, 2011

Scope of Work: Expanding Your Range of Services - Appraisal Institute On-Line Seminar - Completed May 30, 2012

Appraisal Curriculum Overview - Appraisal Institute On-Line Seminar - Completed May 30, 2012

General Sales Comparison Approach - Appraisal Institute On-Line Seminar - Completed May 20, 2014

General Appraiser Site Valuation and Cost Approach - Appraisal Institute On-Line Seminar - Completed May 7, 2016

General Appraiser Income Approach Part 1 - Appraisal Institute On-Line Seminar - Completed June 9, 2017

Business Practices and Ethics - Appraisal Institute On-Line Seminar - Completed March 16, 2020

Supervisor-Trainee Course For Texas - McKissock Online Course - Completed March 16, 2020

Divorce and Estate Appraisals - Elements of Non-Lender Work - McKissock Online Course -Completed May 8, 2020

Commercial Land Valuation - McKissock Online Course -Completed May 21, 2020

General Appraiser Market Analysis and Highest and Best Use - McKissock Online Course -Completed March 18, 2022

7-Hour Equivalent USPAP Update Course, Texas - McKissock Online Course - Completed March 30, 2022

Professional Affiliations

Associate Member of the Appraisal Institute
Authorized Appraiser Trainee

Professional Experience

I have been involved in assisting in the appraisal of real property as a profession since May of 2004, and have assisted in appraisals for real estate for banks, savings and loan institutions, governmental agencies, law firms, real estate development companies and numerous individuals. I have assisted in professional assignments that included the valuation of residential, commercial and agricultural properties. I have assisted in appraisals for condemnation purposes, estate and gift tax valuation, county tax valuation purposes and financial purposes. As of the date of this report, I have completed the requirements under the qualifying education program of the Appraisal Institute to become an Appraiser Trainee. I am certified under the Qualifying Education Programs for the Appraisal Institute and the Texas Appraiser Licensing and Certification Board through May 31, 2024.

ADDENDA



BRADY
THE CITY OF
TEXAS

April 3, 2023

Halfmann Real Estate & Appraisals
133 W Concho, Suite 110
San Angelo, TX 76903

Re: Letter of Authorizations to proceed with Professional Services

Mr. Halfmann:

As requested, the City of Brady hereby authorizes your firm to proceed with the MAI appraisal of: 43 lots, located in the Dodge Heights subdivision located on FM 2722/Fife Street, Melvin Street and Eden Street

Price: \$19,350, approved by City Council on 3/7/2023

The appraisals being performed on the lots owned by the City of Brady in the Dodge Heights subdivision that have expired leases (or leases expiring within 2 years of the effective date) are to be performed with the hypothetical condition that the leases will be extended 2 years from the effective date (inspection date) of the appraisal at their current lease rate.

Each lot has city water and electric service. There is no sewer service; septic tanks are required. The roads are paved. Current lots with personal property have leased the land from the city since the 1960's. The lake is south of the Dodge Heights Subdivision, with some lots being lakefront. Leased lots will first be made available for purchase at appraised value to the individuals leasing the property. Lots not leased will also be for sale for the appraised value. The City will not be replatting lots, as undersized lots still meet TCEQ guidelines for septic use being platted prior to a stated date.

Thank you,

Erin Corbell

Erin Corbell

City Manager, City of Brady

RE: Lease terms

From: Erin Corbell (ecorbell@bradytx.us)
To: nikibancroft@yahoo.com
Cc: tkeys@bradytx.us; kevin@halfmannrealty.com
Date: Tuesday, March 21, 2023 at 08:24 AM CDT

Yes, please.

Erin Corbell, CPM, IOM, CTE
City Manager
Director of Economic Development
201 E. Main St.
Brady, TX 76825
P 325.597.2152 x212
F 325.597.2068

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From: Niki Bancroft <nikibancroft@yahoo.com>
Sent: Tuesday, March 21, 2023 8:16 AM
To: Erin Corbell <ecorbell@bradytx.us>
Cc: Tina Keys <tkeys@bradytx.us>; Kevin Halfmann <kevin@halfmannrealty.com>
Subject: Re: Lease terms

Should the leases that would expire during this 2 year hypothetical extension also be given the benefit of this extension?

Block 1-Lot 5 9/24/2023

Block 1-Lot 18 1/21/2024

The hypothetical would then read:

The appraisals being performed on the lots owned by the City of Brady in the Dodge Heights subdivision that have expired leases (or leases expiring within 2 years of the effective date) are to be performed with the hypothetical condition that the leases will be extended 2 years from the effective date (inspection date) of the appraisal at their current lease rate.

Niki Bancroft
Halfmann Appraisals

On Monday, March 20, 2023 at 03:05:14 PM CDT, Erin Corbell <ecorbell@bradytx.us> wrote:

Erin Corbell, CPM, IOM, CTE
City Manager
Director of Economic Development
201 E. Main St.
Brady, TX 76825
P 325.597.2152 x212
F 325.597.2068

Disclaimer: The content of this e-mail is intended solely for the use of the individual or entity to whom it is addressed. If you have received this communication in error, be aware that forwarding it, copying it, or in any way disclosing its content to any other person, is strictly prohibited. If you have received this communication in error, please notify the author by replying to this e-mail immediately.

From: Niki Bancroft <nikibancroft@yahoo.com>
Sent: Tuesday, March 14, 2023 10:04 AM
To: Erin Corbell <ecorbell@bradytx.us>
Cc: Tina Keys <tkeys@bradytx.us>; Kevin Halfmann <kevin@halfmannrealty.com>
Subject: Lease terms

Couple quick clarifications - These two have dates are erroring in the sheet you sent. Can you double check those two end dates and send them to me?

Block 1, lot 16 - 7/31/240 (I am assuming 7/31/2040)

Block 1, Lot 20 - 7/112046 (I am assuming 7/11/2046) your assumptions were correct

I am missing lease end dates for:

Block 2, Lot 9- 11/5/2043

Block 3, Lot 1- 3/18/2019

These following leases have expired. In order to do the leased fee interest, we need an end date that is after our effective date, otherwise those lease holders do not have a leased fee estate (discount on purchase price). This can be done with a hypothetical condition I just need it in writing from you (I included examples below).

Block 1, Lot 3

Block 1, Lot 6

Block 1, Lot 7

Block 1, Lot 8

Block 1, Lot 9

Block 1, Lot 10

Block 1, Lot 14

Block 1, Lot 15

Block 1, Lot 17

Block 1, Lot 19

Block 1, Lot 21

Block 2, Lot 4

Block 2, Lot 5

Block 2, Lot 11

Block 2, Lot 12

Block 3, Lot 2

You would need to fill in the number of years, or the date in these examples. Or you can come up with a completely different one. Or we can appraise those 16 lots in fee simple (no discount given to the tenant for the lease as they have lapsed).

Example 1 - The appraisals being performed on the lots owned by the City of Brady in the Dodge Heights subdivision that have expired leases are to be performed with the hypothetical condition that the leases will be extended 2 years from the effective date (inspection date) of the appraisal at their current lease rate.

Example 2 - The appraisals being performed on the lots owned by the City of Brady in the Dodge Heights subdivision that have expired leases are to be performed with the hypothetical condition that the leases will be extended until Month Day, Year (ex December 31, 2023) at their current lease rate.

Thanks,

Niki Bancroft

Halfmann Appraisals

Re: Utilities

From: Erin Corbell (ecorbell@bradytx.us)
To: nikibancroft@yahoo.com; tkeys@bradytx.us; kevin@halfmannrealty.com
Date: Monday, March 13, 2023 at 09:04 PM CDT

To connect to electric and water, yes. Might require a tap fee and a small extension, but there is certainly access.

Get [Outlook for iOS](#)

From: Niki Bancroft <nikibancroft@yahoo.com>
Sent: Monday, March 13, 2023 9:02:19 PM
To: Erin Corbell <ecorbell@bradytx.us>; Tina Keys <tkeys@bradytx.us>; Kevin Halfmann <kevin@halfmannrealty.com>
Subject: Re: Utilities

Do the unimproved lots have available hookups as well?

[Sent from Yahoo Mail on Android](#)

On Mon, Mar 13, 2023 at 9:00 PM, Erin Corbell <ecorbell@bradytx.us> wrote:

City water. City electric. City trash service (dumpster)

On septic. No gas

Get [Outlook for iOS](#)

From: Niki Bancroft <nikibancroft@yahoo.com>
Sent: Monday, March 13, 2023 3:04:40 PM
To: Erin Corbell <ecorbell@bradytx.us>; Tina Keys <tkeys@bradytx.us>; Kevin Halfmann <kevin@halfmannrealty.com>
Subject: Utilities

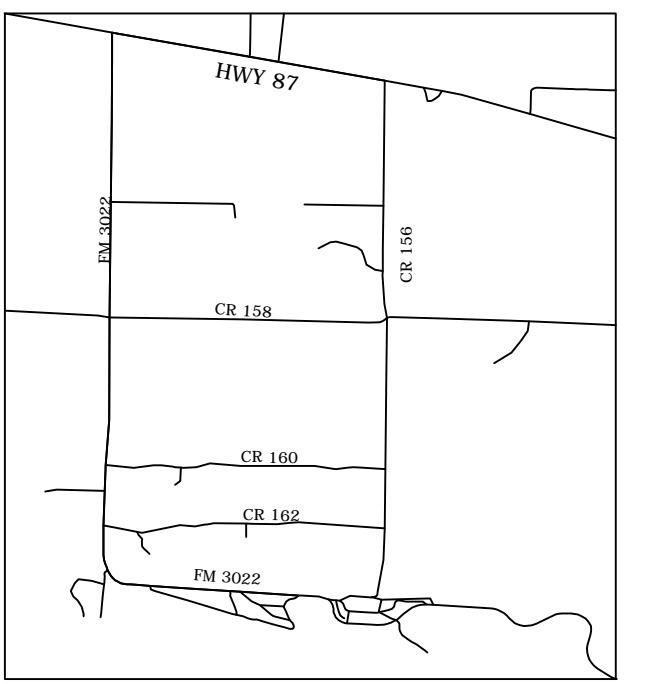
Erin,

On the sheet with all the info, you have Utilities listed. Do you have more specific information? We need to know if each lot has their own access to the following:

Water (indicate if its a water well or City water)
Sewer (indicate if its a septic tank or City sewer)
Electricity

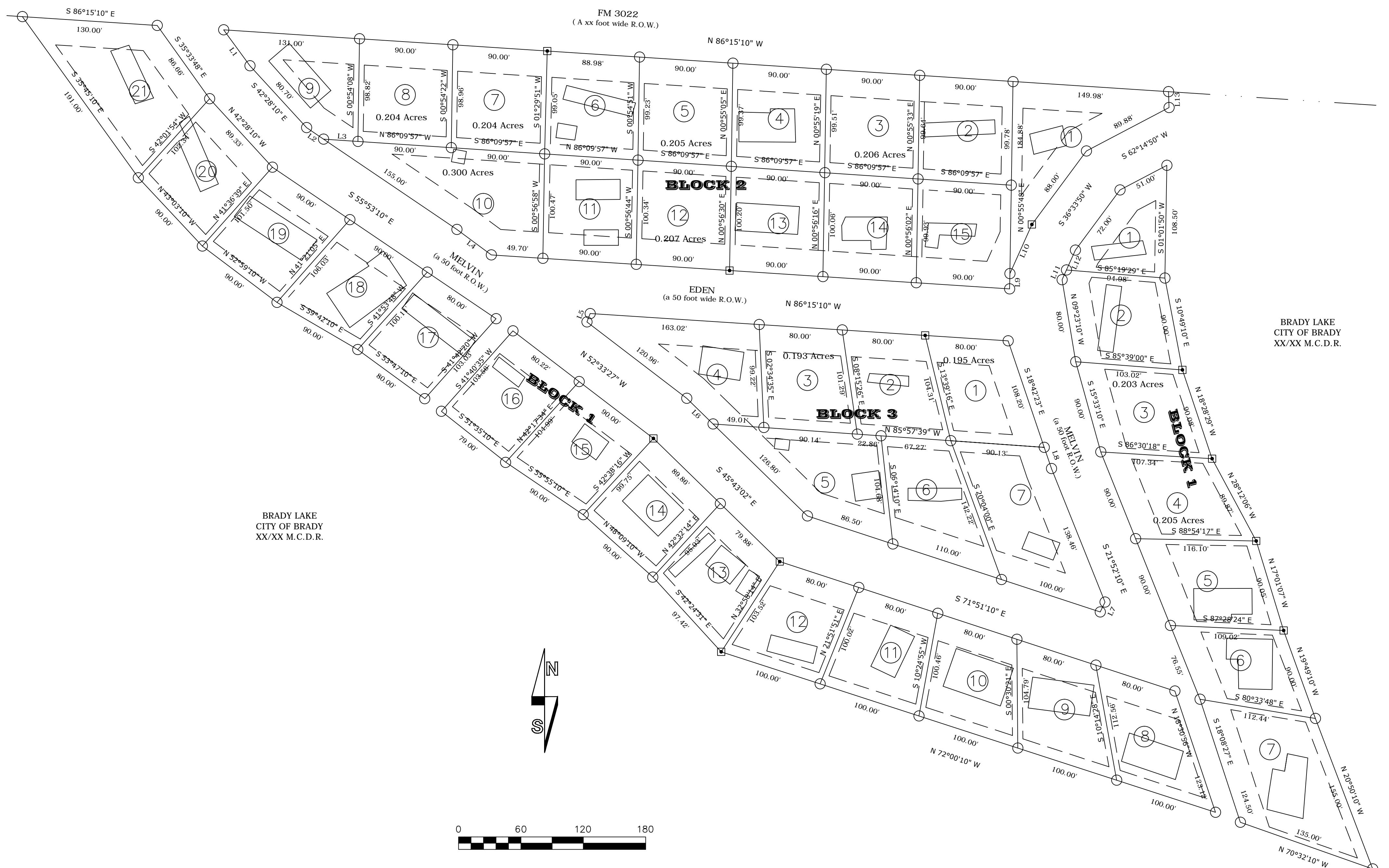
Thank you,

Niki Bancroft
Halfmann Appraisals



VICINITY MAP

LINE	BEARING	DISTANCE
L1	S 36°09'55" E	42.83'
L2	S 55°53'10" E	19.70'
L3	N 86°09'57" W	33.16'
L4	S 53°27'10" E	41.20'
L5	S 20°35'41" W	8.69'
L6	S 45°43'02" E	35.30'
L7	S 25°50'56" W	10.50'
L8	S 18°42'23" E	21.58'
L9	S 00°55'48" W	14.69'
L10	N 24°08'50" E	51.82'
L11	S 24°08'50" W	10.30'
L12	N 24°08'50" E	21.00'
L13	S 01°54'59" E	15.24'



**LOTS 1A-28A
BLOCKS 1-3**
A PRELIMINARY REPLAT OF
LOTS 1-58, BLOCK 1-3
DODGE HEIGHTS ADDITION
McCULLOCH COUNTY, TX

City Council

City of Brady, Texas

Agenda Action Form

AGENDA DATE:	06/20/2023	AGENDA ITEM	7.F.
AGENDA SUBJECT:	Discussion, consideration and possible action regarding McCulloch County contribution to EMS expenses		
PREPARED BY:	E. Corbell	Date Submitted:	06/16/2023
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY MANAGER APPROVAL:			

SUMMARY: At the June 20 th workshop, City Council discussed the method of billing McCulloch County for EMS Services and availability for services. Multiple methods of deriving a cost were discussed. Council may modify the current method used, or maintain the current method of developing the number billed to the county.
--

RECOMMENDED ACTION: Direct staff as desired

City Council
City of Brady, Texas

Agenda Action Form for Ordinance

AGENDA DATE:	06/20/2023	AGENDA ITEM	7.G..
AGENDA SUBJECT:	Discussion, consideration, and possible action regarding the first reading of Ordinance 1361 of the City of Brady allowing the possession and consumption of an open container in public areas in the Central Business District of the City of Brady.		
PREPARED BY:	E. Corbell	Date Submitted:	6/16/2023
EXHIBITS:	Ordinance 1361		
BUDGETARY IMPACT:	Required Expenditure:	0.00	
	Amount Budgeted:	0.00	
	Appropriation Required:	0.00	
CITY MANAGER APPROVAL:			
SUMMARY:			

RECOMMENDED ACTION:
<p>Mayor will ask: “Madam City Secretary please read the Ordinance Preamble for the record in accordance with the City Charter.” “Secretary reads preamble”</p> <p>Mayor calls for a motion: Move to approve the first reading of Ordinance 1361</p>

ORDINANCE NO. 1361

AN ORDINANCE OF THE CITY OF BRADY PROHIBITING OPEN CONSUMPTION OF ALCOHOL IN CERTAIN PLACES; ALLOWING THE OPEN CONSUMPTION OF ALCOHOL IN CERTAIN PLACES; PROVIDING A PENALTY FOR VIOLATION OF THE ORDINANCE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, state law allows for public consumption of alcohol between certain hours unless prohibited by cities; and

WHEREAS, city of Brady desires to prohibit open consumption of alcohol in public except in certain authorized places as being in the best interest of its citizens and to discourage underage drinking or other violations of state law; now therefore,

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

PART 1. Consumption of Alcoholic Beverages on Streets, Sidewalks and Parks.

That after the effective date of this Ordinance, public consumption of alcoholic beverages is unlawful in the city limits of Brady on city property except as allowed in Parts 3 and 4.

PART 2. Hours of Consumption.

That if allowed pursuant to Parts 3 and 4, the hours of public consumption of alcohol on city property and in city parks shall not be before or after as follows:

- Monday – Friday: Before 7 a.m. or after 12:15 a.m.
- Saturday: Before 7 a.m. or after 1:15 a.m.
- Sunday: Before noon or after 12:15 a.m.
- Exception: Consumption is legal between 10a.m. and noon Sunday:
 - At an on-premise establishment when it is sold along with the service of food to a customer.
 - At a winery, fair, festival, concert or sports venue.

Should the state of Texas change its hours of consumption, these hours shall remain in effect unless and until the City Council adopts the new hours.

PART 3.**PUBLIC CONSUMPTION ALLOWED IN DOWNTOWN/ CENTRAL BUSINESS DISTRICT:**

That after the effective date of this Ordinance, public consumption may be allowed on any street and sidewalk in the area depicted in Exhibit A, showing the following borders;

- a. Beginning at the corner of W. Lockhart Street and N. High Street to the corner of W. Lockhart and N. Elm Street;
- b. Length of N. Elm Street down to E. First St.
- c. Length of E. First Street to S. High Street
- d. Ending at the corner of S. High Street back up to W. Lockhart Street

PART 4.**PUBLIC CONSUMPTION ALLOWED AT CITY CIVIC CENTER:**

That after the effective date of this Ordinance, public consumption may be allowed in the City Civic Center.

PART 5.**FURTHER EXCEPTION TO PUBLIC CONSUMPTION:**

That after the effective date of this Ordinance, public consumption is not allowed if any areas authorized under Parts 3 or 4 have restrictions against consumption that the City has no authority to waive.

PART 6.**SALE OF ALCOHOL PROHIBITED IN AUTHORIZED AREAS.**

That after the effective date of this Ordinance, no vendor unless an already authorized business holding a liquor license in the authorized area may sell alcohol in the area unless the city council grants a permit for sale during an event. Any application must be submitted at least ten (10) business days before the desired sale.

PART 7.**ENFORCEMENT OF NON-COMPLIANCE, CRIMINAL PENALTIES**

The city manager, all employees of the parks department, and sworn members of the city police department are hereby individually and severally authorized and directed for and on behalf of

the city to notify any person who fails or refuses to comply with any applicable provision of law or of this ordinance and/or parks or community center departmental rules and regulations to immediately leave from any city-owned park, community center or the public areas affected by this ordinance. Any person who upon such notice fails to depart from any such property shall, upon conviction, be fined not more than \$500.00. Prosecution under this section shall not preclude prosecution for any other crime that the person may have committed at the city-owned property, park, or Community center.

SECTION 8. - SEVERABILITY

The provisions of this Ordinance are severable. If a court determines that a word, phrase, clause, sentence, paragraph, subsection, section, or other provision is invalid or that the application of any part of the provision to any Person or circumstance is invalid, the remaining provisions and the application of those provisions to other Persons or circumstances are not affected by that decision.

SECTION 9. CONFLICT REPEALED.

All Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 10. EFFECTIVE DATE.

This Ordinance shall be effective upon the date of final adoption hereof and any publication required by law.

PASSED ON FIRST READING, the ____ day of June 2023.

PASSED, APPROVED AND ADOPTED ON SECOND READING, the ____ day of July 2023

Aaron Garcia, Mayor

ATTEST:

City Secretary, Tina Keys

City Council

City of Brady, Texas

Agenda Action Form

AGENDA DATE:	06/20/2023	AGENDA ITEM	7.H.
AGENDA SUBJECT:	Discussion, consideration and possible action accepting the donation of 1000 N. Grant to the City of Brady.		
PREPARED BY:	E. Corbell	Date Submitted:	06/16/2023
EXHIBITS:	Code enforcement file Clean up cost estimate		
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY MANAGER APPROVAL:			

SUMMARY: <p>The structure at 1000 N. Grant burned in a fire several years ago, and has had an open junk and unsightly matter case with code enforcement since January 2020. The defendants in the case have cited inability to pay for the clean up and wish to deed the property over to the City.</p> <p>The City can then clean up and sell the property to recoup some of the clean up expenses.</p>
--

RECOMMENDED ACTION: <p>Staff recommends accepting the donation of the property as the current state creates a health and safety hazard in the neighborhood.</p>

McCulloch County Appraisal District

Chief Appraiser - Zane Brandenberger



Official Website

Hosted By Pritchard & Abbott, Inc.



General Real Estate Property Information

[New Property Search](#)

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Property ID: 20928

Account / Geo Number:

00000-00411-00000-000000

Property Legal Description:

3 60CROTHERS

(50 X 75 SW CENTER)

Survey / Sub Division Abstract:

CROTHERS

0

Property Location:

1000 N GRANT

BRADY TX 76825

Block:

60

Owner Information:

SMITH PRENTICE & JUDY

906 N BOUDINOTZ

BRADY TX 76825 3437

Section / Lot:

3

[View Building Detail Information](#)

[View Land Detail Information](#)

Previous Owner:

THOMAS ALVIN & CHARLOTTE

Deed Information:

Volume: 337

Page: 831

File Number:

Deed Date: 11/14/2003

Property Detail:

[Map It With Google](#)

The Google map link above is in no way affiliated with this website. It is a 3rd party link to provide a visual location only.

Agent:	None
Property Exempt:	
Category/SPTB Code:	A1
Total Acres:	0.086
Total Living Sqft:	See Detail
Owner Interest:	1.000000
Homestead Exemption:	
Homestead Cap Value:	0
Land Ag/Timber Value:	0
Land Market Value:	3,560
Improvement Value:	14,730
Property Market Value:	18,290

[Printer Friendly Version](#)

Click the button above for a printable version of this record with all available details.

* [View Property Tax Information](#)

* [View 5 Year Value History](#)

Jur Code	Description	Market Value	Homestead	Total Exemption	Taxable
01	MCCULLOCH COUNTY	18,290		0	18,290
01IS	MCCULLOCH COUNTY I&S	18,290		0	18,290
01A	COUNTY SPECIAL	18,290		0	18,290
10	CITY OF BRADY	18,290		0	18,290
30	BRADY ISD I&S	18,290		0	18,290
30A	BRADY ISD M&O	18,290		0	18,290
50	HICKORY WATER	18,290		0	18,290
60	HOSPITAL DIST	18,290		0	18,290
10A	CITY OF BRADY CEMETERY	18,290		0	18,290

* Where supporting website data is available.

[New Property Search](#)

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Version 4.1.0

Photo	Details
	<p>Title: IMG_3471_1678397521726.JPG Date: Mar 09, 2023 15:36 Uploaded by: Connie Echols</p>
	<p>Title: IMG_3471_1678397625806.JPG Date: Mar 09, 2023 15:36 Uploaded by: Connie Echols</p>



BRADY
THE CITY OF
TEXAS

City of Brady, Texas
201 E. Main St. Brady, TX 76825
Phone. (325)597-2152 Fax. (325)597-0556

VIOLATION NOTICE

Prentice & Judy Smith
906 N. Boudinotz
Brady, TX 76825

03/14/2023

Property Location: 1000 North Grant Street, Brady, TX, 76825

According to records at the McCulloch County Appraisal District, you are the owner of the property referenced above. If this is not your property, please contact me.

This property is in violation of the City of Brady Code of Ordinance as follows:

Municipal Code	Description	Resolutions	Comply-By
"Junk and Unsightly Matter" Sec. 6.04.006	It shall be unlawful for any person or entity owning or having supervision or control (including building contractors) of any lot, tract, parcel of land or portion thereof, occupied or unoccupied, improved or unimproved within the corporate limits of the city to permit any junk, debris, and any and all other objectionable or unsightly matter of whatever nature to accumulate upon any such lot, tract or parcel of land.	Remove any and all junk or unsightly matter from within public view or visible from neighboring properties.	03/24/2023
Weeds and Vegetation 12" Sec. 6.04.004(a growth restriction)(1)	It shall be unlawful for any person or entity owning or having supervision or control of any lot, tract, parcel of land or portion thereof, occupied or unoccupied, improved or unimproved, within the corporate limits of the city to permit uncultivated grass, weeds or brush to grow to a height greater than twelve inches (12") on any lot, tract or parcel of land within the corporate limits of the city	Cut all grass, weeds, and brush	03/21/2023
Dangerous Buildings/Nuisance Sect 3.203	Any building or structure requiring repair, removal or demolition, as described and defined in this article and all buildings or structures within the city which because of their condition are unsafe, unsanitary or otherwise dangerous to the health, safety and general welfare of the citizens of the city are hereby declared to be a public nuisance and unlawful and subject to the provisions of this article	Repair or demolish the building.	04/13/2023

Municipal Code	Description	Resolutions	Comply-By
	in addition to the other provisions in this code of ordinances.		

This letter is issued as a courtesy to inform you of these violations. If you believe these violations do not exist, please contact me to review and arrange an on-site inspection. **Otherwise you are given ten (10) days from receipt of this letter to correct these violations.**

Each of these violations can carry a fine of up to \$2,000.00 per day. If you do not correct these violations within the time frame noted, the City may enter upon the property to correct the violations and charge you for the expenses, or issue a citation. These violations will be re-inspected for compliance.

You are entitled to a hearing regarding this matter if you request one within ten (10) days from receipt of this letter.

If you would like to discuss these issues, you may contact me at 325-597-2152 ext. 209 or by email at cechols@bradytx.us.

Thank you for your time and attention to this matter.

Sincerely,



Connie Echols

Code Enforcement Officer

City of Brady

Photo	Details
 A photograph showing a large field of debris, including twisted metal and wood, in the foreground. In the background, there is a damaged building with its roof partially collapsed and some trees.	<p>Title: IMG_4285_1678816571918.JPG</p> <p>Date: Mar 14, 2023 12:58</p> <p>Uploaded by: Connie Echols</p>
 A photograph showing a damaged building with its roof partially collapsed. A large tree stands in front of the building. The foreground is a dirt road and the background shows a cloudy sky.	<p>Title: IMG_4284_1678816571912.JPG</p> <p>Date: Mar 14, 2023 12:58</p> <p>Uploaded by: Connie Echols</p>
 A photograph showing a large field of debris, including twisted metal and wood, in the foreground. In the background, there is a damaged building with its roof partially collapsed and some trees.	<p>Title: IMG_4286_1678816571918.JPG</p> <p>Date: Mar 14, 2023 12:58</p> <p>Uploaded by: Connie Echols</p>

ACCT: 00000-00411-00000-000000	PARCEL/TYPE: 20928 / R	LOC CODE: 23	JUR CODE: 00 01 011S 10 30A 50 60	CAT CODE: A1	AGENT: /
OWNER R1039	OWNER/SEQ: R1039/1	LEGAL 1 3	60CROTHERS	UTIL TYPE:	
SMITH PRENTICE & JUDY	DISABLED VET: 1.000000	LEGAL 2	(50 X 75 SW CENTER)	ZONING:	
906 N BOUDINOTZ	OWNER INT: 1.000000	LEGAL 3		NEIGHBOR:	
BRADY TX 76825-3437	HS CODE:	LEGAL 4		RD TYPE:	
	CEILING YEAR:	Prop Addr:	1000 N GRANT	ROUTE CODE/ORDER: /0	APPR YEAR: 2021
	CEILING TAX:		BRADY TX 76825	MTG:	APPR DATE: 02/13/2020
				SEC ACCT: []	APPR NAME: CF

User Code 1: User Code 2: CNB User Code 3: User Code 4: User Code 5: User Code 6:

LAND							REAL							AG										
SEQ	ACRES	SQ FT	FRNT FT	REAR FT	FRNT FT AVG	DEPTH	DEP %	CLASS	COST	EXTRA COST	% RD	% GD	EXTRA AMT %	EXTRA VALUE	MKT VAL	CLASS/CD	COST	EXTRA COST	TYPE	% GD	EXTRA AMT %	EXTRA VALUE	VALUE	CAT
1	0.0860	3750.00	50.00	50.00	50.00	75.00	1.00	RES3	0.95	0.00	1.00	1.00	1.00	0	3,560	/	0.00	0	0.00	1.00	0	0	A	

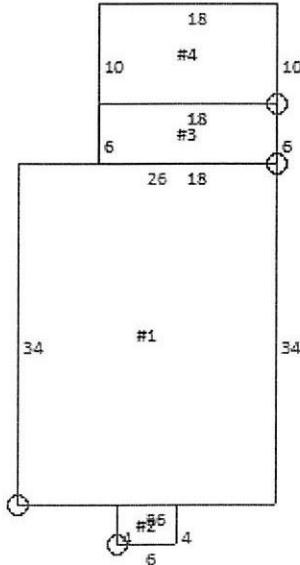
IMPROVEMENTS																				
SEQ	TYPE	CLASS	CNDTN	HS	YR BLT	EFF YR	AGE	NOTES	TTL AREA	COST	% EX1	% EX2	% GD	% FC	% EC	% CP	EXTRA	TOTAL VAL	CALLS	CAT CODE
1	RS	1F	FAIR	Y	1945	0	78	RESIDENCE	884	74.86	1.000	1.000	0.200	1.000	1.000	1.000	0	13,240	U34R26D34L26	A
2	CP	RS1	FAIR	Y	1945	0	78	COVERED PORCH	24	13.23	1.000	1.000	0.200	1.000	1.000	1.000	0	60	U4R6D4L6	A
3	CP	RS1	FAIR	Y	1945	0	78	COVERED PORCH	108	13.23	1.000	1.000	0.200	1.000	1.000	1.000	0	290	L18U6R18D6	A
4	GARAGE	1F	FAIR	Y	1945	0	78	DETACHED GARAGE	180	31.74	1.000	1.000	0.200	1.000	1.000	1.000	0	1,140	U10L18D10R18	A

ACRES: 0.0860	OWNERS ACRES: 0.0860	LARGER TRACT: 0.0000	LAND HS: 3,560	IMP HS: 14,730	TOTAL MKT: 18,290
ABST NUM: 0		SIC CODE:	LAND NHS: 0	IMP NEW HS: 0	
ABST/SUBDIV: CROTHERS		IRR WELLS: 0.00	PROD MKT: 0	IMP NHS: 0	TOTAL TAXABLE: 18,290
TRACT/LOT: 3		IRR ACRES: 0.00	PROD (AG/TIM): 0	IMP NEW NHS: 0	OWNER INT: 1,000000
BLOCK: 60		CAPACITY: 0.00	TOTAL LAND MKT: 3,560	IMP TOTAL: 14,730	OWNER VALUE: 18,290
		USE INCOME VALUE: N	IS VALUE OVERRIDDEN: N		

PREVIOUS OWNER	SEQ	PREVIOUS OWNER	DEED DATE	VOLUME	PAGE	FILE #	#1 RS
6 THOMAS ALVIN & CHARLOTTE	6		11/14/2003	337	831		#2 CP
5 U S A	5		06/17/2003	333	999		#3 CP
4 CASTANUELA WENDY S & HECTOR J	4			0	0		#4 GARAGE

SEQ	COMMENTARY	VALUE	UNIT
1	Piers, Blocks	0.00	A
1	Stucco/Frame	0.00	A
1	Gable Roof	0.00	A
1	Wood Floor	0.00	A
1	1 Bathroom	0.00	A
1	Asp/Shing Roof	0.00	A

#1 RS
#2 CP
#3 CP
#4 GARAGE



City Council

City of Brady, Texas

Agenda Action Form

AGENDA DATE:	06/20/2023	AGENDA ITEM	7.I.
AGENDA SUBJECT:	Discussion, consideration and possible action accepting the donation of 314 and 316 W Commerce to the City of Brady.		
PREPARED BY:	E. Corbell	Date Submitted:	06/16/2023
EXHIBITS:	Code enforcement file Overhead map view Clean up cost estimate		
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY MANAGER APPROVAL:			

SUMMARY: The structures at 314 and 316 W. Commerce have been in a state of disrepair for years. The current owners have complied with Code Enforcement requests to board up at least the front windows of the property, but have no further plans for improvements. Property owners wish to donate the properties to the City of Brady. The City can then clean up the properties and sell them, or utilize them for additional public parking near the square.

RECOMMENDED ACTION: Staff recommends accepting the donation of the property as the current state creates a health and safety hazard on a main thoroughfare through town.
--



BRADY
THE CITY OF
TEXAS

City of Brady, Texas
201 E. Main St. Brady, TX 76825
Phone. (325)597-2152 Fax. (325)597-0556

VIOLATION NOTICE

JKAM ENTERPRISES LLC
103 SPEARPOINT COVE
GEORGETOWN, TX 78628

FINAL NOTICE

11/30/2022

Property Location: 316 Commerce Street, Brady, TX, 76825

According to records at the McCulloch County Appraisal District, you are the owner of the property referenced above. If this is not your property, please contact me.

This property is in violation of the City of Brady Code of Ordinance as follows:

Municipal Code	Description	Resolutions	Comply-By
Weeds and Vegetation 12" Sec. 6.04.004(a growth restriction)(1)	It shall be unlawful for any person or entity owning or having supervision or control of any lot, tract, parcel of land or portion thereof, occupied or unoccupied, improved or unimproved, within the corporate limits of the city to permit uncultivated grass, weeds or brush to grow to a height greater than twelve inches (12") on any lot, tract or parcel of land within the corporate limits of the city	Cut all grass, weeds, and brush	12/06/2022
Dangerous Buildings/Nuisance Sect 3.203	Any building or structure requiring repair, removal or demolition, as described and defined in this article and all buildings or structures within the city which because of their condition are unsafe, unsanitary or otherwise dangerous to the health, safety and general welfare of the citizens of the city are hereby declared to be a public nuisance and unlawful and subject to the provisions of this article in addition to the other provisions in this code of ordinances.	Repair or demolish the building.	12/29/2022

This letter is issued as a courtesy to inform you of these violations. If you believe these violations do not exist, please contact me to review and arrange an on-site inspection. **Otherwise you are given ten (10) days from receipt of this letter to correct these violations.**

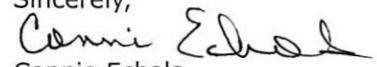
Each of these violations can carry a fine of up to \$2,000.00 per day. If you do not correct these violations within the time frame noted, the City may enter upon the property to correct the violations and charge you for the expenses, or issue a citation. These violations will be re-inspected for compliance.

You are entitled to a hearing regarding this matter if you request one within ten (10) days from receipt of this letter.

If you would like to discuss these issues, you may contact me at 325-597-2152 ext. 209 or by email at cechols@bradytx.us.

Thank you for your time and attention to this matter.

Sincerely,



Connie Echols

Code Enforcement Officer

City of Brady

McCulloch County Appraisal District

Chief Appraiser - Zane Brandenberger



General Real Estate Property Information

[New Property Search](#)

[Go To Previous Page](#)

Property ID: **21538**

Account / Geo Number:

00000-01035-00000-000000

Property Legal Description:

12 21FULCHER

Survey / Sub Division Abstract:

FULCHER

0

Property Location:

314 W COMMERCE

BRADY TX 76825

Block:

21

Owner Information:

JKAM ENTERPRISES LLC

Section / Lot:

12

[View Building Detail Information](#)

[View Land Detail Information](#)

Previous Owner:

CROUCH BILLY & NAN

Deed Information:

Volume: **401**

Page: **721**

File Number: **37833**

Deed Date: **3/31/2011**

Property Detail:

[Map It With Google](#)

The Google map link above is in no way affiliated with this website. It is a 3rd party link to provide a visual location only.

Agent:	None
Property Exempt:	
Category/SPTB Code:	F1
Total Acres:	0.041
Total Living Sqft:	See Detail
Owner Interest:	1.000000
Homestead Exemption:	
Homestead Cap Value:	0
Land Ag/Timber Value:	0
Land Market Value:	9,000
Improvement Value:	11,250

[Printer Friendly Version](#)

Click the button above for a printable version of this record with all available details.

* [View Property Tax Information](#)

* [View 5 Year Value History](#)

Property Market Value: **20,250**

Jur Code	Description	Market Value	Homestead	Total Exemption	Taxable
01	MCCULLOCH COUNTY	20,250		0	20,250
01IS	MCCULLOCH COUNTY I&S	20,250		0	20,250
01A	COUNTY SPECIAL	20,250		0	20,250
10	CITY OF BRADY	20,250		0	20,250
30	BRADY ISD I&S	20,250		0	20,250
30A	BRADY ISD M&O	20,250		0	20,250
50	HICKORY WATER	20,250		0	20,250
60	HOSPITAL DIST	20,250		0	20,250
10A	CITY OF BRADY CEMETERY	20,250		0	20,250

* Where supporting website data is available.

[New Property Search](#)

[Go To Previous Page](#)

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Real Estate Appraisal Information is the 2021 CERTIFIED Appraisal Values. © McCulloch County Appraisal District | Last Real Estate Update: 12/08/2021



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Version 3.2.2

ACCT: 00000-01035-01500-000000	PARCEL/TYPE: 34228 / R OWNER/SEQ: R20916/1 DISABLED VET: OWNER INT: 1.000000 HS CODE: CEILING YEAR: CEILING TAX:	LOC CODE: 23 LEGAL 1 10-11 21FULCHER LEGAL 2 LEGAL 3 LEGAL 4 Prop Addr: 316 W COMMERCE BRADY TX 76825	JUR CODE: 00 01 01IS 10 30A 50 60 CAT CODE: F1 UTIL TYPE: ZONING: NEIGHBOR: RD TYPE: ROUTE CODE/ORDER: /0 MTG: SEC ACCT: []	AGENT: MAP: / GPS: APPR YEAR: 2021 APPR DATE: 02/24/2020 APPR NAME: CF
--------------------------------	--	---	---	---

User Code 1: User Code 2: User Code 3: User Code 4: User Code 5: User Code 6:

LAND							REAL								AG								
SEQ	ACRES	SQ FT	FRNT FT	REAR FT	FRNT FT AVG	DEPTH	DEP %	CLASS	COST	EXTRA COST	% RD	% GD	EXTRA AMT	EXTRA VALUE	MKT VAL	CLASS/CD	COST	EXTRA COST	TYPE	% GD	EXTRA AMT	EXTRA VALUE	CAT
1	0.1030	4500.00	50.00	50.00	50.00	90.00	1.00	DWNTW	5.00	0.00	1.00	1.00	0.75	0	16,880	/	0.00	0	0.00	1.00	0	F	

IMPROVEMENTS											REAL PROPERTY TAXES									
SEQ	TYPE	CLASS	CNDTN	HS	YR BLT	EFF YR	AGE	NOTES	TTL AREA	COST	% EX1	% EX2	% GD	% FC	% EC	% CP	EXTRA	TOTAL VAL	CALLS	CAT CODE
1	COMM	STM2	CPOOR	N	1930	0	92	COMMERCIAL BLDG	3,600	23.48	1.000	1.000	0.100	0.200	0.800	1.000	0	1,350	U90R40D90L40	F1
2	CANOPY	CNS1	CPOOR	N	1930	0	92	OPEN PORCH	160	16.28	1.000	1.000	0.100	0.200	0.800	1.000	0	40	U4R40D4L40	F1

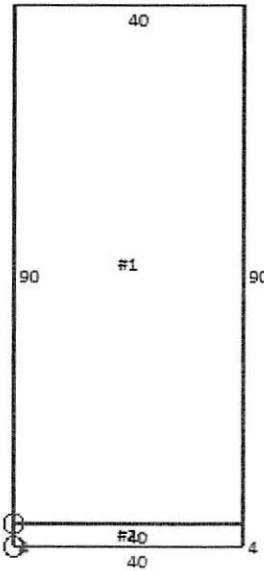
ACRES: 0.1030	OWNERS ACRES: 0.1030	LARGER TRACT: 0.0000	LAND HS: 0	IMP HS: 0	TOTAL MKT: 18,270
ABST NUM: 0		SIC CODE:	LAND NHS: 16,880	IMP NEW HS: 0	
ABST/SUBDIV: FULCHER		IRR WELLS: 0.00	PROD MKT: 0	IMP NHS: 1,390	TOTAL TAXABLE: 18,270
TRACT/LOT: 10-11		IRR ACRES: 0.00	PROD (AG/TIM): 0	IMP NEW NHS: 0	OWNER INT: 1.000000
BLOCK: 21		CAPACITY: 0.00	TOTAL LAND MKT: 16,880	IMP TOTAL: 1,390	OWNER VALUE: 18,270
		USE INCOME VALUE: N	IS VALUE OVERRIDDEN: N		

SEQ	PREVIOUS OWNER	DEED DATE	VOLUME	PAGE	FILE #
3	CROUCH BILLY & NAN	03/31/2011	401	721	37833
2	CROUCH BILLY & NAN		0	0	
1	MC VAY GENE & CAROLYN	02/03/2004	339	324	

COMMENTARY (*only shows 10 sequences)			
SEQ	COMMENTARY	VALUE	UNIT
1	Slab Fd	0.00	

#1 COMM

#2 CANOPY





BRADY
THE CITY OF
TEXAS

City of Brady, Texas
1405 N. Bridge St Brady, TX 76825
Phone. (325)597-2244 Fax. (325)597-0556

VIOLATION NOTICE

FINAL NOTICE

JKAM ENTERPRISES LLC
103 SPEARPOINT COVE
GEORGETOWN, TX 78628

06/13/2022

Property Location: 314 & 316 W. Commerce Street, Brady, TX, 76825

According to records at the McCulloch County Appraisal District, you are the owner of the property referenced above. If this is not your property, please contact me.

This property is in violation of the City of Brady Code of Ordinance as follows:

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Dangerous Buildings/Nuisance Sect 3.203	Any building or structure requiring repair, removal or demolition, as described and defined in this article and all buildings or structures within the city which because of their condition are unsafe, unsanitary or otherwise dangerous to the health, safety and general welfare of the citizens of the city are hereby declared to be a public nuisance and unlawful and subject to the provisions of this article in addition to the other provisions in this code of ordinances.	Repair or demolish the building.	04/20/2022

This letter is issued as a courtesy to inform you of these violations. If you believe these violations do not exist, please contact me to review and arrange an on-site inspection. **Otherwise you are given ten (10) days from receipt of this letter to correct these violations.**

Each of these violations can carry a fine of up to \$2,000.00 per day. If you do not correct these violations within the time frame noted, the City may enter upon the property to correct the violations and charge you for the expenses, or issue a citation. These violations will be re-inspected for compliance.

You are entitled to a hearing regarding this matter if you request one within ten (10) days from receipt of this letter.

If you would like to discuss these issues, you may contact me at 325-597-2152 ext. 209 or by email at cechols@bradytx.us.

Thank you for your time and attention to this matter.

Sincerely,



Connie Echols
Code Enforcement Officer
City of Brady



BRADY
THE CITY OF
TEXAS

City of Brady, Texas
1405 N. Bridge St Brady, TX 76825
Phone. (325)597-2244 Fax. (325)597-0556

VIOLATION NOTICE

JKAM ENTERPRISES LLC
103 SPEARPOINT COVE
GEORGETOWN, TX 78628

03/21/2022

Property Location: 314 & 316 W. Commerce Street, Brady, TX, 76825

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Thank you for your time and attention to this matter.

Sincerely,



Connie Echols
Code Enforcement Officer
City of Brady



CITY OF BRADY
 MONTHLY FINANCIAL REPORT
 AS OF: MAY 31ST, 2023

66.67% OF FISCAL YEAR

	CURRENT BUDGET	YEAR TO DATE ACTUAL	% TO DATE	YEAR TO DATE PRIOR YEAR
BEGINNING FUND BALANCE &				
NET WORKING CAPITAL	34,178,081.67	34,178,081.67		47,688,441.32
<u>REVENUES</u>				
10 -GENERAL FUND	9,353,860.00	7,490,032.85	80.07	5,553,993.45
11 -GEN CONSTRUCTION FUND	0.00	0.00	0.00	0.00
20 -ELECTRIC FUND	7,715,400.00	5,239,343.10	67.91	4,659,432.04
30 -WATER / SEWER FUND	4,698,103.00	3,082,739.00	65.62	2,656,129.58
33 -WATER CONSTRUCTION FU	330,000.00	135,427.01	41.04	1,628.98
35 -WWTP CONSTRUCTION FUN	331,000.00	161,046.76	48.65	21,745.05
40 -GAS FUND	1,165,200.00	996,918.50	85.56	1,123,409.65
50 -UTILITY SUPPORT FUND	652,300.00	464,957.56	71.28	422,420.53
60 -SOLID WASTE FUND	1,365,000.00	1,008,553.65	73.89	1,100,540.19
61 -STREET SANITATION FUN	74,000.00	49,365.02	66.71	49,511.42
80 -SPECIAL REVENUE FUND	605,360.00	1,033,636.52	170.75	354,083.42
81 -CEMETERY FUND	44,600.00	50,124.70	112.39	47,428.06
82 -HOTEL/MOTEL FUND	210,000.00	131,958.61	62.84	100,859.80
83 -SPECIAL PURPOSE FUND	1,600.00	6,170.02	385.63	11,414.67
TOTAL REVENUES	26,546,423.00	19,850,273.30	74.78	16,102,596.84
<u>EXPENDITURES</u>				
10 -GENERAL FUND	9,360,096.00	5,268,106.65	56.28	4,932,044.76
11 -GEN CONSTRUCTION FUND	216,189.00	44,514.85	20.59	53,225.00
20 -ELECTRIC FUND	8,584,478.00	5,161,043.40	60.12	4,418,568.48
30 -WATER / SEWER FUND	7,105,324.00	2,076,276.78	29.22	2,272,982.09
33 -WATER CONSTRUCTION FU	7,507,837.00	2,830,527.60	37.70	5,460,315.61
35 -WWTP CONSTRUCTION FUN	7,020,267.00	3,375,210.32	48.08	4,166,534.38
40 -GAS FUND	1,157,079.00	891,370.83	77.04	1,183,199.42
50 -UTILITY SUPPORT FUND	785,986.00	523,828.64	66.65	444,583.48
60 -SOLID WASTE FUND	1,710,043.00	870,403.62	50.90	844,345.10
61 -STREET SANITATION FUN	112,828.00	67,057.23	59.43	38,688.43
80 -SPECIAL REVENUE FUND	686,295.00	983,145.51	143.25	315,185.73
81 -CEMETERY FUND	68,321.00	34,586.31	50.62	27,385.46
82 -HOTEL/MOTEL FUND	224,500.00	123,666.32	55.09	96,831.81
83 -SPECIAL PURPOSE FUND	1,600.00	1,523.03	95.19	10,168.10
TOTAL EXPENDITURES	44,540,843.00	22,251,261.09	49.96	24,264,057.85
REVENUES OVER/(UNDER) EXPENDITURES	(17,994,420.00)	(2,400,987.79)		(8,161,461.01)
ENDING FUND BALANCE &				
NET WORKING CAPITAL	16,183,661.67	31,777,093.88		39,526,980.31

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

09/30/2024



Year	October	November	December	January	February	March	April	May	June	July	August	September	Total
2023	\$107,497	\$116,442	\$105,580	\$106,567	\$132,732	\$99,941	\$96,330	\$115,788	\$104,149	\$0	\$0	\$0	\$985,025
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
2013	\$81,575	\$84,095	\$78,857	\$88,594	\$108,399	\$69,954	\$76,038	\$92,661	\$84,448	\$82,176	\$91,353	\$87,852	\$1,026,002
2012	\$76,182	\$79,173	\$73,628	\$81,661	\$100,901	\$64,794	\$79,473	\$88,392	\$76,641	\$60,890	\$87,159	\$105,230	\$974,124
2011	\$78,998	\$93,104	\$65,476	\$83,507	\$93,953	\$70,399	\$72,121	\$81,841	\$76,174	\$71,819	\$84,522	\$71,003	\$942,918
2010	\$70,849	\$72,537	\$66,287	\$69,364	\$86,286	\$70,868	\$54,779	\$73,192	\$69,685	\$64,455	\$93,443	\$58,872	\$850,618
2009	\$79,109	\$125,392	\$86,622	\$79,704	\$95,830	\$73,457	\$68,319	\$79,191	\$78,551	\$96,167	\$89,024	\$73,646	\$1,025,012

CITY OF BRADY
CITY COUNCIL CORRESPONDENCE

TO: **MAYOR AND COUNCIL**

FROM: **FINANCE / UTILITY DEPARTMENTS**

SUBJECT: **MONTHLY CUSTOMER SERVICE REPORT**

DATE: **May 31, 2023**

SERVICES	FISCAL YEAR 2023											
	October	November	December	January	February	March	April	May	June	July	August	September
Received Phone Calls	662	572	495	491	259	498	438	417				
Returned Calls	233	184	150	152	83	128	151	108				
Residential Apps	43	19	15	21	18	42	29	41				
Commercial Apps	4	2	5	3	2	1	1	4				
Service Orders	142	94	211	208	95	179	107	193				
Utility Onsite Payments	748	826	856	691	722	917	658	832				
Utility Mail Payments	672	579	698	727	646	727	612	680				
Utility Online Payments	714	674	721	692	692	760	674	736				
Utility Draft Payments	553	553	564	577	582	577	576	577				

SERVICE ORDER REPORT FY 22-23

TOTALS BY JOB CODE	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	YTD
BTP - BULK TRASH PICKUP	0	0	0	0	0	1	0	2					3
CC - BRUSH CHIPPING	3	1	1	0	1	6	3	8					23
C&S - CLEAN AND SHOW	0	0	0	0	0	0	0	0					0
CHG - SERVICE CHANGE	5	8	5	9	2	3	3	4					39
CON - CONNECT SERVICE	15	9	15	9	8	10	10	19					95
DEMO - DEMILITION (New Code Added)	0	0	0	0	0	0	0	0					0
DIS - DISCONNECT SERVICE	12	11	10	18	14	10	15	17					107
DMP - DUMPSTER SERVICE CHANG	0	3	0	1	0	0	0	0					4
EOUT - ELECTRIC OUTAGE	3	0	3	1	2	2	1	4					16
FD - FORCED DISCONNECT	37	19	29	27	42	43	34	45					276
Gas - Gas Pressure Test Needed	1	0	0	0	0	0	0	0					1
GL - GAS LEAK	2	1	1	5	1	3	0	2					15
GOUT - GAS OUTAGE	1	0	2	1	0	0	0	0					4
MCE - ELECTRIC METER CHANGEOUT	3	1	2	14	21	38	9	3					91
MCG - GAS METER CHANGEOUT	19	6	3	1	1	0	0	36					66
MCW - WATER METER CHANGEOUT	5	5	5	4	3	8	6	3					39
MISC - MISCELLANEOUS	13	12	21	8	9	5	12	22					102
NONCO - NON COMPLIANCE CODE	0	0	0	0	0	0	0	0					0
NONPAY - DISCONNECT FOR NON PAY	8	8	14	15	12	5	6	14					82
PH - STREET POTHOLEs	2	1	1	3	3	1	1	0					12
PPM - PUBLIC PROPERTY	0	0	0	0	0	0	0	0					0
PL - PILOT LIGHT ON/OFF	0	0	0	0	0	2	13	0					15
PLY - POLYCART SVC CHANGE	1	14	5	3	1	0	5	1					30
PULL - PULL METER	22	16	4	5	3	5	4	6					65
RC - CHECK READ	27	42	46	50	45	35	20	39					304
REINS - REINSTATEMENT OF SERVICE	2	3	6	9	3	3	4	6					36
SBU - SEWER BACK UP	0	3	3	2	5	3	0	2					18
SC - STREET CUTS FOR TAPS	1	0	3	0	0	1	1	3					9
SL - SECURITY LIGHTS REPAIR	5	6	2	4	7	8	4	7					43
TT - TREE TRIMMING	0	0	1	0	0	0	1	0					2
WL - WATER LEAK	9	6	21	7	8	9	8	8					76
WOUT - WATER OUTAGE	1	0	0	0	1	1	2	0					5
TOTAL ALL CODES	197	175	203	196	192	202	162	251	0	0	0	0	1578

SERVICE ORDER DELEGATION BY GROUP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	YTD
CODE ENFORCEMENT	0	0	0	1	0	0	0	0					1
ELECTRIC	16	9	13	21	32	53	14	21					179
GAS	22	11	6	9	2	7	14	42					113
METER TECHNICIAN	129	115	131	142	130	111	101	146					1005
PPM	0	0	0	0	0	0	0	0					0
SOLID WASTE	2	17	5	4	1	0	5	1					35
STREETS	6	6	6	2	6	9	6	14					55
WATER	22	17	42	17	21	22	22	27					190
TOTAL	197	175	203	196	192	202	162	251	0	0	0	0	1578

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	429	456	461	433	550	503	617					3,903
Home Delivered Meals	669	697	692	679	660	989	853	984					6,223
Total Meals	1,123	1,126	1,148	1,140	1,093	1,539	1,356	1,601	-	-	-	-	10,126
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	495	5,714
Home Delivered Meals	686	651	672	630	408	769	694	696	704	635	845	682	8,072
Total Meals	1,207	1,137	1,197	1,083	735	1,274	1,100	1,158	1,258	1,100	1,360	1,177	13,786
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.													

Brady Municipal Golf Course
Monthly Report
FY 2023

Item	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	TOTAL
Rounds	368	69	57	95	114	180	259	246					1388
Green Fees	\$ 2,190.00	\$ 985.00	\$ 886.00	\$ 1,582.00	\$ 1,978.00	\$ 3,305.00	\$ 3,938.00	\$ 3,700.00					\$ 18,564.00
Membership Rounds	368	197	177	271	277	340	369	355					2354
Student Rounds	22	2	9	27	16	154	57	121					408
Total Rounds	546	268	243	393	407	674	685	722					3938
Trail Fee	0	0											0
Trail Fee Revenues	\$ -	\$ -											\$ -
Cart Rentals	154	61	39	99	83	163	211	248					1058
Cart Revenue	\$ 2,376.73	\$ 962.05	\$ 704.60	\$ 1,639.56	\$ 1,476.91	\$ 2,926.80	\$ 3,617.84	\$ 4,403.71					\$ 18,108.20
Cart Shed Rental													
Vending Revenue	\$ 1,103.53	\$ 148.45	\$ 303.62	\$ 778.99	\$ 1,064.50	\$ 1,184.08	\$ 2,625.20	\$ 1,672.70					\$ 8,881.07
Memberships	71	22	29	24	33	28	40	31					278
Membership Fees	\$ 19,860.00	\$ 2,985.00	\$ 1,435.00	\$ 2,345.00	\$ 1,945.00	\$ 1,810.00	\$ 1,660.00	\$ 1,410.00					\$ 33,450.00
Driving Range	26	17	11	34	49	73	81	36					327
Range Revenue	\$ 96.04	\$ 56.16	\$ 44.80	\$ 144.50	\$ 170.97	\$ 322.00	\$ 316.26	\$ 131.90					\$ 1,282.63
Misc.	\$ -												\$ -
Total Revenue	\$ 25,626.30	\$ 5,136.66	\$ 3,374.02	\$ 6,490.05	\$ 6,635.38	\$ 9,547.88	\$ 12,157.30	\$ 11,318.31	\$ -	\$ -	\$ -	\$ -	\$ 80,285.90

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.	
Total Revenue	\$ -

GOLF COURSE - 05

Date	Cash Gross Sales	Cash Taxable Sales	Credit Gross Sales	Credit Taxable Sales
5/1/2023	\$62.85	\$39.60	\$269.52	\$186.77
5/2/2023	\$82.85	\$52.60	\$152.48	\$106.73
5/3/2023	\$82.86	\$52.36	\$195.62	\$120.62
5/4/2023	\$192.92	\$139.92	\$224.13	\$183.38
5/5/2023	\$103.81	\$55.81	\$235.48	\$114.48
5/6/2023	\$141.43	\$69.43	\$476.08	\$249.08
5/7/2023	\$218.99	\$89.49	\$419.39	\$176.39
5/8/2023	\$1.91	\$0.91	\$71.25	\$41.25
5/9/2023	\$124.61	\$89.61	\$148.33	\$91.33
5/10/2023	\$48.31	\$34.06	\$0.00	\$0.00
5/11/2023	\$76.85	\$18.85	\$336.81	\$217.81
5/12/2023	\$119.95	\$74.45	\$108.72	\$82.22
5/13/2023	\$28.12	\$24.12	\$54.63	\$39.63
5/14/2023	\$144.32	\$63.32	\$405.80	\$218.80
5/15/2023	\$21.70	\$9.70	\$19.22	\$19.22
5/16/2023	\$460.10	\$121.85	\$58.55	\$37.55
5/17/2023	\$87.74	\$64.74	\$308.09	\$177.09
5/18/2023	\$142.49	\$93.49	\$67.55	\$37.55
5/19/2023	\$277.06	\$103.06	\$353.18	\$168.93
5/20/2023	\$273.24	\$73.99	\$249.84	\$124.59
5/21/2023	\$288.30	\$152.80	\$458.24	\$195.99
5/22/2023	\$138.73	\$86.48	\$96.16	\$64.66
5/23/2023	\$43.06	\$40.06	\$132.77	\$82.27
5/24/2023	\$30.18	\$18.18	\$65.89	\$39.64
5/25/2023	\$37.96	\$28.46	\$33.60	\$19.60
5/26/2023	\$174.85	\$171.85	\$127.13	\$122.88
5/27/2023	\$96.85	\$84.60	\$56.07	\$48.57
5/28/2023	\$69.09	\$55.59	\$16.40	\$16.40
5/29/2023	\$55.96	\$46.96	\$41.01	\$24.26
5/30/2023	\$62.66	\$26.66	\$330.20	\$215.20
5/31/2023	\$140.20	\$80.20	\$128.76	\$66.76
Total	\$3,829.95	\$2,063.20	\$5,640.90	\$3,289.65

Manager Signature

Total Gross Sales: \$9,470.85

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



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

MAY	JUNE	JULY	AUG	SEPT	TOTALS	
111					RUNS	
47					INSURANCE	
50					ALS	
48					BLs	
4					ALS FALL	
18					BLs FALL	
14					TRAUMA	
2					TRAUMA DEATH	
2					D.O.A.	
0					M.V.A. CITY	
6					M.V.A. COUNTY	
5					FIRE CITY	
2					FIRE COUNTY	
0					HELICOPTER	
0					HELICOPTER REFUSAL	
18					COUNTY CALLS	
2					CANCEL	
0					TRANSFER	
44					REFUSAL	
0					GAS LEAK	
3					MEDICAL ALARM	
3					FIRE ALARM	
1					LIFT ASSIST	
32					OVER 20 MINUTES	
1					OTHER	
2					B.V.F.D. CITY	
8					B.V.F.D. COUNTY	

2023 RUNS

Fire/EMS Monthly Reports:	2022	2022	2022	2023	2023	2023	2023	2023	2023	2023	2023	2023	TOTALS
	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	
<u>County calls:</u>	17	22	16	26	15	16	14						
EMS	13	20	16	20	15	13	10						
Fire	4	2	0	6	4	3	4						
Misc.	0	0	0	0	0	0	0						
County Totals:	17	22	16	26	19	16	14						
<u>City calls:</u>	55	88	83	81	69	61	67	93					
EMS	50	85	75	72	65	57	63	92					
Fire	5	3	8	7	2	4	4	2					
Misc.	0	0	0	2	1	0	0	1					
Transports requested by HOT:	0	2	0	0	1	0	0	0					
City Totals:	55	88	83	81	69	61	67	93					
Grand TOTAL (City and County Calls):	72	110	99	107	88	77	81	111					

<u>BVFD Response to City/County Calls:</u>	2	2	6	27	10	2	2	2
EMS	0	0	3	23	6	1	1	2
Fire	2	2	3	4	4	1	1	0
Misc.	0	0	0	0	0	0	0	1
TOTAL:	2	2	6	27	10	2	2	5

Wrecks and Transport are counted in the Fire/EMS calls above:

County:	4	5	1	5	4	2	2	6
Wrecks	4	5	1	5	4	2	2	6
Transport to Hospitals	0	2	2	4	6	4	2	0
City:	4	0	1	0	2	1	2	0
Wrecks	4	0	1	0	0	1	2	0
Transport to Hospitals	1	0	0	0	0	1	7	0
BVFD: (respond with City and County calls)	2	0	0	20	0	2	2	2
Wrecks	0	5	0	5	0	0	1	0
Transport to Hospitals	0	2	0	5	0	0	1	0

TO: BRADY CITY COUNCIL
FROM: Letha Moore Customer Service Billing Manager
THROUGH: Erin Corbel, CITY MANAGER

**SUBJECT: MONTHLY ANIMAL CONTROL REPORT
FISCAL YEAR 2022-2023**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Number of Calls	78	88	81	87	40	95	106	159					734
Feral Cats Picked Up	6	13	8	8	0	15	29	58					137
Stray Dogs Picked Up	19	14	18	31	36	22	14	17					171
Owner Surrendered Dogs	0	3	0	0	2	1	0	1					7
Owner Surrendered Cats	0	0	0	0	0	0	0	0					0
Bite Reports	0	0	0	0	0	0	1	0					1
Dogs Deemed Dangerous	0	0	0	0	0	0	0	0					0
Hit by Car Picked Up	1	1	0	0	0	0	0	0					2
Owner Reclaims	7	3	3	2	2	3	4	5					29
Euthanized Total	4	2	3	8	0	4	11	9					41
Rescue Pull Total	9	14	5	15	12	12	40	61					168
Wildlife Pick Up	0	1	0	1	1	0	1	3					7
Quarantine	0	0	0	0	0	0	0	0					0
Shelter Intake Total	25	27	18	31	36	37	43	75					292
Roadkill	4	1	0	5	1	2	3	4					20
Citations	0	1	0	0	0	3	0	2					6
Warnings	0	1	1	3	0	3	0	1					9
Adoptions	0	0	0	1	0	0	0	0					1
Total Calls	78	88	81	105	90	197	252	236	0	0	0	0	1127

Invoice Register - Airport																					
INVOICE	DATE	Fisrt Name	Last Name	TYPE	611.00 Rental	6.11.01 T Hangar	611.02 Hangar	815.00 REM	640.1 Tie Down	645.00 Misc	614.00 Taxable Sales	2111.53 Sales Tax	646.00 AvGas	646.01 Jet-A	647.00 Military	FET REM	TOTAL SALE	Price Per Gallon	AvGas Gallons	Jet-A Gallons	Military Jet Gallons
316617	5/5/2023	Dale	Scott	CH		\$85.00						0	0	0	0	0	\$85.00				
316618	5/5/2023	Michael	Roy	CH		\$85.00						0	0	0	0	0	\$85.00				
316619	5/5/2023	Robert	Powell	CH	\$145.00							0	0	0	0	0	\$145.00				
316620	5/5/2023	Trennen	Merren	CH		\$170.00						0	0	0	0	0	\$170.00				
316621	5/5/2023	Stan	Amyett	CH		\$85.00						0	0	0	0	0	\$85.00				
316622	5/5/2023	Rick	Morgan	CH		\$85.00						0	0	0	0	0	\$85.00				
316623	5/5/2023	Tom	Bowles	CH		\$85.00						0	0	0	0	0	\$85.00				
316624	5/5/2023	Day Aircraft		CH	\$700.00							0	0	0	0	0	\$700.00				
316625	5/5/2023	Jeff	Smaistrla	CH	\$30.00							0	0	0	0	0	\$30.00				
316626	5/5/2023	Hector	Raudry	CH					50			0	0	0	0	0	\$50.00				
316627	5/5/2023	Clay	Powell	CH	\$85.00							0	0	0	0	0	\$85.00				
316628	5/5/2023	Billie	Roddie	CH		\$85.00						0	0	0	0	0	\$85.00				
316629	5/5/2023	Richard	Jolliff	CH	\$85.00	\$85.00						0	0	0	0	0	\$170.00				
316631	5/17/2023	Dale	Scott	CH							52.894	0	0	0	0	\$52.89	4.990000	10.6			
316632	5/21/2023	Commerative Air Force		CH							419.562	0	0	0	0	\$419.56	4.890000	85.8			
316633	5/21/2023	Michael	Roy	CH							202.594	0	0	0	0	\$202.59	4.990000	40.6			
											0	0	0	0	0	\$0.00					
											0	0	0	0	0	\$0.00					
1155	5/1/2023			CC							76.347	0	0	0	0	\$76.35	4.990000	15.3			
1156	5/1/2023			CC							169.66	0	0	0	0	\$169.66	4.990000	34			
1157	5/1/2023			CC					\$ 8.00		192.614	0	0	0	0	\$200.61	4.990000	38.6			
1158	5/1/2023			CC							0	272.5	0	0	0	\$272.50	5.450000	50			
1159	5/2/2023			CC							733.5	0	0	0	0	\$733.50	4.890000	150			
1160	5/2/2023			CC							249.5	0	0	0	0	\$249.50	4.990000	50			
1161	5/3/2023			CC							51.397	0	0	0	0	\$51.40	4.990000	10.3			
1162	5/4/2023			CC							237.025	0	0	0	0	\$237.03	4.990000	47.5			
1163	5/8/2023			CC							86.826	0	0	0	0	\$86.83	4.990000	17.4			
1164	5/8/2023			CC							248.502	0	0	0	0	\$248.50	4.990000	49.8			
1165	5/7/2023			CC							0	1144.5	0	0	0	\$1,144.50	5.450000	210			
1167	5/8/2023			CC	\$25.00						0	0	0	0	0	\$25.00					
1168	5/8/2023	Military		CC							0	0	988.19004	59.732	\$1,047.92	3.606533		274			
1169	5/8/2023	Military		CC							0	0	962.94004	58.206	\$1,021.15	3.606517		267			
1170	5/9/2023			CC							112.275	0	0	0	0	\$112.28	4.990000	22.5			
1171	5/9/2023			CC							58.882	0	0	0	0	\$58.88	4.990000	11.8			
1172	5/10/2023			CC							539.918	0	0	0	0	\$539.92	4.990000	108.2			
1173	5/11/2023	Military		CC							0	0	792.21005	48.832	\$841.04	3.536652		224			
1174	5/11/2023	Military		CC							0	0	838.19079	51.666	\$889.86	3.536670		237			
1175	5/15/2023	Clint	Rejsek	CC		\$85.00					220.558	0	0	0	0	\$305.56	4.990000	44.2			
1176	5/15/2023	David	Morton	CC		\$85.00					36.427	0	0	0	0	\$121.43	4.990000	7.3			
1177	5/15/2023			CC					\$ 15.00		0	1313.45	0	0	0	\$1,328.45	5.450000	241			
1178	5/16/2023	RCR Air		CC							0	1362.5	0	0	0	\$1,362.50	5.450000	250			
1179	5/16/2023			CC							0	327	0	0	0	\$327.00	5.450000	60			
1180	5/17/2023			CC							0	817.5	0	0	0	\$817.50	5.450000	150			
1181	5/17/2023			CC							51.896	0	0	0	0	\$51.90	4.990000	10.4			
1182	5/17/2023			CC							54.89	0	0	0	0	\$54.89	4.990000	11			
1183	5/20/2023			CC							169.66	0	0	0	0	\$169.66	4.990000	34			
1184	5/22/2023	Stan	Amyett	CC							99.8	0	0	0	0	\$99.80	4.990000	20			
1185	5/22/2023			CC							0	92.65	0	0	0	\$92.65	5.450000	17			
1186	5/22/2023	Russell	Carter	CC	\$360.00						83.333	0	0	0	0	\$443.33	4.990000	16.7			
1187	5/14/2023			CC							195.608	0	0	0	0	\$195.61	4.990000	39.2			

OPS Report - Airport						
INVOICE	DATE	SE	ME	Turbine	Jet	HELO
316617	5/5/2023	2				
316618	5/5/2023	2				
316619	5/5/2023		2			
316620	5/5/2023	2				
316621	5/5/2023	2				
316622	5/5/2023	2				
316623	5/5/2023	2				
316626	5/5/2023	2				
316627	5/5/2023	2				
316628	5/5/2023	2				
316629	5/5/2023	4				
316631	5/17/2023	2				
316632	5/21/2023		2			
316633	5/21/2023	2				
1155	5/1/2023	2				
1156	5/1/2023	2				
1157	5/1/2023	2				
1158	5/1/2023					8
1159	5/2/2023					8
1160	5/2/2023				4	
1161	5/3/2023	2				
1162	5/4/2023	2				
1163	5/8/2023	2				
1164	5/8/2023	2				
1165	5/7/2023				4	
1168	5/8/2023					8
1169	5/8/2023					8
1170	5/9/2023	2				
1171	5/9/2023	2				
1172	5/10/2023		2			
1173	5/11/2023					8
1174	5/11/2023					8
1175	5/15/2023	2				
1176	5/15/2023	2				
1177	5/15/2023				4	
1178	5/16/2023				4	
1179	5/16/2023				4	
1180	5/17/2023				4	
1181	5/17/2023	2				
1182	5/17/2023	2				
1183	5/20/2023	2				
1184	5/22/2023	2				

1185	5/22/2023					8
1186	5/22/2023	2				
1187	5/14/2023	2				
1188	5/23/2023	2				
1189	5/23/2023	2				
1192	5/25/2023					8
1193	5/26/2023	2				
1195	5/29/2023	2				
1196	5/31/2023	2				
1198	5/31/2023	2				
1199	5/31/2023					8
1200	5/31/2023	2				
TOTAL OPS		74	6	0	24	72

6-2, 2023

SD

Building Permit Department
Monthly Report
FY 2023

Item	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Total
Commercial Acc Structure	0	1	2	1	0								1						
Commercial Addition	4	1	4	2	1			3		1	1	1							
Commercial Electrical	9	11	12	12	15		2	4	2					3					
Commercial Gas	3	1	1	0	0														
Commercial Mechanical/HVAC	5	4	7	6	10		3		1					1					
Commercial Plumbing	10	15	9	21	20		3	2	2		1	1	4	1					
Commercial Remodel	3	5	3	5	9				1		1			2					
Commercial Demolition	1	0	0	1	3				2										
Commercial Sign	5	1	4	1	2		1						1						
Commercial Screening	0	0	0	0	0														
Commercial Cert of Occupancy	6	9	8	14	25		3	3		1									
Customer Service Inspection	6	1	1	1	0														
PZ-Subdivision	0	1	0	0	5														
PZ-Zoning Request	6	1	1	1	7					1		2		1					
Driveway/ Curb Cut	2	1	0	3	2							1							
Residential Accessory Bldg.	6	2	8	7	11						1		1	1					
Residential Additions	6	7	6	2	3		2				1		3	1					
Residential Demolition-Owner	1	2	0	0	1			1					1						
Residential Demolition-City	0	0	0	0	0														
Residential Electrical	51	46	80	61	74		7	4	3	4	5	5	14	14					
Residential Fence	11	9	12	13	19		2	1	1		4	3	5						
Residential Gas	16	16	2	4	1														
Residential Mechanical/HVAC	12	13	28	17	13		1		1	2	1	2		2					
New Residential Bldg	3	0	1	2	1						1								
Residential Plumbing	31	29	73	65	82		10	8	3	15	7	4	11	13					
Residential Remodel	7	10	22	13	24		2	1	2	1	4	4	5	5					
Special Use	10	14	14	40	53		7	3	3	5	5	2	9	12					
Monthly Total	213	200	299	292	381		43	30	21	31	32	25	54	56					

6-2, 2023

SD

Code Enforcement
Monthly Case Load
FY 2023

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, Nuiance	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						
RVs and Travel Trailers No Allowed						
Zoning Ord. Use Regs Violations	2	0	0	0	1	
Monthly Totals	201	284	163	221	253	

Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Totals
2	1											
1	2											
2	6	2										
1		1	1									
	6											
2												
1	1											
1	2											
1	3	2	1	3	2	1	1					
2	3		1	4	9	3	4					
	1											
	1											
2												
1	1											
1												
14	30	5	3	15	32	13	12					

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	33	38	23	18	19	26	26					
4	0	2	1	2	6	0	2					
1	10	1	0	3	6	4	4					
5	10	3	1	5	12	4	6					
86	58	30	12	30	35	19	27					
9	5	18	6	4	5	4	7					
1	4	1	2	0	0	3	3					
33	38	23	18	19	26	26	25					

Utility Inspections	238	201	187	208	221	
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17	12	6	12	6	6	14	23					
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Municipal Court Monthly Report
MAY 2023

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:	2,908	1	0	1,381	9	87
a. Active Cases	1,729	1	0	963	6	76
b. Inactive Cases	1,179	0	0	418	3	11
2. New Cases Filed	73	0	0	18	0	3
3. Cases Reactivated	20	0	0	1	0	0
4. All other Cases Added	0	0	0	0	0	0
5. Total Cases on Docket	1,822	1	0	982	6	79
6. Dispositions Prior to Court Appearance or Trial:						
a. Uncontested Dispositions	44	0	0	4	0	0
b. Dismissed by Prosecution	3	0	0	0	0	0
7. Dispositions at Trial:						
a. Convictions:						
1) Guilty Plea or Nolo Contendere	18	0	0	3	0	0
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	1	0	0	0	0	0
8. Compliance Dismissals:						
a. After Driver Safety Course	2					
b. After Deferred Disposition	0	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	2	0	0	0	0	0
h. All other Dispositions	0	0	0	0	0	0
10. Total Cases Disposed	71	0	0	7	0	0
11. Cases Placed on Inactive Status	54	0	0	7	0	0
12. Total Cases Pending End of Month:	2,910	1	0	1,392	9	90
a. Active Cases	1,697	1	0	968	6	79
b. Inactive Cases	1,213	0	0	424	3	11
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	1
Cases in Which Fine and Court Costs Satisfied by Jail Credit	2
Cases in Which Fine and Court Costs Waived for Indigency	0
18. Fines, Court Costs and Other Amounts Collected:	\$0.00
a. Kept By City	\$14,645.10
b. Remitted to State	\$6,923.09
c. Total	\$21,568.19
Arrest Warrants Issued	66

Civil Section	Total Cases
1. Total Cases Pending First of Month	304
a. Active Cases	260
b. Inactive Cases	44
2. New Cases Filed	7
3. Cases Reactivated	0
4. All other Cases Added	0
5. Total Cases On Docket	267
6. Uncontested Civil Fines or Penalties	0
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	0
14. Cases Placed on Inactive Status	0
15. Total Cases Pending End of Month:	311
a. Active Cases	267
b. Inactive Cases	44
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	2
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 06-05-2023