

BRADY
THE CITY OF
TEXAS

Aaron Garcia
Mayor

Larry Land
Council Member Place 1

Missi Elliston
Mayor Pro Tem
Council Member Place 2

Jeffrey Sutton
Council Member Place 3

Felix Gomez, Jr.
Council Member Place 4

Gabe Moreno
Council Member Place 5

Erin Corbell
City Manager

Tina Keys
City Secretary

Sharon Hicks
City Attorney

MISSION

The City of Brady strives to share its history and encourage the development of diverse housing, employment, infrastructure, and opportunity through transparent management and financing for all residents and employees.

CITY OF BRADY COUNCIL AGENDA REGULAR CITY COUNCIL MEETING AUGUST 1, 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. August 1, 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 Budget Work Session Meetings on 7/10, 7/13, 7/17, and 7/18, 2023, and Joint Work Session Meeting on 7/17/2023 and Regular Meeting on July 18, 2023
- B. Discussion, consideration and possible action to authorize the sale of alcoholic beverages at Richards Park for the 49th Annual World Championship BBQ Goat Cook-off on Friday, September 1st thru Sunday, September 3rd, 2023
- C. Discussion, consideration and possible action regarding the temporary closure of Memory Lane as well as Sixth Street and Parkview and 11th Street where it intersects with 6th St. on September 1st, 2023 and ending September 3rd, 2023 and a noise variance on Sept 1st – 3rd until midnight for the concerts that will go along with the 49th Annual World Championship Goat Cook-off.

5. PRESENTATIONS

- TWDB Economically Distressed Areas Program – Water Main Replacement

6. PUBLIC HEARING:

None

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 1362** of the City of Brady, Texas, amending the FY23 budget for the Brady Economic Development Corporation.
- B. Discussion, consideration and possible action regarding the City's employee insurance benefit package for FY 2024.
- C. Discussion, consideration and possible action to award the purchase of 260 commercial water meter chambers from Aqua Metric, of Selma, Texas, a – HGAC Government Purchasing Buy Board vendor for a total amount of \$108,146.
- D. Discussion, consideration and possible action approving the purchase of 1,000T Limestone Rock Asphalt, Type 1, Grade D (cold mix) material from Vulcan Construction Materials, LLC, San Antonio, TX in the amount of \$111,580.00
- E. Discussion, consideration and possible action regarding request made by Lisa Gilbreth to place a memorial stone at Richards Park in honor of her brother, Rod Haseloff.
- F. Discussion, consideration and possible action approving Interlocal Agreement with McCulloch County to provide EMS services.
- G. Discussion, consideration and possible action to award the purchase of a Chevrolet 4500 Diesel powered Ambulance from Knapp Chevrolet, Houston, Texas, a HGAC – Texas Local Government Purchasing Cooperative vendor for a total amount of \$257,420.00.

8. STAFF REPORTS

A. Upcoming Special Events/Meetings:

August 15	Regular City Council Meeting, 6:00 p.m.
August 16	BISD first day of school
Sept 1 st – 3 rd	49 th Annual World Championship BBQ Goat Cook-off, Richards Park
September 4	Labor Day Holiday, City Offices closed, Altered trash schedule
September 5	Regular City Council Meeting, 6:00 p.m.
September 19	Regular City Council Meeting, 6:00

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:

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

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 Work Session Meeting on Monday, July 10, 2023 at 10:00 a.m. with Mayor Aaron Garcia presiding. Council Members present were Missi Elliston, Larry Land, Jeffrey Sutton, Felix Gomez and Gabe Moreno. City staff present were City Manager Erin Corbell, Finance Director Lisa McElrath, Public Works Director Steven Miller, Police Chief Randy Batten, and Municipal Court Clerk Valerie Gonzalez, serving as secretary for the Work Session. James Griffin entered meeting at 11:11 a.m.

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

Meeting called to order at 10:01 a.m. by Mayor Pro Tem Missi Elliston. Council quorum was certified by Valerie Gonzalez

2. BUDGET WORK SESSION DISCUSSIONS

Erin Corbell opened meeting and explained thumbs up or thumbs down on the supplementals. Valerie Gonzalez took meeting minutes

Lisa McElrath: Basic Balance Budget explanation.
Mayor Garcia arrived at 10:04AM

Council Member Elliston: Where do funds come from for the General Fund?

Lisa: General Tab (red) listings of revenue stream such as fines, fees, golf, rentals, etc., as well as property taxes and sales tax revenues.

Q Mayor Garcia: Why are our expenses jumping \$3M in the general fund.

A Erin: It's not jumping, it's just what is not covered by our property taxes and why we transfer money from our electric fund to cover our general fund.

Q Council Member Sutton: question on GRW maintenance \$, where does it come from

A Erin: It's covered by General Fund

Chief Appraiser Zane Brandenberger walked into meeting at 10:25AM

Zane: Increase in residential values (\$20M+ estimate only), commercial has not had an increase. Laws limit what local governments can do to get more money, No new revenue rate. 3.5% voter approval rate. \$982,690.42 taxes owed total. Changing from the roll back to the 3.5%.

Jeffrey: what is the 3.5% figured at Zane: it's based on the current year. Recapture is left over from prior year,

Lisa: what about new property? Zane:\$2-3M we take anything new away from last years money.

Council Member Sutton: land sold from the City, should we be looking at Annexing that? If we extend that to the ETJ.

Erin: if we annex properties, we will have to provide services due to the Charter, although there are certain exclusions if we are financially unable to provide the services.

Zane left meeting at 10:49AM

Lisa:

Step Grade Plan highlighted items need to be approved by Council

Q Council Member Moreno: who adopted this scale

A Erin: Dale Brown, former city manager, in 2014

Council Member Elliston: Have we ever considered to graduate to the next step every other year instead of every year?

Council Member Moreno: Are we doing yearly reviews and do they still get a raise even if they have a bad review? Erin we have not gotten one bad enough for them to not get a raise, because the thought process is that if there needs to be performance correction, it should not wait until an evaluation is complete. Council Member Elliston: It doesn't give an employee incentive if everyone gets the same raise. Council Member Sutton: it's awkward to give a raise according to their merit because it could be contested. Do these raises in any way tie to the amount the City receives from these funds a year, eventually we won't have the money if we keep going at that 3%. Erin: it's already figured in each year, Council Member Moreno: waiting for an evaluation doesn't help. Evaluations are done in January.

Council Member Moreno: certification pay, cell phone allowance, base pay, car allowance adds up.

Council Member Elliston: what constitutes a car allowance? Erin: having to run errands for the city.

Council Member Elliston: Cellphones, are they being paid while they are outside of work? Our staff is working outside of work hours. Erin: Most of those employees are already salaried. Council Member Moreno: Then why do they get them if they are already in the office. Erin: For example, they are out in the field. Mayor Garcia: Human Resources, why would she need one. Erin: After hour incidents. Council Member Moreno: Would it be a liability since pictures are taken on a personal phone (Meter Tech). Erin: We need to make changes because of the \$100 credit to upgrade phones. Mayor Garcia: how do we come up with those numbers (cellphone \$) Erin: It's based on an evaluation of how much the employee is expected to use their cell phone out of office. Council Member Moreno: he doesn't think it's appropriate if they are already in the office. Council Member Elliston: Back to the pay step, have we ever considered giving permission to the supervisors for them to decide who gets the raises. Erin: No. Lisa: Appreciates the current pay scale. Erin: standardizes the hiring process. Lisa: Gives employees an incentive to stay with the City. Employees can get pay raises as needed so long as it is justified. Council Member Sutton: People have their favorites, so with the pay scale everything stays equal. Council Member Elliston: But then you have the split sides, where one works harder, but they all get the same raise. Lisa: it is the supervisor's job to deal with that. Council Member Moreno: concerned about employee evaluations not being done correctly. Mayor Garcia: feels like employees are not doing their job, BYSF not getting trash dumped, Golf facility not getting cleaned up. Council Member Elliston: Council members had to push for evaluations to get done. Council should sit on evaluations. Council Member Elliston: I spend a majority of my time defending staff. It is what we all signed up to do. Workshops that address these issues are needed.

Council Member Land: City jobs are extremely important. The cemetery groundskeeper is a completely changed man ever since working for the City of Brady. Erin: He needs more direct supervision, so he is no longer at the cemetery. Council Member Moreno: Health Insurance is way too high, Erin: We have a broker who receives quotes for insurance each year, but rates are similar due to the city's loss ratio. Lisa:

We just got the rates, and we will present to the Council. Council Member Moreno: Will be bringing in brokers next year. Council Member Elliston: Pay is why we work, but pay is not always what keeps you, we need an employee appreciation. Erin: Employee Spotlight has been put in place, we try to do fun things. Council Member Elliston: \$25 gift cards kept in drawer should work. Council Member Sutton:

Council should be at employee appreciation lunches/ functions. Erin: Employee appreciation line item explanation. Longevity Checks explained. Council Member Land: Back to the Grade Step schedule, end of the line at step 12, that's the end? Lisa: Yes. Council Member Land: Are there several employees over 12 years? Erin: yes. Council Member Elliston: does everyone start at step 1. Erin: it depends on their

experience. Council Member Sutton: 3% every other year is that a topic for discussion. Erin: the step schedule does need a lot of work. Lisa: there was no scale back then. Mayor Garcia: I would love to see a way for people that are going above and beyond to get rewarded such as a 2% on top of that such as our lead customer service rep. Erin: She is on the highlighted area so that she can move up a grade on the scale. Council Member Moreno: Would like to see a time study, what is down time what is up time. Lisa: We did reduce our employee count. Council Member Elliston: Cross training is important. Erin: Our lead customer service rep is stellar and learning permits. Our municipal court clerk is cross trained so that we didn't replace a former full-time employee with someone. Council Member Sutton: Do you have the freedom to move around employees as needed. Do you feel like you have the freedom to bump them up or approach us for raises. Erin: Council would need to approve these changes for the budget. Council Member Sutton: Do you feel comfortable coming to Council? Erin: Yes. Council Member Elliston: First Responders are underpaid and would like to see it changed. Erin: Electric department needs an increase. A lot of the superintends are at retirement age. Mayor Garcia: what does it take to be an electric department superintendent. Steve Miller: TML website, Joe putting out feelers to see if we get any attraction. It's a serious crisis that is coming up. Mayor Garcia: Can we not get a succession plan in place. Erin: I've asked the superintendents to create those plans. We can try to time share an employee from Coleman. The City Manager in Coleman has been great and being able to provide that for us. Erin: the other crisis, we are close to getting the water treatment plant and we have gone through 3 operators. We can get a consultant but that's pricey. Steve Miller: we lost our licensed operator; we may need to stop the production. It is a very serious situation. It would be more costly to keep going without a licensed operator. Lisa: There is not really a solution that we can get at this time.

James Griffin entered meeting at 11:11AM

Lunch QA with Superintendents

Mayor Garcia: What are any areas that we could help you with?

Jim Kidd: Turnover

Council Member Gomez: We appreciate y'all keeping the City going through the weekend, staffing is our concern as well.

Council Member Elliston: is staffing your biggest concern?

Manny Perez: We could get a couple of more employees

Jim Kidd: If someone misses a day of work, another position goes without a person.

Danny Galindo: Turnover is an issue. They want the money without putting in the work.

Jim Kidd: It's the new generation.

Council Member Elliston: Do y'all have your line ups for when you retire

Jim Kidd: Brandon Roberts

Manny Perez: Daniel Solis, but we need more drivers with CDLs because the City doesn't match

Erin: There is a proposal to send them to school to get their CDLs. Joe can send someone to lineman school

Council Member Elliston: we can give them a longer contract for them to have to stay with the City

Council Member Moreno: Annual Reviews? Are there any disciplinary actions?

Jim Kidd: Evaluations used to go through raises.

Council Member Moreno: I think we need to have merit raises?

Council Member Elliston: would you prefer the current step raises, or would you rather have merit raises?

Gary Jacobson: We would need to get employees to stay here.

Erin: on our evaluation forms, should we add a line asking about raises?

Danny Galindo: Gas employees need to have certain trainings, and they get evaluated and they need to be

retested to make sure that they know what they are doing, and that is how I evaluate mine.

Mayor Garcia: What can City Hall do to make your job better?

Joe Solis: my department wants higher starting pay, when that's just not possible.

Erin: Coffee with the Mayor and City Manager has been brought up, where we can invite different superintendents.

Council Member Elliston: How do we get people to get involved? We have requested to have a work session with the superintendents.

Budget Meeting resumed at 1:00PM

Erin: Do you want me to make changes to the grade step plan?

Council Member Moreno: yes, expand the way the divisions are broken up.

Lisa: We would like to add one certification to this list. Permit technician certificate.

Council Member Moreno: Is there a reason why we don't roll this into their salary.

Erin: so that way it goes as a separate line item on their pay stub. If it is rolled into salary, it is a minimal amount, but if it's added as a separate line on their paycheck, it's easier for the employee to be reminded that we are compensating them for continuing to improve performance through certifications.

Council Member Moreno: What is standby pay? Erin: pay for them to be available on call.

Lisa: I will bring this back up in August.

Review the remaining appendix, Tab E (By division and fund), Tab F,

Council Member Moreno: wants to go over each item.

Lisa reads:

- Pay Step Schedule Change
- Ramp Grant (50/50 grant up to \$100K)
\$250K for replacement of the Fuel Farm

Council Member Elliston: is there anything in place for us that legally binds us to need to have the airport open. Lisa: When we approve ramp grants, we need to stay open for 20 years, we believe, from the acceptance of that grant. The airport is my first choice when cuts come into place.

Council Member Land: Speaks up in favor of the airport.

Council Member Sutton: Speaks up in favor, due to the military drills.

Council Member Moreno: It only benefits a certain class of citizens.

Council wants to verify the number of years that we would have to stay open.

Council Member Land: The airport has a nice piece of land that can be utilized by aviation businesses.

Erin: Lloyd Perrin, do you have the resources to handle a Jet Crash

Chief Perrin: No, but we would have to figure it out.

- Lisa Perry came in to speak for the airport 2:05PM. Our current fuel farm equipment is not compliant, tanks that have not been inspected in over 20 years. \$250K is just for one

AvGas, we sell more jet fuel, but we have more compliance and safety risk on the AvGas. We have been getting big business jets. We have gotten bigger ones than we are supposed to. Clarification on supplementals. There is no fund money at the moment. TxDot might have some federal funds available soon. Mayor Garcia: What do you do to make the fuel farm in compliance. Lisa: we are non-compliant in many ways and will need to do upgrades. Obligation for Ramp Grants are 20 years from the date of last year's Ramp Grant. Lisa: South End drain ditch. Council Member Moreno: if we approve this, what else are you going to ask for next year? Lisa: If I can get the self-serve fuel, I shouldn't need to ask for anything extra for the next 2 years. With the fuel farm we will only be in compliance with the Avgas not the Jet Fuel, but Jet Fuel is not self service. Driving up from Menard is very counterproductive. Council Member Gomez: Is there a log sheet so we can see how many customers we have a month? Lisa: I have to compete with self-service fuel and full service fuel. Council Member Elliston: How long until we see a return on investment? Lisa: That is hard to predict, people are not flying as much, I know we need self serve, I know we have compliance issues. My fear is the City is going to be on the hook if we have a failure. Council Member Elliston: What kind of fines are we looking at if we get caught? Erin: it's hard to say, but there are TCEQ compliance concerns. Lisa: We are not addressing everything in one year, it's not possible. We have not had big spills, we have not had an emergency landing. We have been able to avoid issues which minimizes TCEQ review. Pavement is in good shape, the lights are good, the fuel farm is something we really need. Council Member Land: Grants will be until the end of the year? Lisa: It won't be until September or October, and we won't know for sure if we'll get it. Council Member Land: The fuel farm with the restroom, is there a portable room that can be used as a lounge? Lisa: we are planning to put dead bolts into the offices. The restrooms won't have heat or a/c but they are not portable toilets.

- Purchase of Election Equipment
 - Council Member Elliston: We would have to lease the equipment or get on the county's elections. Can we get other quotes for leasing? Erin: yes, this request is based on purchasing. Council Member Sutton: I am curious to hear if they'll give us a cheaper buy in. Erin: There will have to be additional training that Tina would have to do. Mayor Garcia: Even if we do a Charter Review we will still need to have an election in May. Council Member Moreno: would \$25K be sufficient to cover the equipment. Erin: I prefer \$30K, but we will need to verify with Tina when she returns. Mayor Garcia: We will vote for \$30K.
- Replacing the servers at the Fire/EMS
- Replacing the server at the Police Department
- Electric Division- Pole and Cross Arm Replacement Program
 - Miller: We started this 4 years ago, LCRA through our cooperative agreement, we can assign this work to the TechLine company. This is the last year we can do this without the bidding process. This year we probably exceeded the 10 pole replacement. It has been a

very successful program. \$100K is already in the electric department budget.

- Water Sewer Fund-New rubber tire backhoe, (hydraulics are failing on the current one)
 - \$90K price range
- Gas meters
 - Council Member Moreno: could they continue to read manually? Lisa: I think we would need to have Letha explain things. I would have to talk to George. The potential sale of that gas system. George currently reads some of these meters manually. Mayor Garcia: If we sold, would they have to come in and put on their own meters? Lisa: That would not mean that we don't have value for our meters. Erin: They would probably open a local office and retain most of our employees. Lisa: Gas is barely paying for itself. When we lost all the gas plants, that is what negatively affected us.
- Gas- purchase of a new rubber tire backhoe, Work Session for the gas is needed Removing this item from the budget
 - Council Member Moreno: We should just buy one versus two if we are thinking about selling. Mayor Garcia: Why are we here talking about purchasing this equipment if we are planning on selling the gas department. Erin: If we are going to fast track this sale, then we need to set money aside for a consulting firm for the sale. Council Member Elliston: Money for the election equipment that is left over could be used to get the consulting firm for the sale. Miller: We need to show them a background so that they can see what they are looking at in value and will the voters let us sell. The bottom line, we can not afford this gas system due to the corrosion of the lines. Erin: It will be at least two years before the sale can even be done. Mayor Garcia: What are we doing today with these meters? Erin: The current meters are failing already and there will be more meters that would need to be read manually. Miller: Gas is too rotten, we need to let it go. Substation sale: LCRA maintenance of the substations. Erin: There are no glaring benefits for us to own our own substations. We buy wholesale from LCRA and NRG. Council Member Sutton: would it be best to take the vote? Or get a new vote? Erin: We would need to receive RFPs. Council Member Elliston: Will we lose control over everything? I want to know all the details before this gets done. Erin: We will not have a TO at the end of the contract and fines are about \$30K a day. Lisa: Not having the substation will not cause us to lose control. Everybody has to have communication with ERCOT, folks manning those stations are expensive. The substations are only adding liability. Council Member Elliston: what is the price of the contract? Erin: The last preferred offer was a \$350K pay out. Council Member Moreno: why wasn't this done yet? Erin: the City and LCRA never came to an agreement. Miller: at the time we had a gentleman that provided a service to the City who found many errors and found that the contract could not be read correctly. We wanted to make sure we were protected, and we were not. Lisa: it took a few years to see if we could get the rules changed, and that didn't change. Cities are starting to get fined. We have run out of time, and now we are back again with this decision. They want book value, and we need to sell

at fair marketing value.

The council chose not to pursue the backhoe for the gas department due to the possibility of selling the gas system.

- Server for Utilities
- Renew lease contract for a compactor and elevating scrapper
 - Erin: these are the pieces of equipment that are causing the change of landfill hours. Miller: there is a CAT mechanic coming out. Council Member Elliston: are these prices added in the base budget already? Erin: Yes, but you won't see it in the supplemental because it has already been approved. Mayor Garcia: Where are we on the supplemental TCEQ project? Erin: project is worth x amount of money to be done instead of a fine, but we have not heard back from TCEQ as far as approval goes.

Lisa: End of Base Budget Supplements.

Capital improvement plans, Fee Schedule,

Erin: page 13 \$10 tarp fee, and Council Member Elliston wants to talk about the Civic Center rental fee. Council Member Sutton wants to discuss tap fees. Council Member Sutton: What is the cost of a pickle ball court Erin: \$200K

Council Member Moreno: would it not be better to pay for backhoes in cash. Lisa: Explained that the interest rate at which we are earning revenues is our depository accounts makes up for high interest rates in loans at this time.

Interlocal agreement with the VFD needs to be written.

Council Member Elliston: Child welfare board would like to have funds allocated for that and an interlocal agreement. Council Member Moreno is concerned that continuing to support entities like the Child Welfare Board will bring more requests from non-profits for financial support.

Budget Meeting is now in Recess until Thursday at 9AM

3. ADJOURNMENT

There being no further business, Mayor Garcia adjourned the meeting at 4:25 p.m.

Mayor Aaron Garcia

Attest: _____
Tina Keys, City Secretary

STATE OF TEXAS

COUNTY OF McCULLOCH

CITY OF BRADY

The City Council of the City of Brady, Texas met in a Work Session Meeting on Thursday, July 13, 2023 at 10:00 a.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, Fire Chief Lloyd Perrin, and City Secretary Tina Keys.

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

Mayor Garcia called the meeting to order at 10:03 a.m. Council quorum was certified.

2.

Erin Corbell asked if we want to start with supplemental. We made it through base budget supplementals the other day.

Lisa McElrath reviewed fund balance policies. Council Member Moreno asked who made the policy. Lisa said prior council did. Council Member Elliston said we've changed that a few times when we need specific funds. Erin said some are flexible, but we prefer to keep those funds in the electric funds. Lisa said a 90-day fund balance is almost 2 million. Lisa said as long as we have our substations, she does not recommend reducing that balance. Council Member Elliston asked if there are any proposals to raise rates. Lisa said no. Erin said the only proposed increase is for additional poly carts. Erin said this is based on the no new revenue tax rate. Mayor Garcia said the laws in the legislature that Zane Brandenberger talked about were passed yesterday. Our property tax may go down. Mayor Garcia said we might need to think about those things. We'll see a year from now. Lisa said right now everyone has a \$40,000 tax exemption but the new legislation is only for schools not the city. Erin said we've been told it will only affect the schools. Lisa said the city tax rate is complex. If a council can operate a budget with same tax dollars as last year, then you do the no new revenue tax rate depending on overall taxable value. If council decides the same amount of tax dollars isn't enough, we could go with voter approval rate and raise total dollars by 3.5% from last year. It would probably be around \$30,000. For an individual, their tax rate could go up or go down.

Lisa said Council Member Moreno had asked about airport retaining ownership of airport for 20 years for the grants. Lisa said she left a message with TxDOT. She showed a copy of our Ramp Grant that we're now into. It clearly states the airport shall be controlled by the sponsor for a period of at least 20 years. We have committed to controlling and operating the airport for 20 years. Council Member Moreno said what if we wanted to give to board, would they be sponsors and take over contract. Lisa said she would ask.

Erin referred council to supplementals in budget books.

Utility requests will drive what is available for the General Fund

1. Electric Fund – \$100,000 was put in the base budget for cross pole replacement. There is a supplemental for an additional \$50,000 and engineering services for the sale of substation which will help us work out details of substation sale. Council Member Garcia asked if we've done engineering services before. Erin said it has been 7 years and has changed with refurbishing substation. Steven Miller said we settled a pollution issue at the north substation which was not addressed previously. LCRA said they are suggesting the city move the substation out of pollution zone to clear land under substation. Miller agrees that the land should go with the sale. It is one of the things that failed in negotiations previously. In the end they said they wouldn't want the current land. The land still has contaminated soil 60-70 feet down. It is

stable but still exists. Council Member Elliston asked if there is property we have in mind. Miller said it's a big piece of land and is all park land. The land has to remain park land. Council Member Elliston asked where they would relocate. Erin said right next to where it is currently located. Council Member Moreno said we are talking about spending \$90,000 and don't even know if we're keeping it or not. Erin said we're running out of time with our current transmission operator (TO) agreement. We are going to have to address it in the upcoming year. We need the funds available. Council Member Elliston confirmed those funds would not be used for anything else. Council Member Moreno asked if we don't use those funds for that, where do the funds go. Erin said they will stay in the electric fund. Erin said if the project wasn't completed in that fiscal year, we would do a rollover into the 2025 budget. Lisa said if council decides to move towards selling substation, because it might take time to get to that point, July 2024 before we can hire for those engineer services, and they don't get finished by September 30th, if there is \$30,000 left to pay for that project, in October we will come back to council and request the \$30,000 remaining would be rolled over into FY25 budget so we will have the funds for that project. Council Member Moreno asked if they went out for bid to get the \$90,000 figure. Steven Miller said we have history of going out for engineering services. Erin said we will work with purchasing and go through a request for qualification process. Lisa said we will go back to council with that information at that time for approval. Mayor Garcia said the \$90,000 is to bring in an appraiser to see how much we should get for the substation. We did that 7 years ago. We know what it was appraised at, and we know how much we spent on the transformer. Can we not save the \$90,000 since we already know how much we put into it? Erin said legally we are required to sell properties at fair market value and staff is not equipped to accurately make that value determination. We sold property at the lake for a certain appraised value. We can't sell other properties using the same appraisals. We have to have an accurate amount for the sale. Erin said you have to be able to push a button remotely and shed load. It would be \$1million to set up a TO operating center with equipment with personnel to satisfy PUC requirements. Council Member Moreno asked LCRA won't do it? Erin said no, they want to buy it. Lisa said LCRA is our TO provider. They have no way of shutting down our system. Right now their other customers are getting shut down for our share of our load. A business won't want to extend that for any length of time. Council Member Elliston asked, if they own the substations, they can then shut us down? Steven Miller said it's all about load shed. In Texas you're not going to get out of load shed any longer. Council Member Moreno asked what happens if we don't come to an agreement the second time. We could spend \$90,000 and still not come to a resolution. Erin said we are at a point where we have to come to a resolution. Lisa said the PUC is not messing around. Council Member Elliston asked the annual cost for us to have TO services. Erin said 7 personnel in excess of \$100,000 a year. There are certain certifications and qualifications they have to meet. Lisa said she thinks there's more to it than sitting and answering a phone. Council Member Elliston asked if we could have PD do it. Erin said we don't have anybody sitting there 24/7. Council Member Elliston asked if we can send somebody to school. Miller said probably, but how do we support it year after year. We tried it and it was a complete disaster. They send out tests every 3 days. We, as a TO, would have to respond to those tests. They come in at all hours of the day and night to make sure the TO system is working. We're just not set up for this. Council Member Elliston agrees we have to do it eventually. Council Member Elliston said Council Member Moreno's point is to utilize what we've already done and tweak it. Council Member Moreno said we've already paid this once. He thinks it will be sufficient enough. We will just have to make sure we have the language to protect us. Steven Miller said we have to determine if the ballot language is still valid to sell to LCRA. Miller said if the desire is to renew negotiations with LCRA, we might need our attorney to make sure we can still do that. There were letters of terminations from both parties. Erin said she understood it would have to go back out to the voters. LCRA said they're not going to use the contracts they presented us. We are going to have to make sure the city is protected. Council Member Elliston asked if the vote has to be redone again, the council would have to decide to send to voters? Erin said yes. But if we went out for RFP to see if there were multiple

buyers and if LCRA was the best offer, we could sell to them based on ballot language. If anybody else would be considered, we would have to go back out to an election. Lisa agreed. Council Member Elliston said she would prefer it go out to voters. Council Member Sutton said these voters have the ice storm on their mind. Who knows what the voters will do. Council Member Elliston said the voters should have the option. Mayor Garcia asked how would we manage it if it doesn't go out to vote or if it's voted against. Council Member Elliston said we would have to raise rates. She would prefer the citizens have the option to have their voices heard. Mayor Garcia said we would have to raise rates to cover having our own TO. Mayor Garcia said the ballot language would need to be clear. Council Member Elliston said it would have to say if you want to keep substations, it would come with an increase in rates. Lisa said she is totally against managing a TO service internally. It's a matter of understanding the complexity of what this service is and can this town support that service. The equipment will need to be changed out constantly. Council Member Moreno asked when the rules changed where we have to have a TO. Lisa said almost 50 years. Erin said in 2013 ERCOT notified the city we were out of compliance. Council Member Moreno asked if we have gone out to bid for TO service. Erin said yes. Nobody else wants to do it. Lisa said we joined a small public power group in 2013 with 7 other cities in the same situation who may or may not own their substation. If you're a distribution system, you have to be able to communicate with ERCOT 24/7. We did connect with an engineering firm to help us navigate. We were with them for several years. We did an RFP to see if anyone would respond. LCRA said they would charge \$120,000 a year to manage the service but then said they would have to own the substations to do that. We got an employee and management thought we could handle it with that employee and with our 24/7 dispatch service but that year the county took dispatch back. Council Member Moreno said we have more knowledge than we did 7 years and thinks we can do it without paying \$90,000 that we've already spent. Steven Miller said we're trying to acquire a service that sets the package in motion that picks up land boundaries in the north substation, what we anticipate to be rules and requirements when they take over. It's all part of protecting the City. We need to produce a document that tells LCRA this is how we want this system to work, and they have to adhere to the terms in the sale. It would take somebody to focus on just this to make it successful. What does the move look like, where are the boundaries between what we're selling and what we own. We weren't covered the last go round. The last engineers provided what they thought was the value, but we found all these faults. Miller said he doesn't want to be in that position again. A consultant may be able to do it for \$50,000. It's a stretch for staff to do it. Miller said there were four separate documents with LCRA. They all collapsed based on how LCRA wrote their language. Now LCRA wants a one page bill of sale but that won't work for us. We need to make sure the north substation doesn't get shut down. Council Member Elliston said Miller is saying an engineer is necessary to protect the interests of the City of Brady. Council Member Land said we have no control. It's all under ERCOT. LCRA is a great company. They do a wonderful job. They're a big business that takes care of those things so we don't have to. Council Member Land thinks we're way ahead by doing it and said we're just putting it in the budget. It still has to be approved. Council Member Elliston said we're just earmarking the funds, not spending them. The approval will still have to be brought to council. Council Member Land said LCRA will keep our substations in top shape and will bring a substation to us if we need one. Council Member Moreno said he doesn't have a problem with selling the substations. He has a problem with spending the \$90,000 when we just did this 7 years ago. Council Member Elliston asked for a copy of the document that shows keeping vs selling. Erin said she would get it. All were in favor. Erin said that approval reduces what's available to transfer to general fund. Erin confirmed with Lisa that it does not reduce the \$430,000 balance.

Water and Sewer Fund

Steven Miller said we're proposing what would be the most grant dollars we qualify for. They would give us a 50% grant and we would have to come up with the balance. This is the subdivision identified on the

east side from 11th to downtown area. Mayor Garcia asked if we have the money. Lisa said no. We present a base budget along with items that we think we need to have to carry on normal operations. Now we are looking for input on additional items with excess fund balances. We took several years to increase water sewer rates to provide with debt service to pay for drinking water and WWTP project. Prior to debt service coming onboard, we were able to accumulate extra dollars. There are different projects to choose from, Steven Miller picked this one. Lisa said she shows appx 1.6 million available. At the 1.8 million, she doesn't think we could pay cash, but we could finance. Council Member Elliston said we need to do the project for the east side. Lisa said the utility funds should provide for themselves. It's just a matter of how we pay for it. The choice is do we raise rates so we can collect enough money to fully fund the project. She does not recommend raising rates at this time. The numbers don't always come out exactly. Erin said the water fund is at 180 days reserves. Council set that. They could change the reserves. Lisa said that's a good point. Council Member Moreno said he heard there is legislation that mandates the water lines. Steven said he thinks he is referring to the new lead copper rule that came out. The State of Texas is being very proactive and offering loan opportunities. We are only anticipating a 50% grant with this project. We will see where we rank. Erin said if you decrease reserve to 150 days, that frees up \$346,000 which would cover this project. Council Member Elliston said she is in favor of the project. Lisa said if we get the grant, we only have to pay half of that. Council Member Elliston asked if we reduce the reserve, will it pay for both east side and Irish addition. Erin asked if there was any room to reduce the \$1.8 million project. Miller said yes. Erin said staff is comfortable with changing the reserve to 150 days. Council Member Elliston asked if we have applied for the grant. Miller said we are waiting to find out. We could find out in August. Lisa said council could approve the project for FY24 and then when Miller hears from TWDB, he will come back to Council to see if they want to proceed, whether they want to reduce fund balance. That doesn't mean we spend \$1.8 million. Council Member Elliston asked if the water funds can only be used in the water fund. Erin confirmed. They do allow it to support the utility support fund as well, but that's all. Miller said there is still a large chunk of the west side and all of north side that needs to be done. Council Member Land asked if the projects would be complete in the next fiscal year. Miller said it's a multi-year project. Mayor Garcia asked if we can wait to see if we get the grant to see if we have to mess with reserves. Lisa said she has to present the budget the first meeting in August. All were in favor of both projects.

Council took a break at 11:36 a.m. and resumed at 11:45.

Gas Fund

Mayor Garcia asked what money is available in Gas Fund. Erin said none. The first two requests are scratched. Miller said we have a high pressure gas main that was built over. It's a classic hazard situation. Council Member Elliston said the homeowner should remove the structure. Miller agreed. Council Member Elliston said they were aware and put themselves at risk. Council Member Elliston said all council seem to be in favor of selling gas division, so would this be something the purchaser would address. Miller said they take on the risk and will address in their own fashion. We're just trying to fix the safety issue. Council Member Elliston asked how to move forward with getting the homeowner to address. Erin said she and attorney can work on legalities telling them to move structure.

Item was declined due to lack of funding.

Credit card increase – all were in favor

Landfill Crewman position –

Miller said if an operator with a CDL goes on vacation, or sick or gets hurt, they have to pull from the landfill. If you lose one person, it has a ripple effect. We also cannot keep up with the windblown trash. It's a sensitive operation when one person is missing. Mayor Garcia said if none of the personnel is out,

then it's good? Miller said yes. Mayor Garcia asked if this one new person could be used if there are no personnel out. Miller said his primary duty will be the windblown trash. We've lost control of the windblown trash and we're supposed to keep up with that. Council Member Land asked if we could install a screen. Miller said it was too expensive. Council Member Land asked if there are funds available. Lisa said yes. We could probably make that work in FY24. It adds to the expenditures in the future as well. We may have to raise rates next year. Revenues are pretty consistent. Council Member Moreno said when he has been to the landfill, typically one person is just sitting and watching. He could be picking up trash. Council Member Land and Sutton were in favor of hiring the additional employee. Council Members Moreno and Gomez were against. Council Member Elliston said probably no but she would like to look at staff requests.

Erin said the new recycling trailer will be paid for with a grant. Mayor Garcia asked if there is any revenue. Miller said the recycling program has been very successful. Trailers are always full. We basically break even. All appeared in favor of including in final budget.

Council took a break for lunch at 12:07 and resumed at 12:18.

Mayor Garcia asked why Chief Perrin was the only employee listed under Fire. Erin mentioned that one of the additional fire personnel should also be listed under Fire. Lisa said there used to be 8-5 positions for fire and EMS and they were very separate. Then we did a study and the study concluded it would be better to combine the personnel with both skill sets. That is the more common route to take these days. But we did not want to combine the budgets because of some grants that were only applicable to EMS and required EMS budget numbers. Also, 80 % of the calls were EMS. Council Member Moreno said we didn't include fire numbers in discussions with county, but we really do if the personnel are under EMS. Council Member Elliston said actual fire calls are not included in 18% of calls. Lisa said we did used to include fire calls but in negotiations and attempting to work together, we pulled out fire calls. Council Member Elliston asked if somebody can be transported to San Angelo rather than the Brady Hospital if requested. Lloyd said it depends on the call. Council Member Elliston asked if our staff can determine if someone is eligible to be transported to San Angelo. Council Member Moreno said we are losing revenue by not transporting to San Angelo. Lloyd said most people don't request to go to San Angelo. Council Member Gomez asked why the fire truck runs with the ambulance. Council Member Elliston said they're all EMT's. Lloyd said if it's a full arrest or a stroke or anything major, it is going to take more than the two people on the ambulance. Rescue responds and if they're needed on scene, they stay, otherwise they leave.

Adding new employee for Fire – Erin said Fire/EMS is understaffed. Council Member Moreno said right now he feels that we discussed looking into bringing in an ambulance service into the city so maybe we should wait. Council Member Elliston feels like we should put that position in now to meet state requirements. Lloyd said we get inspected every year. The state has already commented about staffing because they always use volunteers for backup, but you can't count on volunteers. Council Member Elliston said if we get fined it would be on the council. Lloyd said all municipalities follow National fire Protection Agency rules. Mayor Garcia asked why the pay is so high. Lloyd said they put the salary for a firefighter paramedic. They usually get paid more than that. Council Member Moreno said the average pay is in the \$50,000's, there are several in the \$60,000's. Erin said \$60,000 is bringing in on step 5. Council Member Elliston said she thinks that's reasonable if they're experienced. Council Member Moreno said there are 8 full time people making less than that. Lloyd said he put in for firefighter/paramedic, but they have a very hard time finding medics. We can hire a firefighter/EMT which would be less. Council Member Moreno said he would like to wait until we discuss other salaries. Council Member Moreno said EMS is one of the largest chunks out of payroll. Council Member Land

would like to see it addressed but can hold off for a few days. Council Member Elliston said she would like to address new staffing all together.

Update comprehensive plan –

Council Member Elliston asked if we followed the previous comprehensive plan. Erin said largely it was followed until sand plants closed, but a lot of the items were accomplished. Erin said we may be able to find someone to do it for less money. Council Member Moreno asked if we need to look at when the state deregulates municipalities. Council Member Elliston said people don't realize what they stand to lose. Council Member Moreno said a lot of the companies offer great rates to get citizens to switch over. We need to be prepared. It was pointed out that the City Charter says the City has to have the comprehensive plan. Mayor Garcia asked if there is any way to set aside funds every year. Lisa said yes, we can restrict fund balance and it will come out of the equation every year. We can restrict a portion of the \$50,000 each year, so we don't have to allocate it all at once. All were supportive of including in final budget.

Parks Master Plan –

Council Member Elliston asked about the EDC giving \$20,000, if that's something the EDC should do. Erin said yes, they do quality of life projects. Erin said we did transfer the \$14,000 left over from the Stanburn Park project. We aren't going to get any grants until we do the parks master plan. All were in favor..

Text My Gov –

Erin said we have a built-in database of our customers, so we could draw a map on affected areas and send out messages to those customers. It's a good tool to communicate with our citizens. Council Member Elliston said she gets a lot of complaints from customers saying they don't get enough information. All were in favor.

Airport fuel farm –

Council Members Elliston, Moreno and Gomez were against. Council Members Sutton & Land were in favor. Council Member Land said it is needed and we're going to have to do it, if we can come up with the funds. Council Member Moreno said he thought Lisa was going to try to get a grant. Council Member Sutton said maybe we can pay for some this year and some next year. Mayor Garcia said we could talk to TxDOT about taking it over. Erin said we are waiting for a call back from TxDOT to discuss if we are not able to financially run the airport any longer. Council Member Elliston said the grants we have applied for continue to obligate us. Council Member Land asked if the City owns all the property. Erin said yes. Council Member Gomez said our water tower is on that property. Erin said we actually lease the property the water tower is on from ourselves, to satisfy FAA requirements. Mayor Garcia said we need to set up something for the future that brings in revenue. The airport could be one of those things if we put money into it. Erin asked if we want to set aside the \$50,000. Council Members Moreno, Gomez, Sutton and Elliston said yes with Council Member Land against.

Erin said the \$25,000 request for the airport is no longer needed.

Electrical upgrade at Richards Park –

Council Member Elliston said she is in support of upgrading our infrastructure. Mayor Garcia asked how much revenue Richards Park brings in. Erin said \$13,000 last year. All were in favor.

Install splash pads –

Erin said it's getting more difficult every year to staff the pool. The season is getting shorter due to staffing. Erin envisions a splash pad at each of our parks. Erin would suggest tabling until we get our parks master plan to see if we can get any grants. Council Member Elliston doesn't know that we can focus on it right now but thinks it's a great idea. Council Member Elliston asked if we would close our pool. Erin said she feels like it's headed in that direction anyway due to staffing. Erin said even if we keep the pool open, it's just an improvement to our parks. Council Member Elliston asked what if we certified our staff and could use them for coverage. Mayor Garcia asked if we have to really have the full certification process since our pool is only 4 foot deep. Erin said they have to be certified lifeguards and that's what it takes for certification. Erin said Willie Washington and Brady Lake would be her priorities. Council Member Land asked if the \$150,000 is per splash pad. Erin said yes, and that's a small one. Council Member Land asked when are we closing the pool for this season. Erin said if we can get through the first week of August, we're lucky. We opened it on the first of June this year. The kids start sports practice early. Council Member Elliston asked about coaches and teachers getting certified. All were against.

Baseball field renovation

Council Member Elliston asked how many fields we did a few years ago. Mayor Garcia said two. Mayor Garcia said one of the fields is not done correctly so we can't have tournaments. The slope of the mounds is off, measurements are off. All were in favor of waiting for the parks master plan

Replacement for Chief truck –

Truck is owned by the volunteer fire dept. Chief Perrin said he struggles on a daily basis with the volunteers. He has had maintenance issues with the truck. He thinks the City should have their own command vehicle. Council Member Elliston asked if we can have a replacement policy similar to the police program. Lisa said yes. Erin said that is what we would like to ideally do with all of our vehicles and equipment. Lisa thinks there should be leeway whether we finance or pay cash. Council Member Moreno asked what the interest rate would be. Lisa said they are projecting 5.87% on vehicles. We are currently earning 5.3% on our money. At some point she keeps hearing the rates are going down. She hesitates to go into a long- term note. Lisa said we could buy several things if we pay for them over time. Erin said we can accomplish other objectives if we pay them out. Council Member Moreno said when we get deregulated, we're going to have all these notes out there. Council Member Moreno asked if we could combine the loans. Lisa said sometimes. Erin said we will finance multiple items at once. Council Member Moreno said he would like to work towards preparing for that. Lisa said we are going to have to address the transfer from the electric fund to the general fund. Council Member Elliston asked what kind of a timeline are we looking at. Lisa said that's not even a reality right now. Right now, you would have to cut 2.5 million out of the budget. Lisa said it might be a good talk to have, how can you be less dependent on your electric revenues to fund operations. All were in favor. Lisa said the city pays for maintenance on the fire department vehicles. We also give the volunteers \$24,000 a year. The intention is to allow them to apply for grants that we would not be able to receive, and they have received grants. Legally when a city gives funds to another entity, there should be a contract and they should show how those funds are utilized. What has not taken place with BVFD, there has not been a contract put in place that spells out how the funds are spent. Lisa has asked them to set up a separate account for those funds so we, council, can see what they're spending. Council has not asked them to spend that money on anything specific. A public entity is accountable how their money is spent. Erin said we have a rough draft of an interlocal agreement. Council Member Moreno asked if it can be brought before council on Tuesday. Council Member Sutton said he would like to see something in there where council would vote on what they spend their money on. Mayor Garcia asked if we paid for the vehicles and do the maintenance and pay

for fuel. Council Member Elliston said we give them funds to fund their operations. We don't own those vehicles. This situation has been an issue of contention for many years. Council Member Elliston said she would like for us to own our vehicles. Council Member Sutton said he knew a while back that there was questions on who owns what vehicles. Lisa would like something in writing stipulating how the money can be used. We are not holding them accountable as we do other entities. Erin asked Lisa to bring back options of paying cash or financing. Erin said we send out to bid. We can give preference to local dealerships if it does not exceed 3% more than the next highest bid. Council Member Elliston asked for pricing for Command 2 as well. Would we get a better price if we had the opportunity to get two vehicles. Council Member Moreno said he thinks we need to look at working on the relationship between the City and the VFD.

Police Department stand by pay –

Erin said the sergeant works a shift daily but is on standby if they have to be called back out. Item was held until we get to salaries.

Road Assessment Service –

Steven Miller said they are wanting to promote a step by step multi year effort to remove the human element and allows these devices to rank and evaluate where to do paving overlay/repair/rehabilitation. Step two next year would be to bring on board a consultant specializing in pavement improvement program. This helps get the initial analysis started. Council Member Moreno said he wants to know what it's going to cost next year for the consultant. Miller said they're going to get us a paving contractor and we're going to present as a capital improvement program. Council Member Moreno said they gave a price at the last meeting; that he thought it was somewhere in the \$200,000 range. Miller said the number he presented was somebody they used in Arkansas. Council Member Elliston said it was what it cost for another entity. Council Member Land said he was in favor. Council Member Elliston said she is in favor of maintaining. Council Member Land said he hopes we can find some funding to help. Miller said it's hard to find money through the federal highway department. Council Member Sutton said he is in favor. Mayor Garcia said even if they show what roads need to be fixed, we're going to fix what we need to. He doesn't know we could follow all of their recommendations. We're going to have to hire a consultant and that could be part of it. This company is used prior to a consultant coming on. Council Member Gomez asked what vehicles we put these on. Miller said like street and police that are out driving around. Council Member Gomez asked if the price includes installation. Miller said it's a one time cost and not automatic renewal. Council Member Elliston said next year will be higher for the next step. Miller said we need a capital plan. Council Member Elliston asked if we have a capital improvement plan. Erin said yes and referred her to the section of the budget book, section G. Miller said these numbers were from several years ago and what the superintendent thought the costs would be. Council Member Land said this technology seemed really good and helpful. Council Member Gomez voted in favor. Council Member Moreno said he wants to make sure the consultant will use our data. Miller said we direct them. We tell them here is our database, help us with our capital improvement plan. Erin said it would be worked into the deal with the consultant. Council Member Moreno was in favor. Council Member Elliston was against.

Municipal court roof – Erin said there is current damage to the roof/wall. Council Member Elliston said this is part of our ongoing maintenance and we should do a better job of maintaining otherwise we are going to have to repair walls, flooring, etc. Council Member Elliston questioned the price. Erin said she just put forth the number from prior years. Council Member Elliston said get an inspection and see what it needs and what it will cost. Council Member Moreno asked if repairs are included with the fire department remodel remodel. Erin said it was not included. Item was postponed.

Animal Control Facility – Council Member Elliston said we are a 72 hour hold facility, not a shelter. We don't have the money to be a shelter. We have staff that does try to adopt the animals out. Are we going to be our original intent or transition into a shelter. She thinks they are seemingly trying to move into a shelter. Erin said right now they are doing one euthanasia trip a week. Erin said we don't have a quarantine facility. Right now we are having to force owners to home quarantine, or we are supposed to immediately euthanize them. Council Member Land asked if we are back to square one. Erin foresees a metal building with appropriate pads and drains and kennels. She thinks there's a great location on the way out to the wastewater treatment plant. It has water, electric and gas available. There's a fairly flat site. That would be her proposed location.

Erin said years ago, the vote of 2009, the voters passed for the EDC to pay for the civic center remodel. That was paid for up front in cash by the City. An agreement was entered into between the Type B EDC and the City of Brady that 25% of EDC annual sales tax income would be applied to original balance. The civic center is no longer solely being used for its intended purpose now that it also serves as the senior center, she is proposing a 50% payoff by the EDC to the current balance of \$679,166, approximately \$340,000. The EDC signed over an airport hangar for \$219,537 to the city so the city received a \$219,537 asset and the EDC did pay for some on the front end. Lisa thinks it's a reasonable recommendation. If we accept, with the \$339,583 (half of the balance due), plus the \$219,537 for the hangar and payments already made of \$182,296, it would be \$741,413 in total that would be paid. Erin said if you're looking for some cash to get some projects done now, we could get some things done. Council Member Elliston said it also allow the EDC board to get back to the function they were created for. Erin said we could also accept the \$323,000 then take 10% per year. The problem with taxing 25% a year from EDC is that it does not leave them much funding to provide incentives with. Lisa said it was a voter approved expenditure for the EDC to pay for it, not the City. Erin said Sharon is looking at the legalities now. Council Member Elliston said she would be in favor of taking the lump sum and restructuring the 10%.

Council Member Land asked if it would be better to build this for \$300,000 than paying \$190,000 for the former Paws animal shelter. Council Member Elliston said it would cost a lot more for the renovations. Council Member Land asked which one Erin would prefer, new or fixing the old PAWS facility. Council Member Elliston said she would prefer a new facility if it would cost the same.

Improvements to electrical system at Brady Lake Park –
everyone was in favor

Restrooms at Brady Lake –

Council Member Gomez said it needs to be done. Erin said the septic is going to have to be addressed. Council Member Gomez said he thinks Sonora recently did theirs and he thought it was only \$30,000. As many people as use it, we need to do something but \$300,000 is a lot. Council Member Moreno said he doesn't think it needs to be that much bigger. Council Member Elliston said there will probably need some ADA compliance issues too. Council Member Land asked what it costs to put a port a potty out there. Erin said people would steal or destroy it. Council Member Elliston asked if officers that are on nights could have a route to patrol our parks. Erin said they are doing that. Mayor Garcia asked what it would cost to just replace the septic. Erin said she will get pricing.

Payroll Software –

Council Member Elliston said she has asked before about time clocks. Staff didn't want time clocks. What's different now. Lisa said she thinks we ran out of money before. Council Member Elliston said it's just not acceptable to be late for work every day. She is a thumbs up. Council Member Moreno said it will save a lot of money if it's done correctly. All were in favor.

Software as a Service –

Council Member Elliston said these citizens that complain don't get involved. They're not going to utilize it anyway. Everybody was against

HVAC system at Senior System – Miller said the heat load has destroyed any A/C capability. It's running 24/7 with a constant fan on because it can't cool the kitchen. Mayor Garcia said he has cooked in there and didn't have any issues. Council Member Elliston asked if a mini split would help in the kitchen. Miller said the A/C contractor advised against it because of ventilation. Council Member Land said if she needs something out there, we might need to give it to her. Council Member Ellison said she agrees, but for \$30,000, we have so many other needs. Council Members Elliston, Sutton, Gomez and Moreno were against, and Council Member Larry was in favor. Council Member Moreno asked how much is Senior Center office vs Kitchen a/c. Miller said a/c alone is \$17,000

Council Member Elliston said she would like the employee handbook to reflect the time clock and if somebody clocks somebody in, it's grounds for dismissal.

Council wants to reschedule July 20th meeting for Tuesday the 18th, 1:00 p.m. if we need it.

ADJOURNMENT

There being no further business, Mayor Garcia adjourned the meeting at 4:29 p.m.

Aaron Garcia, Mayor

Attest: _____
Tina Keys, City Secretary

STATE OF TEXAS

COUNTY OF McCULLOCH

CITY OF BRADY

The City Council of the City of Brady, Texas met in a Joint Work Session Meeting with McCulloch County Judge and Commissioners on Monday, July 17, 2023 at 10:00 a.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, Finance Director Lisa McElrath, Fire Chief Lloyd Perrin, Assistant Fire Chief Jeremy Ramon, City Attorney Sharon Hicks and City Secretary Tina Keys. Others in attendance were County Judge Frank Trull, County Commissioners Randy Deans, Carol Anderson, Don Bratton & County Clerk Christine Jones, as well as District Clerk Michelle Pitcox, Sheriff Matt Andrews, and County Attorney Greg Torres. Also in attendance were Heath Evans, Lynn Farris, James Stewart and James Griffin, Tony Groves

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

Mayor Garcia called the meeting to order at 10:00 a.m. Council quorum was certified. County certified their quorum.

2. INDIVIDUAL CONCERNS

- A. Discussion regarding McCulloch County contribution to EMS expenses.

Mayor Garcia thanked the County for working with the City and turned meeting over to Erin Corbell. Mayor Garcia asked the County if they had looked over proposed agreement. They indicated they have. Mayor Garcia asked if there are any issues with it. Erin asked if there were any issues with figures that are used. Mayor Garcia said we need to stipulate that the City of Melvin will be removed out of the agreement – any unincorporated areas of the county. Commissioner Anderson pointed out that under Section 3.2, it says pursuant to section 731 but she believes it should say 791. Attorney Hicks said she would make the correction. She had already put in “other than city of Melvin” she thought that was the only unincorporated area. City Attorney Hicks said section 3.2 relative to county, are they self-insured or do they contract. Judge Trull said they were with the Texas Association of Counties. Mayor Garcia said 3.2 said pursuant to section 731 but it should be 791. Carol Anderson asked about Texas Tort law. Attorney Hicks said it’s in Section 4. Judge Trull said it’s confusing – he would like to specify the time period. It’s not really for this year’s services. Attorney Hicks said we have a contract term for specified period, one year, Oct 1, 2023- Sept 30, 2024. Payment is for the services rendered during prior year’s period. Erin said we’re talking about services period of 10/1/2021 – 9/30-2022 in which the payment is due in FY24. Judge Trull said maybe put in a B.3 that the payment is for specified service dates. This agreement will be effective for the term of 10/1/23 – 9/30/2024. Language would be for EMS services, take out term language, the county will pay the City \$243,438 for services 10/1/22 – 9/30/2023 and add D to take future terms and service years... Attorney Hicks said we could just change the dates each year. County Attorney Greg Torres said that’s kindof like what we did with the old one, but he thinks there should be a date. Judge Trull said he feels it’s hard if you’re brand new if you’re not looking at actual term dates. Attorney Hicks said she would add “future terms and service year”. Anderson said paragraph D is confusing because it says Fire and EMS. City Manager Corbell and Mayor Garcia said to remove the word fire. Council Member Elliston said we can extract fire from the document. 3.2 will remain as worded with the word fire. Section 2 page 1, Fire and EMS, 2.1 proposal to remove fire and just say EMS services. Judge Trull said it needs to be reflected that we are not providing fire. Attorney Hicks asked are we providing fire service? Erin said yes. Judge Trull said sometimes fire goes but all they do is fire control. Commissioner Deans said we trade off with volunteer departments. Volunteer departments respond to city calls as well. Attorney Hicks confirmed fire and EMS will come out of 2.1 heading and we will remove fire protection services. Attorney Hicks said all reference to fire and said they will be removed. Council Member Elliston asked if

they were comfortable with 30 days. Anderson said she would prefer 90. It will be changed to 90. Section 9 will be changed from 60 days to 90. Page 2, item D, Erin said the 90-day requirement would be June 30th. Council Member Elliston said they will have a new interlocal agreement every year and the dates and dollar amount would change. Attorney Hicks said a decision would have to be made on or before June 30 of each successive year. Judge Trull said if they get all the info by March 1, that gives them 3 months to look at all of that. Judge Trull said he thinks how it's calculated needs to be in the agreement as well. Lisa said yes. Mayor Garcia said to reference the formula to how where dollar amount came from in the agreement as well. Erin handed out a worksheet and said it takes into account some of the formula errors she saw, so this is a corrected version. She noted the city formula is on the left and county formula on the right. Attorney Hicks said section 2.1, she will add a subsection that shows the formula. Mayor Garcia asked Erin to walk them through the formula. Erin said we proposed based on applying the percentage of county calls to the net expenditures for the year. The Judge's formula applies the percentage of calls to the gross EMS expenditures and then reduces that number by county specific payments and revenue. Mayor Garcia asked if the \$248,000 is our calculation? Erin said yes, it's actually rounded out a little bit. Erin confirmed Melvin is excluded. Erin said the council went with a flat 18%. Other figures are 18.41. Council Member said on refusals, our guys responded to the calls and the patient refused the service. We are not able to bill on those. Erin said she verified all of the addresses were outside of the city limits and uses google maps to verify the mileage.

Mayor Garcia asked where the figure is for our total expenses. Judge Trull pointed out the \$1.6. Erin passed out a sheet that shows gross expenditures. Erin said the 18.41 \$1,352,434.42 comes to the \$248,847.93. Randy Deans asked about the difference between the 2013 revenue figures and 2015 revenue figures. Erin said that indicated the timing of the hospital taking over transfers.

Erin confirmed for Attorney Hicks, it's 18% which is what the council approved, applied to net expenditures for services provided Oct 1, 2021- Sept 30, 2022, which totals \$243,438.19.

Mayor Garcia asked if the commissioners understand where that number comes from. Judge Trull said he feels the city is set on not changing that formula. Judge Trull said the City is working with the County by lowering the percentage from 18.4 to 18%. Erin said EMS calls are tracking about 18% year to date. Carol Anderson asked about indigent services. Erin said she talked to Tim Jones and an individual has to apply for indigency through the hospital district to have any funds applied towards that. That's not something we can control, and that funding ONLY applies to services received through the hospital, so it would not apply to EMS services. Carol asked if we have a report. Erin said only what Emergicon shows is written off. They also have an option to apply for indigency when Emergicon bills. Assistant Chief Jeremy Ramon said he was trying to understand so he called Emergicon and they said they can't collect money from the hospital under the indigency program. Judge Trull said any medical bill, if you apply at the hospital and are approved for indigency, it's handled through the hospital and the hospital pays the city. Mayor Garcia said he thinks maybe we can approach the hospital. Randy Deans asked Asst. Chief Ramon, if they run a call, who responds. Jeremy said a fire truck and an ambulance. Deans asked in the county who responds, Jeremy said an ambulance. Jeremy said we only bill for EMS. Randy asked if there is any way to recoup the fire losses that are run in the city with the EMS. Lloyd said on the county runs, they count on volunteer departments to help. Anderson said she would like a clarification on the indigency program through the hospital. Mayor Garcia said the county and the city can sit down with the hospital and look into it with Emergicon. Randy Deans brought up the increase in expenditures due to salary increase. Erin handed out a sheet showing base salaries vs industry standard salaries.

City and County are expected to approve the Interlocal Agreement as modified at their upcoming August meetings.

ADJOURNMENT

There being no further business, Mayor Garcia adjourned the meeting at 11:54 p.m.

Aaron Garcia, Mayor

Attest: _____
Tina Keys, City Secretary

STATE OF TEXAS

COUNTY OF McCULLOCH

CITY OF BRADY

The City Council of the City of Brady, Texas met in a Work Session Meeting on Monday, July 17, 2023 at 10:00 a.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, Fire Chief Lloyd Perrin, and City Secretary Tina Keys. Also in attendance was James Griffin.

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

Mayor Garcia called the meeting to order at 12:32 p.m. Council quorum was certified during morning joint session.

2.

Erin Corbell said she is working on the interlocal agreement for the VFD, and she is still waiting for a bid for Municipal Court building and is waiting for Steven Miller to get back with her on the air conditioner for senior center. Council Member Land said he wanted to walk over and look at the air conditioning situation, but he didn't get a chance. Council Member Land asked if there could be a problem with ducting. Steven Miller said Pierce Air Conditioning said they would have to redo duct work and we don't have a cost for that. Council Member Elliston said she doesn't think the kitchen needs a new air conditioner. Mayor Garcia said he has cooked here and never had any issues and asked council to stop by and check it out. Council Members Land and Sutton were in favor. Council Members Elliston, Moreno and Garza were against.

Erin Corbell said she should get an appraisal on lake property this week. Previous council discussed getting a survey and appraisal for the G. Rollie White facility sale. Erin said we are having serious outbreaks of parvo at the animal control center. She has had 17 puppies in the last 2 weeks, and more than half have had to be euthanized due to parvo. Council Member Elliston asked if there are any ideas how to handle the situation. Erin said animal control is writing citations. She gives a warning then writes a citation. Erin asked, do we bring back another full time ACO or a part time ACO. Council Member Elliston said she would be in support of another full time but there would have to be strict guidelines because the second person that was approved in the past was not used as intended. There were supposed to be two vehicles so they could work more, but they only had one vehicle. Council Member Elliston said we have an animal control program and asked if we handled the issue with citizens calling sheriff's office to dispatch help with animal control, but citizens are being told nobody is available. Council Member Moreno said there are other issues we need to address with the county. Council Member Elliston asked if there would be a dent made in the number of strays if we have an additional ACO. Council Member Elliston said if we had another person they could alternate weekends and stagger schedules. Previous council felt like another position could help.

Mayor Garcia said we have several personnel requests to discuss. We wanted to discuss pay scale. Human Resources starts with \$17.17 up to \$23.77 depending on experience. Some people had questions on where the starting step is. Who decides where an employee starts. Lisa McElrath said it's at the subjectivity of the supervisor hiring to determine the level of experience. Lisa said many of the grades have not been adjusted in 8 1/2 years. Erin said they might need to be adjusted if we don't get any applicants. Council Member Elliston asked we advertise the pay. Erin said there is a range. Council Member Elliston said if a staff member has been here for 8 – 10 years as an example, the new person with no experience would be brought in at the same salary as the person

who left. Lisa said if you don't adjust the pay scale to meet market, that makes it unreasonable to expect someone to come in at a pay scale that's 8 years old. Erin said we have not added in basic cost of living. Council Member Elliston said our base is grossly underpaid in her opinion. Mayor Garcia said this is 8 years ago step one on several line items. Council Member Moreno said he thinks it needs to be a step not a grade. There's no control over pay raises. Lisa said the grade is putting you into a classification. Fire/EMS Level 1 has different responsibility than maintenance level 1. That's what the grade establish. Erin said they are helpful. A lot of municipalities adopt them because merit-based raises are easily misconstrued as favoritism or something like that. Council Member Elliston said this can be the same way if we decide to start somebody out as a 5. Council Member Moreno said we have this in place, why are we not using it. Erin said she values the supervisor to align that role with what the position should be earning. Council Member Moreno said why have it if we're not using it. Council Member Sutton said in normal times, you're not going to have inflation like that. Lisa said it's a topic that's difficult to manage. Things change constantly. This is a good step because it does help provide for stability. But it has to be reviewed regularly and acknowledge that these numbers can't stay stagnant for years. Council Member Elliston said the golf manager description seems to be off to her. She thought the golf manager was a supervisory position, they manage their budget, prepare their budget, do everything for their department. She was concerned about hiring for that position, but groundskeeper is the job description they were given. Is he a different level of supervisor. Erin said we're splitting into departments and divisions. PPM is a division, departments are under PPM. Council Member Elliston said she feels like people at \$13 an hour is not a living wage. She would like to see maybe \$15 as a starting wage. Council Member Sutton said we have upped it every year. Council Member Elliston said we didn't year before last. Council Member Sutton said we raised a lot of those and doesn't understand how we can afford to raise everything year after year. Mayor Garcia said he doesn't know that all positions should bring in that much. Erin said one of the employees is a high school student so maybe they don't all need to be raised. Council Member Elliston asked if we have a problem filling positions at those lower rates. Erin said no, not typically.

Erin said she is requesting a salary survey for these positions. Council Member Gomez said he is very concerned about the future. He would like to see a training platform. Erin said we have certainly talked about what we can do. We've created some apprentice programs for water and electric programs. Council Member Moreno asked what kind of time would it take for say water and electric. Erin said it could take years. Erin said there is a lineman school in Snyder but it's \$10,000. If we paid that, how long of a commitment would we require of them. Mayor Garcia asked if we're ok with the current step grade and re-visit when need be. Erin said she would task HR with the salary survey and will give her 60-90 days.

Mayor Garcia said there are council members who are not wanting to add positions unless they're essential. We need to dictate what is essential and what's not essential. Erin said the one essential is fire but there is \$69,000 remaining to allocate which is not enough for that position. Lisa said she figured in what council wanted for supplementals leaving \$79,000 excess fund balance. If you approve payroll that becomes an operational expense which you figure in the 90-day fund balance, that leaves \$69,000. Council Member Elliston asked how many positions are in budget but not filled. Erin said 2 water positions, 2 electric positions, and a water treatment position. Council Member Elliston asked if we can use the money we're not spending for those positions. Erin explained that you can't use water funds for general funds. Lisa said she would suggest maybe depleting 2 or 3 days of fund balance. If at the end of the year some positions aren't filled, you could be back at the 90 days. She would think that would be a better way to go. Council Member Sutton asked if we raised the salary, could we attract more people for these open positions. Miller said he didn't know. We have to figure out what we're not doing. Miller said he thinks we should think about establishing a job fair at the civic center or something.

Throwing an ad out and posting it isn't helping. He doesn't think throwing money at it is the answer. Council Member Sutton agreed and said when the kids graduate and you ask them what they're going to do, they don't know. Miller said it's hard to find people who want to work. Council Member Gomez agreed.

Mayor Garcia said so we don't have money for a fire/EMS person. Erin said unless chief wants to give up his command truck. Chief Perrin said he would do it. He will give up his truck. Council Member Elliston said she

doesn't know that giving up his truck is the solution because that's a one-time allocation for funds. A new employee is multi years. Council Member Elliston asked if the additional person would help cut down on the overtime. Chief Perrin said yes. Erin said if his truck is financed, that frees up \$87,000. Council Member Elliston said that's for just this year. Council Member Moreno said if we keep pulling from that electric fund, we could have a problem. He believes they are going to deregulate. Lisa said they already have deregulated but municipalities can vote to deregulate. Council Member Moreno said he thinks there will come a time where we won't have a choice. Council Member Moreno asked Lisa if 90-day reserves fund is standard. She said GFOA recommends 60 days. Erin said Lisa is going to add in the extra \$42,000 from the county. They budgeted for \$200,000.

Lisa said she needs to see where council stands on tax rate. The no new revenue tax rate is what was used to figure budget. The voter approval rate would be \$32,000. Our current tax rate is she believes around 35 cents. Council Member Moreno said he is not in favor of raising taxes. Lisa said the proper way to fund payroll, especially in emergency services, is through the tax rate. But we don't raise enough taxes. Council Member Moreno said the reason we do the budget process is to stay within the budget. Lisa said she will bring the tax rate back to council for their approval at a meeting in August. Council Member Land said he was in favor of the voter approval tax rate. Other council members were in favor of the no new tax rate.

Fire department personnel. All were against. Council Member Moreno said he would like to do a freeze on all additional positions. All were in favor of no new positions not already budgeted for.

Lisa reviewed the new position for administrative technician to free up time for purchasing and mechanic. Council Member Elliston said she would like to see the mechanic doing more mechanic work. Erin said there may be someone at the service center that can help. Miller said we should mature more with that person before we proceed with this one. Erin said we have tried it before, but it has not been successful. Miller said with our single mechanic, we have all sizes of equipment. Things are continuously breaking down. The adjustment to help that person would be a great asset to that. He sees the mechanic every day and he is pulled away to do copying, paperwork, receipts.

Increase stand by pay for police. Council Member Elliston said it's not worth her giving up her time for \$10. Mayor Garcia said he thinks if everyone else is making \$30 and police are making \$10, that's not fair. All were in favor.

Miller said he wanted to go back to electric fund supplemental for engineering fees for sale of substations. He can propose a \$30,000 cut on the \$90,000 request. Council supported the \$60,000 consulting fee request.

Mayor Garcia said going back into salaries, council would like to look at a possible salary freeze on some positions and wants to make sure we can afford the 3% increase. Council Member Moreno said he doesn't have a problem with 3%, but does have a problem with 6% when we have the step grade in place. If we're not doing a merit raise, we shouldn't give someone a 6% because they're doing a good job. If we're saying it's not a merit raise, why are we giving someone a 6% raise if they're doing a good job. We have the step and grade in place. Lisa said she has an employee who has been given additional duties and additional people to supervise. She feels like it is beyond merit, it is additional duties. Is there flexibility for that? Even if their duties and responsibilities have been enhanced rather substantially. Mayor Garcia asked if this saves any money in the long run. Lisa asked if there is any leeway of a supervisor to change the pay rate of an employee. Council Member Elliston said she feels like this should be a starting point to use when hiring. She doesn't think moving an employee up should be automatic every year. She thinks the 3% should be a cost of living and should come to council every year. Council can look at the budget and see if they have the money. Lisa said that's why they give you the base. It can be pulled out. Lisa said she doesn't agree. It incentivizes people. Mayor Garcia said he agrees with giving the supervisors the ability

to recognize and reward their employees. The step grade gives us a good idea of what our payroll will look like each year. Council Member Land thinks this request is pretty rare, but this person has really stepped up. Council Member Elliston said that then becomes a merit increase and it should be across the board. Erin said she doesn't feel like she has the authority to give outside of this, so there is not a raise that council hasn't given permission. Council Member Sutton doesn't think we should get into the merit raises. Miller said we have a resource. We will never compete with the private sector so we should push that aside. He would like us to communicate with the employees and try to promote a document that tells them based on this survey, you are properly paid for that position and we have benchmarks. We don't have that. Council Member Elliston asked if this raise is for all supervisors. Erin said no. Council Member Elliston said in that case, she is against it. Lisa said we do have a form that asks why are you recommending this increase. Lisa thinks there should be rules for requests that are beyond the step plan. Erin asked if she is correct in hearing there is not going to be any 6% raises, and all are going to be 3%. Council Member Elliston said that is her feeling. Erin asked if there are any that wouldn't receive the 3%. Mayor Garcia said it's 3% across the board. Council Member Gomez said he feels like salaries keep going up and up but we aren't getting any more income. Lisa said that's not true.

Mayor Garcia asked do we give supervisors leeway to give 3% raises with council approval? Erin said yes. Erin said we need confirmation, do we want to give everyone the 3% increase and decrease those who requested 6% down to 3%. Council Member Sutton said he thinks a pay raise should be earned. Erin commented that Council Member Sutton had also said no merit based raises. Council Member Sutton said he thinks 3% every year is a good pay raise.

Mayor Garcia said he understands where we are financially but doesn't know if we have the justification to freeze pay raises. We have an issue with attracting and keeping employees. He doesn't think a raise freeze is going to help attract people. Council Member Moreno said he doesn't have a problem with 3%. Council Member Elliston said if we approve a 3% across the board and decline those with the 6% requests, how much would that bring back into the budget. Lisa said she will have to find out and bring back. Council Member Sutton said years ago, people were looking for jobs with benefits. Those benefits are still there. A lot of people had to cut benefits or have employees help pay. Benefits are a big plus. Council Member Land asked if there is a deduction in insurance premium. Erin said we offer employees a deductible and offer them the opportunity to buy up to the higher level. Council Member Moreno said he is in favor of 3%. Council Member Sutton was in favor of 3%. Council Member Gomez was in favor of 3% but not 6%. Council Member Elliston was in favor of 3%. Council Member Land said he thinks the 3% is fair but he's ok with those who want to bring salaries forward for discussion. Council Member Moreno said he would like to give the supervisor's more freedom next year, but is being more conservative this year as they learn. Council Member Elliston said she feels like the additional 3%, it is a merit type thing and she knows all of the supervisors should be given the opportunity to get that bump up. Miller said they have to come up with a good strategy that needs to grow with the City. Council Member Gomez would like to see a little bit more training or a better platform of training. All employees should feel valued. Mayor Garcia said he is a huge fan of development, training and home grown development. We need to figure out how to train some Brady people. Council Member Sutton asked if the people whose salary is "open" do they get the 3% as well. Erin said yes.

G. Rollie White

Erin said previous council asked staff for an appraisal to prepare to sell it. It's going to take millions of dollars to fix that facility. Council discussed having to do a charter review to change the lease requirements.

Council Member Elliston said she and Council Member Moreno talked and Council Member Moreno suggested remodeling fire and PD at current PD facility, one facility on this big lot. Erin said we have complete plans for PD at the cafeteria. We don't have complete plans for FD. Council Member Land said we discussed that at the beginning. We did discuss putting them together either here or maybe the old Super S. We didn't like the Super S location. Council Member Land said he thinks we're pretty far along. We're at about \$200,000 ahead. Council

Member Moreno said if we save \$1million, then we're still ahead. Council Member Land said we discussed several options and came up with moving PD to the old cafeteria and moving FD to PD.

Fee schedule –

All were in favor of increasing additional poly cart and credit card fees.

Council Member Elliston said feels like the Civic Center fees are too high. Regular people can't afford to rent it. It should be affordable for our citizens to use. Council Member Elliston would like to discuss further.

Council Member Moreno said he thinks we should charge interest on the Dodge Heights lots. Council Member Elliston said we did not do it for Davee. Council Member Moreno said we can't keep going back to mistakes that were made prior. Council Member Elliston said it would be a burden to those citizens. Council Member Moreno said it could encourage them to go to a finance company. Mayor Garcia asked what the current interest rate is. Erin said 7% which is what Council Member Gomez had told her. Council Member Elliston said she couldn't charge them that interest rate. She thinks we should give them 5 year leases and let them finance. Mayor Garcia said we have to think about what's best for the City and for the citizens as well. Council Member Elliston agreed.

Brady Lake – Cabins – all were in favor to increase to \$500

Davee – ok to remove lease fees

Pool passes – ok

Civic center – rental - \$400 per day. Council Member Elliston said she would like to talk about changing. She is also not ok with charging \$250 for cleaning. She doesn't think people should clean and then have to pay the cleaning fee also. Lisa said we're still going to have to bring in someone to clean. All agreed on \$150 cleaning fee. Council Member Elliston said she would like to see how much it is booked.

Golf course – there has been issues with youth tearing up greens and not listening because it's so cheap. Council Member Moreno thinks we can change student rate to 18 and under. Mayor Garcia said 18 and under should be one rate and another rate for adult. Erin said easiest would be to roll them up to the adult fee. Senior rate remains at \$10. Cart shed rental -

Building permits – scratch 0 – 800 square feet.

Security Fee for police - \$50 security fee – ok

Animal Services – impound fee – increase to \$75 / \$150 / \$200

Poly Cart – add'l poly cart - \$10 - ok

Tarp fee - \$10 – ok

Credit card fee – ok

Utilities – ok

Tap fees – Erin reviewed our tap fees with council members after Councilman Sutton had brought forward a complaint from a citizen about how high our tap fees are. Erin completed a comparison study with fees from Mason, Llano, San Saba, Brownwood, Early, Fredericksburg and San Angelo. Our fees are competitive, if not significantly lower, than those in our region and Erin does not see the need to reduce them at this time. Council Member Elliston mentioned that we may need to look into raising those fees, if we are significantly lower.

Lisa said she will take all of the numbers and update.

ADJOURNMENT

Mayor Garcia recessed the meeting at 5:08 until 5:00 tomorrow to review final changes

Aaron Garcia, Mayor

Attest: _____
Tina Keys, City Secretary

STATE OF TEXAS

COUNTY OF McCULLOCH

CITY OF BRADY

The City Council of the City of Brady, Texas recessed budget work session on 7/17/23 to reconvene at 5:00 p.m. on July 18, 2023 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, and City Secretary Tina Keys.

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

Mayor Garcia called the meeting to order at 5:08 p.m. Council quorum was certified.

2. CONTINUE BUDGET WORK SESSIONS FROM 7/10/23

Lisa McElrath thanked the council for their honesty and feedback during this process.

Mayor Garcia said we didn't agree to construct an animal control facility. What is the answer? What is the solution?. Erin said they are moving funds around and the vet recommended trying a stronger disinfectant than we are using. We don't have a long-term fix. Council Member Elliston asked if we need to give them a bigger budget. Erin said we worked some of that into the base budget. They will be able to purchase a huge 55 gallon drum of disinfectant. Mayor Garcia said this is going to continue to be an issue and we will have to figure it out at some point. Mayor Garcia asked how much we now have available that we could spend. Council Member Elliston asked about the amounts that were not approved at the 6% raise. Lisa said it was a total of \$15,000 spread across several funds. It's more trouble than it's worth to adjust the numbers. The General Fund was about \$5,000. Erin has the directive not to approve the additional raises, so that will not happen. So, there should be \$118,000 available in the general fund. Council Member Land also asked about animal control that was turned down. Council Member Land asked how long ago it was the offer to purchase other facility for \$150,000. Erin said in March. Council Member Elliston said the seller is at \$192,000 plus \$50k-60k to renovate. We could spend that much for a new facility. Lisa said the funding wasn't discussed. It's not in the budget, not even for that. Council Member Land said we know where we are at with the situation, what are the ideas to get it fixed. Erin said she looked into grants. We will keep doing what we can until the state forces us to do something. Council Member Moreno and Mayor Garcia asked about the \$113,000 that is left. Lisa said the two reports that she handed out, the second is the fund balance adequacy report. Lisa reviewed with council. Erin said she doesn't have estimate for Municipal Court roof, but he said it could be repaired. She asked him to email her all the options. Lisa said there is zero money for the roof right now. Lisa said in Sept or Oct, we will go back to council to roll over project funds that were not complete. We can tell then if there will be extra funds and we can see if we have the funds for the roof. Mayor Garcia said there is \$113,000 left but we may need to use that for animal control and to fix roof. Council Member Elliston asked about the EDC paying back half of civic center loan, how much that is. Erin said \$330,000. Council Member Elliston said we may be able to use those funds for animal control.

Mayor Garcia asked about the child welfare board. Council Member Elliston would love to keep that in but if we can't, she understands. Council Member Moreno said if we do it for that organization, we have to do it for other organizations. Council Member Elliston said she understands that, but we have programs for the seniors, baseball, parks, etc. We have a whole meal program for seniors for \$100,000 a year. Lisa said there has to be an interlocal agreement. The city has to receive benefit to give to an organization. There are laws that have to be followed. Council Member Elliston asked what we benefit in the senior center. Lisa said that's an established program that we actually run. Council Member Elliston said we put it in last year to implement every year. Lisa said she did put \$2,500 in the base budget. Lisa said Erin needs to bring an interlocal agreement and council can

vote for or against. Council Member Moreno asked about EDC funds. Erin said EDC funds are to help create jobs. Council Member Elliston said the funds have already been approved. We just need to honor the obligation we made last year.

Erin said the Luhr water project funds are approved for just under \$800,000 in EDAP funds. Steven Miller said Keith Kindle has been very helpful for Brady. Mayor Garcia asked if we already hired them as our engineer. Miller said no, they did this work, but eH/T is hoping to be the engineer. Lisa went over the funds that were moved from the water fund into the water construction fund.

Council Member Land thanked Lisa for making the budget process easy.

Mayor Garcia thanked Erin, Lisa, Tina and Valerie. Mayor Garcia said he knows it's challenging to teach the new people and said he appreciates all the work that went into it.

Erin said on the payroll, we adjusted down to the 3% so we are reallocating people in line with their job description. Customer service rep is being made a lead customer service rep. There are two others that are being adjusted to get them to where they need to be on the step program.

Lisa wanted to make sure everyone is in sync with those approvals or if there is anything else. Mayor Garcia asked if Erin gets an email tomorrow on the repairs, can we approve that? Erin said we would probably need to amend the budget. Lisa said if we could get it tomorrow, they may be able to work with it.

ADJOURNMENT

Mayor Garcia closed the meeting at 5:52 p.m.

Aaron Garcia, Mayor

Attest: _____
Tina Keys, City Secretary

STATE OF TEXAS

COUNTY OF McCULLOCH

CITY OF BRADY

The City Council of the City of Brady, Texas met in a Regular Meeting on Tuesday July 18, 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, Police Chief Randy Batten, and City Secretary Tina Keys. Also in attendance were Phyllis and Dugan Sewell, Haden Keyser, Walt Broyles, Mark Moesley, Daniel Mendoza, Rhonda Wright, Wayne Wright, Charles Bush, Charles Madden, Chris Martin and James Griffin.

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

Daniel Mendoza introduced himself and said he is the new Chamber Director and the EDC Director and he just wanted to say hello and introduce himself.

4. CONSENT AGENDA

A. Approval of Minutes for Regular Meeting on July 5, 2023.

Council Member Elliston moved to approve the consent agenda. Seconded by Council Member Sutton. All council members voted “aye” and none “nay”. Motion passed with a 5 – 0 vote.

5. PRESENTATIONS:

- Contract Operator Services – Groundwater Treatment Plant – introduced Chris Hay with eH-T. Chris talked about the contract operator services for the water treatment plant. TCEQ requires 2 class C ground water operators to be onsite for at least 16 hours each per month. They have 8 licensed operators on staff. Their operators will assist with the start-up process.
- Third Quarter Financial Report – FY 2023 – Lisa McElrath presented to council.
- McCulloch Soil & Water Conservation District – Mark Mosley presented and introduced Walt Broyles and Hayden Keyser with NRCS. Brady was built in a flood prone area. Earl Rudder started a flood control project. Brady lake is one of 29 structures that they have. The City is the lead sponsor of the Brady Lake Dam. They do not get any funds to repair and maintain these dams. But they have the responsibility. The dam needs maintenance. They have no money and don't know when or if they will get money. There is no sign telling who built it or when. They are asking for about \$500 for a sign. Is also asking the city to budget monies to treat brush on the dam and the spillway. They will work with us and help. Aaron asked what the amount to budget would be. He said he thinks there are 122 acres maybe \$100 an acre. Could be more. It's classified as a high hazard dam. If it fails there will be loss of life. Jeffrey asked about the smaller dams. Mosley said it's their responsibility. Hayden said they are responsible to meet with the boards and make sure potential issues are caught early. They can help with our dam.

6. PUBLIC HEARINGS AND INDIVIDUAL CONCERN ON PUBLIC HEARING

There were no public hearings.

7. INDIVIDUAL CONCERNS

- A. Discussion, consideration and possible action on awarding a contract proposal to Enprotec/Hibbs & Todd, Inc. (e-HT) for providing licensed water plant operator services at the groundwater treatment plant facility for a four (4) month period at a monthly rate of \$20,000.00. Steven Miller presented. Council Member Sutton moved to award to Enprotech / Hibbs & Todd, Inc. Abilene, Texas for licensed water plant operator services in the amount of \$80,000. Seconded by Council Member Elliston. All council members voted "aye" and none "nay". Motion passed with a 5 – 0 vote.
- B. Discussion, consideration, and possible action approving the purchase of 1,000T Limestone Rock Asphalt, Type 1, Grade D (cold mix) material from Vulcan Construction Materials, LLC, San Antonio, TX in the amount of \$111,580.00. Steven Miller presented. Council asked about the large charge for delivery. Council Member Moreno moved to table. Seconded by Council Member Elliston. Council Members Moreno, Gomez and Elliston voting "aye" and Council Members Land and Sutton voting "nay". Motion passed with a 3 - 2 vote.
- C. Discussion, consideration and possible action approving contract with Brady/McCulloch County Chamber of Commerce for Economic Development Services. Erin Corbell presented. Council Member Moreno asked about an audit of the Chamber. Council wants to make sure Mr. Mendoza gets a clean bill of health when he starts. Daniel asked if EDC and tourism audits would be together. Erin said no, they would have to secure a separate audit for chamber. The city cannot make the chamber audit chamber funds. EDC will need to be done separately, in correlation with the City's audit. Council Member Elliston moved to approve contract amended to includle EDC board being bonded for services. Seconded by Council Member Gomez. All Council Members voted "aye" and none "nay". Motion passed with a 5 – 0 vote.
- D. Discussion, consideration and possible action regarding the **first reading of Ordinance 1362** of the City of Brady, Texas, amending the FY23 budget for the Brady Economic Development Corporation. Erin Corbell presented. Council Member Elliston moved to approve the first reading of Ordinance 1362. Seconded by Council Member Moreno. All Council Members voted "aye" and none "nay". Motion passed with a 5 – 0 vote.
- E. Discussion, consideration and possible action regarding sale of Dodge Heights lots. Council Member Elliston confirmed the owners will have the option to pay in full if they want to. Wayne Wright said he feels like it will be fair to do the same as we did for Davee. Rhonda Wright added at the last meeting, council had said we don't want to be a bank, but we, at that point, agreed on 2 – 5 years, but Davee was extended a lot longer than 5 years so they've already agreed to a shorter time than the Davee residents. Council Member Elliston moved to approve offering lots to sale for current leaseholders at no interest for 5 years. Seconded by Council Member Land. Mayor Garcia said we will do everything we can to make sure those people that want their properties can get them. All Council Members voted "aye" and none "nay". Motion passed with a 5 – 0 vote.

8. STAFF REPORTS

- A. Monthly Financial / Utility Reports**
- B. Monthly Activity Reports:** Seniors, Golf, BPD, Fire-EMS Calls, BVFD Expense Report, Animal Control, Airport, Code Enforcement, Municipal Court
- C. Upcoming Special Events/Meetings:**

July 19

Good News Luncheon, 11:30 a.m., TruCountry Inn

July 20	Budget Work Session, 10:00 a.m. – 4:00 p.m. – IF needed
August 1	Regular City Council Meeting, 6:00 p.m.
August 15	Regular City Council Meeting, 6:00 p.m.

9. ANNOUNCEMENTS

Mayor Garcia said we have reached a verbal agreement with county for EMS services and thanked the council for allowing us to hold that meeting.

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: EMS agreement with McCulloch County

There was no Executive Session

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

12. ADJOURNMENT

There being no further business, Mayor Garcia adjourned the meeting at 7:15 p.m.

Aaron Garcia, Mayor

Attest: _____
Tina Keys, City Secretary

City Council

City of Brady, Texas

Agenda Action Form

AGENDA DATE:	08/01/2023	AGENDA ITEM	4.B.
AGENDA SUBJECT:	Discussion, consideration and possible action to authorize the sale of alcoholic beverages at Richards Park for the 49 th World Championship BBQ Goat Cook-off on Friday, September 1st thru Sunday September 3 rd , 2023		
PREPARED BY:	T. Keys / E. Corbell	Date Submitted:	7/27/2023
EXHIBITS:			
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY MANAGER APPROVAL:			
SUMMARY:			
The Brady/McCulloch County Chamber has requested that Hall's Daquiris To Go be authorized to sell alcoholic beverages at Richards Park for their 49th Annual World Championship BBQ Goat Cook-off September 1, 2023 thru Sept 3, 2023.			
RECOMMENDED ACTION:			
Authorize City Manager to sign Letter			

City Council

City of Brady, Texas

Agenda Action Form

AGENDA DATE:	08/01/2023	AGENDA ITEM	4.C.						
AGENDA SUBJECT: Discussion, consideration, and possible action regarding the temporary closure of Memory Lane on September 1 st , 2023 and ending September 3 rd , 2023 and a noise variance on Sept 1 st -3 rd until midnight for the concerts that will go along with the 49 th Annual World Championship BBQ Goat Cook-off.									
PREPARED BY: Tina Keys		Date Submitted:	07/25/2023						
EXHIBITS: Request email									
BUDGETARY IMPACT: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%; padding: 2px;">Required Expenditure:</td> <td style="width: 25%; padding: 2px;">\$00.00</td> </tr> <tr> <td style="width: 25%; padding: 2px;">Amount Budgeted:</td> <td style="width: 25%; padding: 2px;">\$00.00</td> </tr> <tr> <td style="width: 25%; padding: 2px;">Appropriation Required:</td> <td style="width: 25%; padding: 2px;">\$00.00</td> </tr> </table>		Required Expenditure:	\$00.00	Amount Budgeted:	\$00.00	Appropriation Required:	\$00.00		
Required Expenditure:	\$00.00								
Amount Budgeted:	\$00.00								
Appropriation Required:	\$00.00								
CITY MANAGER APPROVAL:									
SUMMARY: <p>The Brady/McCulloch County Chamber of Commerce is requesting the temporary use of Memory Lane in Brady from September 1-3rd, 2023 for the 49th Annual World Championship BBQ Goat Cookoff.</p> <p>Additionally, the Chamber has requested a noise variance be approved from 8:00 p.m. to 12:00 a.m. on Sept. 1st, 2nd and 3rd for the concerts that go along with the Goat Cookoff.</p>									
RECOMMENDED ACTION: <p>Move to approve</p>									

Tina Keys

From: Erin Corbell
Sent: Thursday, July 20, 2023 4:15 PM
To: jenna@bradytx.com; Tina Keys
Subject: Re: GCO -Road closure & Noise Ordinance

Tina will get this on the next agenda and let you know if she needs any further information.

Thank you!

From: jenna@bradytx.com <jenna@bradytx.com>
Sent: Monday, July 17, 2023 1:43 PM
To: Erin Corbell <ecorbell@bradytx.us>
Subject: GCO -Road closure & Noise Ordinance

Hey Erin,

I am needing to put a request for a noise ordinance for September 1st-3rd until midnight for Goat Cookoff at Richards Park.

I am also needing to put in a request to have a road closure of Memory Lane by Richards Park for Goat Cookoff on September 1st and ending on September 3rd.

Please let me know if you need any additional information.

Thank you
Jenna Walker
Brady/McCulloch County Chamber of Commerce

TWDB – FY24 FUNDING APPLICATION

ECONOMICALLY DISTRESSED AREAS PROGRAM

OR

EDAP

PROJECT RANKING – EAST LUHR SUBDV.

- CITY OF BRADY CURRENTLY RANKED IN TOP TEN (10)
- ACHIEVED BY AN ENTITY WITHDRAWING THEIR FUNDING APPLICATION

FUNDS TARGETED FOR EAST LUHR SUBDIVISION

PROBABLE LOAN TERMS -

- FUND APPLICATION AMOUNT = \$1,770,000
- 50% GRANT ELIGIBILITY = \$ 885,000
- 50% LOAN, 20-YR TERM = \$ 885,000
- 2044Y, TOTAL INTEREST = \$ 455,924
- TOTAL DEBT SERVICE = \$1,340,924
- ANNUAL DEBT SERVICE (~) = \$ 67,000

CITY OF BRADY - FY24 BUDGET

- ASSUMPTION WAS NOT TO CARRY DEBT
- BALANCE OR \$885,000 PAID FOR BY CASH (FUND BALANCE)

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

AGENDA DATE:	08/01/23	AGENDA ITEM	7.A.
AGENDA SUBJECT:	Discussion, consideration, and possible action regarding the second and final reading of Ordinance 1362 of the City of Brady, Texas, amending the FY23 budget for the Brady Economic Development Corporation.		
PREPARED BY:		Date Submitted:	7/27/2023
EXHIBITS:	Ordinance 1362		
BUDGETARY IMPACT:	Required Expenditure:	\$38,250.00	
	Amount Budgeted:	0.00	
	Appropriation Required:	0.00	
CITY MANAGER APPROVAL:			

SUMMARY: At their July 7 th meeting, the Brady Economic Development Corporation approved an amendment to their Fiscal Year 2023 meeting, reducing their contribution to administration to the City of Brady in the amount of \$3,750, and adding contribution to the Chamber of Commerce for administrative services in the amount of \$7,000 and an expenditure to the City of Brady for Civic Center debt obligation in the amount of \$35,000.
--

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 1362
--

ORDINANCE NO. 1362

**AN ORDINANCE OF THE CITY OF BRADY, TEXAS APPROVING AMENDMENT TO
BRADY TYPE B ECONOMIC DEVELOPMENT CORPORATION FOR FISCAL YEAR
2022-2023 BUDGET TO INCLUDE ADMINISTRATION SERVICES AND CIVIC
CENTER DEBT OBLIGATION.**

WHEREAS, both the Brady Type B Economic Development Corporation and the City Council of the City of Brady, Texas have approved a contract for services with the Brady/McCulloch County Chamber of Commerce; and

WHEREAS, both the Brady Type B Economic Development Corporation and the City of Brady entered into an agreement for repayment of Civic Center Debt;

WHEREAS, such allocations were not included in the original budget for the Brady Type B Economic Development Corporation FY 2022-2023; and

WHEREAS, the Brady Type B Economic Development Corporation Board has approved the inclusion of these allocations through a budget amendment, subject to the approval of this City Council.

**NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF
BRADY TEXAS** that the Brady Type B Economic Development Corporation FY 2022-2023 Budget be amended in accordance with the Budget as shown in Attachment A, which is hereby incorporated herein for all purposes.

APPROVED UPON FIRST READING THIS THE 18th DAY OF JULY, 2023.

**APPROVED UPON SECOND AND FINAL READING THIS THE 1ST DAY OF
AUGUST, 2023.**

Aaron Garcia, Mayor

ATTEST: _____
Tina Keys, City Secretary

City Council

City of Brady, Texas

Agenda Action Form

AGENDA DATE:	8-1-2023	AGENDA ITEM	7.B.	
AGENDA SUBJECT:		Discussion, consideration and possible action regarding the City's employee insurance benefit package for FY 2024.		
PREPARED BY:		Lisa McElrath	Date Submitted:	7-26-2023
EXHIBITS:		Presentation from Brett Bowers of HUB International - Insurance Broker for the City		
BUDGETARY IMPACT:		Required Expenditure:	\$1,056,548	
		Amount Budgeted FY 24:	\$1,157,460	
		Appropriation Required:	\$0	
CITY MANAGER APPROVAL:				

SUMMARY:	
<p>The City's insurance broker conducted a Request for Proposal to solicit insurance plans for the City of Brady employees. The plan rates and options were delivered to HUB on July 14, 2023.</p> <p>The renewal rate for the City's current medical plan is 2% or \$17.49 less per month per employee. However, Mr. Bowers, after careful analysis is recommending to change providers to get a cheaper rate (\$40.29 less) and better plan benefits for employees. The proposed FY 24 budget is adequately funded to support the recommended plans.</p> <p>Additionally, staff would like to recommend to consider a contract with Alliance Work Partners (\$4,500/ year) to provide employee assistance counseling services at no additional cost to the employee. This service is considered very helpful in times where an employee(s) is/are impacted by a traumatic incident while on the job.</p>	

RECOMMENDED ACTION:	
<p>Staff requests Council approve the recommendation of HUB International to contract with:</p> <p>United Health Care for Medical plans BCZQ Rx:C55Y - EPO Premier and DDYQ - EPO HSA (employee High-Deductible plan); with Renaissance for Basic Life, Dental and Vision; and Alliance Work Partners counseling services, designating the City Manager to execute required contract documents.</p>	

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

AGENDA DATE:	8-1-23	AGENDA ITEM	7. C.
AGENDA SUBJECT: Discussion, consideration, and possible action to award the purchase of 260 commercial water meter chambers from Aqua Metric, of Selma, Texas, a – HGAC Government Purchasing Buy Board vendor for a total amount of \$108,146 .			
PREPARED BY: Lisa McElrath		Date Submitted: 7-25-2023	
EXHIBITS: HGAC Sales Quote			
BUDGETARY IMPACT:		Required Expenditure:	\$108,146
		Amount Budgeted:	\$113,500
		Appropriation Required:	\$0.00
CITY MANAGER APPROVAL:			
SUMMARY:			
The current meters are 10 years old and nearing the end of functional life. Once the battery powered register is dead, the city can no longer read the meter. Therefore, staff has recommended to place an immediate order from our current service provider for 260 OMNI commercial water meters chambers.			
The installation of the meter chambers will be performed by the Water Division and the Meter Technician.			
Prices are based on procurement conducted through the HGAC awarded Contract Number WM09-20, and funding is available in the current budget appropriations for the Water/Sewer Fund.			
RECOMMENDED ACTION:			
City Staff recommends city council approve this purchase.			
Mayor: Do I Have a Motion to Award the purchase of 260 OMNI water meters from Aqua- Metric in the amount of \$108,146?			



CONTRACT PRICING WORKSHEET

For Catalog & Price Sheet Type Purchases

**Contract
No.:**

WM09-20

Date
Prepared:

7/17/2023

**This Worksheet is prepared by Contractor and given to End User. If a PO is issued, both documents
MUST be faxed to H-GAC @ 713-993-4548. Therefore please type or print legibly.**

Buying Agency:	City of Brady	Contractor:	Aqua-Metric Sales Company
Contact Person:	Letha Moore	Prepared By:	Kelsey VanCleave
Phone:	325-597-2152	Phone:	(210) 967-6300
Fax:		Fax:	(210) 967-6305
Email:	lmoore@bradytx.us	Email:	kelsey.vancleave@aqua-metric.com

Catalog / Price Sheet WM09-20 Aqua-Metric / Sensus Pricing September 2020
Name:

**General Description
of Product:**

A. Catalog / Price Sheet Items being purchased - Itemize Below - Attach Additional Sheet If Necessary

B. Unpublished Options, Accessory or Service items - Itemize Below - Attach Additional Sheet If Necessary

(Note: Unpublished Items are any which were not submitted and priced in contractor's bid.)

Quan	Description	Unit Pr	Total
			0
			0
			0
			0
			0
Total From Other Sheets, If Any:			
Subtotal B:			0
Check: Total cost of Unpublished Options (B) cannot exceed 25% of the total of the Base Unit Price plus Published Options (A+B).		For this transaction the percentage is:	
		0%	

C. Trade-Ins / Special Discounts / Other Allowances / Freight / Installation / Miscellaneous Charges

BROKEN PALLET FEE

Subtotal C: 0

Delivery Date:

D. Total Purchase Price (A+B+C):

108146

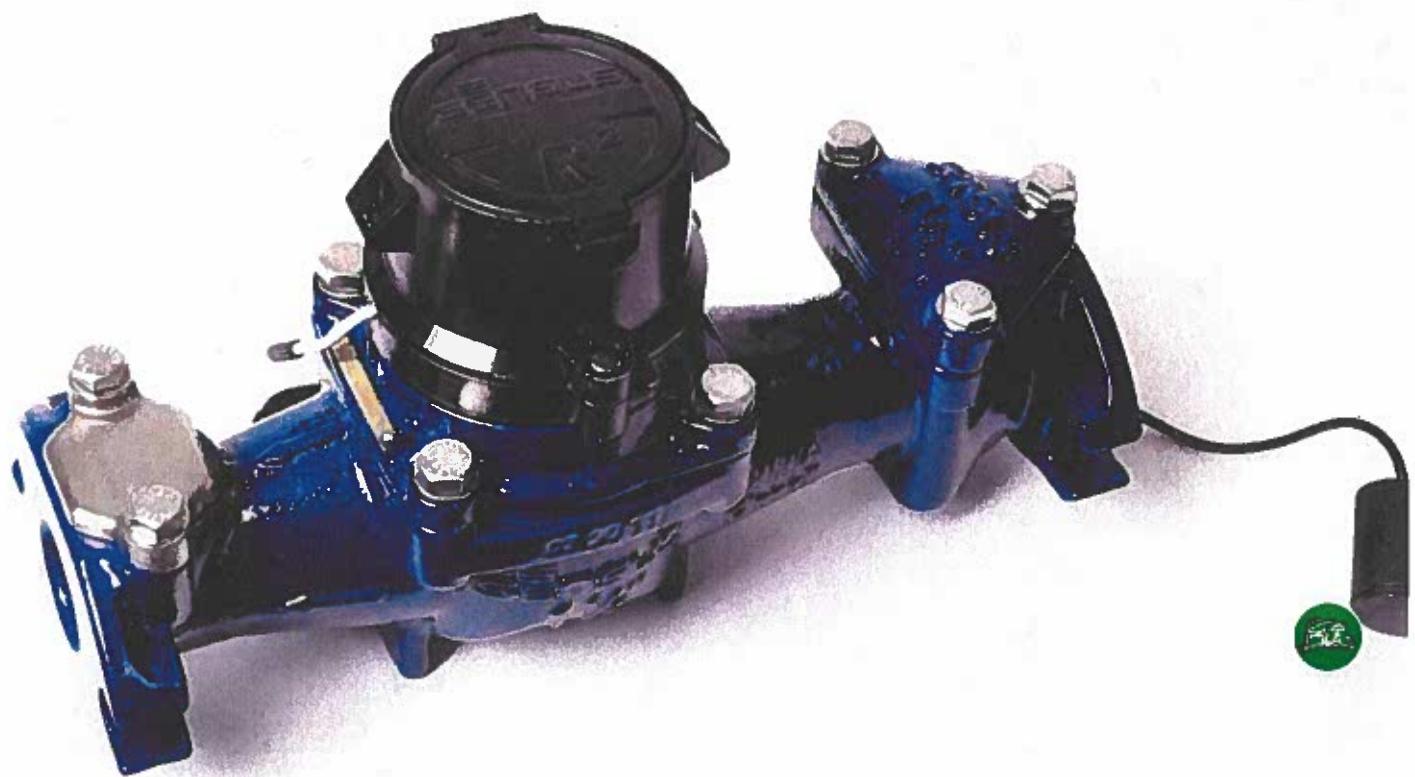
[Download](#)[Sign in](#)[Sign up](#)

(R2) + C2
Irrigation meter

R-00-00-0611-02-A

R²

R²: 1 1/2" and 2"



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

AGENDA DATE:	08/01/2023	AGENDA ITEM	7.D.
AGENDA SUBJECT:	Discussion, consideration, and possible action approving the purchase of 1,000T Limestone Rock Asphalt, Type 1, Grade D (cold mix) material from Vulcan Construction Materials, LLC, San Antonio, TX in the amount of \$111,580.00.		
PREPARED BY:	Taylor Hoffpauir/Steven Miller	Date Submitted:	07/10/2023
EXHIBITS:	Bid Quotation Form Photograph yard stockpile		
BUDGETARY IMPACT:	Required Expenditure:	\$111,580.00	
	Amount Budgeted	\$150,000.00	
	Appropriation Required:	\$00.00	
CITY MANAGER APPROVAL:			

SUMMARY:

On Thursday June 22, 2023, sealed bids were received after proper advertisement and public notification. City received one (1) sealed bid from Vulcan Construction Materials, LLC at the stated price as shown or summarized as follows:

Description	Quantity	Unit Price	Extended Price
Limestone Rock Asphalt Cold Mix, Type 1 Gr. D	1000 TONS	\$70.00	\$70,000.00
Delivery Charge – Approximately 180 miles	1000 TONS	<u>\$41.58</u>	\$41,580.00
	TOTAL	\$111.58	\$111,580.00

The specific delivery charge equates to approximately \$0.2310 per Ton per Mile for 1000T delivered 180 miles or \$41,580, as shown. Vulcan Construction Materials, LLC was the same supplier for Grade D cold mix for FY22 (last year). This product is used for all potholes and road repairs throughout the city. (note: the following is amended from the 7-18-2023 AAF) For comparison purposes the table below is from **FY2022** award:

Description	Quantity	Unit Price	Extended Price
Limestone Rock Asphalt Cold Mix, Type 1 Gr. D	1500 TONS	\$58.00	\$ 87,000.00
Delivery Charge – approximately 180 miles	1500 TONS	<u>\$39.60</u>	<u>\$ 59,400.00</u>
	TOTALS	\$97.60	\$146,400.00

RECOMMENDED ACTION:

Mayor: Do I have a motion to award Vulcan Construction Material, LLC, San Antonio, TX the purchase of 1000 tons Limestone Rock Asphalt, Type 1, Grade D (cold mix) material for price of \$111.58 per ton for a total purchase amount of **\$111,580.00**.

CITY OF BRADY, TEXAS
BID QUOTATION FORM

THIS IS A QUOTATION FORM ONLY AND DOES NOT REPRESENT AN ORDER FOR A PURCHASE BY THE CITY OF BRADY

1. Refer to "Instructions to Bidder" before completing Bid
2. Delivery Date – to be delivered as needed
3. Delivery Address – GRW Complex, 1600 W 17th Street, Brady, Texas 76825, F.O.B. Destination
4. Price – use unit pricing

Supply Contract for an estimated quantity of Limestone Rock Asphalt Cold Mix Type 1 Grade D, to be delivered in full by September 17, 2023.

Item Number	Description/Part Number	Quantity	U/M	Unit Price	Extended Price
1.	LIMESTONE ROCK ASPHALT COLD MIX TYPE 1 GRADE D	1,000	TON	\$70	\$70,000
2.	DELIVERY CHARGE TO BRADY, PROVIDE TOTAL MILES	1,000	TON	\$41.58	\$41,580

The City of Brady reserves the right to reject any and/or all Bids

Prices to be quoted F.O.B City of Brady all taxes to be exclude from Bid

TOTAL BID \$111,580

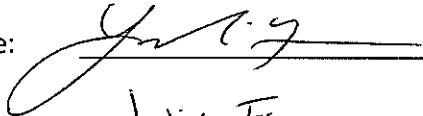
In submitting this Bid, I certify the following:

1. That the prices in this Bid have been arrived at independently, without consultation, communication, or agreement, for the purpose of restricting competition, as to any matter relating to such prices with any other Bidder, or with any competitor
2. That I am an Equal Opportunity Employer

Business Name:

Vulcan Construction Materials, LLC

Authorized signature:



Print Name:

Julia Favvar

Date:

6/27/2023



2023/07/20
15:11

City Council

City of Brady, Texas

Agenda Action Form

AGENDA DATE:	08/01/2023	AGENDA ITEM	7.E.
AGENDA SUBJECT:	Discussion, consideration and possible action regarding request made by Lisa Gilbreth to place a memorial stone at Richards Park in honor of her brother, Rod Haseloff.		
PREPARED BY:	Tina Keys	Date Submitted:	07/25/2023
EXHIBITS:	Request email		
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY MANAGER APPROVAL:			
SUMMARY: City staff received a request from Lisa Gilbreth to place a memorial stone at the back of Richards Park in honor of her brother who passed away recently.			
RECOMMENDED ACTION: Move to approve			

Tina Keys

Subject: FW: Memory Stone Richard's Park

From: Lb Mecaskey <mybdmac@gmail.com>

Sent: Wednesday, July 26, 2023 3:32 PM

To: Tina Keys <tkeys@bradytx.us>

Subject: Memory Stone Richard's Park

Dear City Council members,

My name is Lisa Gilbreth, my brother was Rod Haseloff. Rod has travelled to Brady for many years to compete at the annual goat cook off with his team. They have had the same spots (30-33) at Richards Park for a long time. In 2021 they won 1st place for Goat and 2nd place for Margarita. In 2016 they won 1sr place for Mystery Meat and 3rd place for Goat.

My brother lost his 10 month battle with esophageal cancer last year in August. He had a standing reservation at the Best Western in Brady for every goat cook and it broke my heart to have to cancel that reservation after he passed away.

Because Rod was such a proud member of the Wesohoeknee goat cook off team and he looked forward to it every year, I would like to place a memory stone at the park by the big oak tree near the spots 30-33. The stone would be a memorial for the tradition he loved and for family members to remember him as the torch is passed on for years to come.

I've included a picture of the banner that Gary Haseloff (cousin) proudly displayed on the site last year, you will see Rod with a smile at the campsite. I've also included a replica picture of what the memory stone would look like.

Please consider this request to honor a great brother, an amazing man, who was so giving, considerate, kind and funny; not to mention a veteran of the United States Air Force and a friend to all that met him.





Respectfully,
Lisa Gibreth

City Council

City of Brady, Texas

Agenda Action Form

AGENDA DATE:	8/1/23	AGENDA ITEM	7.F.
AGENDA SUBJECT:	Discussion, consideration and possible action approving interlocal agreement with McCulloch County for EMS services.		
PREPARED BY:	E. Corbell	Date Submitted:	07/27/23
EXHIBITS:	Draft Interlocal Agreement		
BUDGETARY IMPACT:	Required Expenditure:	\$00.00	
	Amount Budgeted:	\$00.00	
	Appropriation Required:	\$00.00	
CITY MANAGER APPROVAL:			

SUMMARY:

At a joint workshop on July 17, 2023, members of the City Council met with County Officials, including the County Judge, Commissioners and Attorney. Through discussion, both groups arrived at a mutually agreeable interlocal agreement for EMS services that will be updated annually for both groups to approve.

This year's interlocal agreement is for \$243,438.19, representing 18% of the net expenditures for the 2021-2022 fiscal year's operations and ensures EMS services for the county from October 1, 2023, until September 30, 2024, with an updated interlocal agreement to be presented to the county in March of 2024 for their consideration.

RECOMMENDED ACTION:

Approve interlocal agreement with McCulloch County.

INTERLOCAL COOPERATION AGREEMENT

between

THE CITY OF BRADY, TEXAS AND THE COUNTY OF MCCULLOCH

This Agreement is entered into by and between the City of Brady, Texas (herein "City") a home rule municipality duly incorporated under the laws of the State of Texas and the County of McCulloch, a body corporate and politic acting herein through its Commissioners Court, (herein "County") to be effective on the 1st day of October, 2023 (the "Effective Date").

WHEREAS, the State of Texas, in the Interlocal Cooperation Act, has provided in Chapter 791 of the Texas Government Code, has authorized the City and the County to contract, to the greatest possible extent, with one another to jointly exercise services to increase the efficiency and effectiveness of their respective local governments; and

WHEREAS, the City and the County find it is in the public interest for the City to provide Emergency Medical Services to the residents of the City and the County.

NOW, THEREFORE, THE CITY AND THE COUNTY HEREBY AGREE AS FOLLOWS:

SECTION I **PURPOSE**

The purpose of this Agreement is to ensure that the Parties hereto provide Emergency Medical Services in a cooperative manner to the citizens of both the City and the County, other than City of Melvin which is not a part of this Interlocal Agreement between the City and the County.

SECTION II **DUTIES AND RESPONSIBILITIES OF THE PARTIES AND AGREED FUNDING**

2.1 EMS Services.

- a. The City agrees to provide Emergency Medical Service ("EMS") services to the residents of the County who reside outside Brady's city limits in unincorporated areas. EMS services for the purposes of this Agreement shall be defined as

emergency ambulance services and shall include prehospital transportation of persons in need of emergency medical care by trained and specially equipped personnel for that purpose.

- b. For EMS services, the County will pay the City two-hundred forty-three thousand four hundred and thirty-eight dollars and nineteen cents (\$243,438.19) as follows:
 - 1) A fee of sixty-one thousand dollars (\$61,000.00) shall be paid to the City on or before November 15, 2023.
 - 2) The remainder shall be paid by March 1, 2024.
 - 3) The 243,438.19 is for the services provided from October 1, 2021 through September 30, 2022.
- c. Separately, the City will bill the County for EMS calls for service to the Jail in accordance with the standard billing service fee schedule determined by the level of EMS services rendered.
- d. Future Terms and Service Years. Not later than March 1, of each successive year, the City shall provide the County with itemized statement of EMS expenses for the prior fiscal year to determine the fee for the term to begin on October 1, 2024 and thereafter but for the then next service year. Should the parties not be able to agree on the future term fee, the parties can agree that the fee will not be less than the fee paid for the prior term or the City may choose to discontinue EMS service in the County. The decision to continue service shall be made on or before June 30, of each successive year.
- e. Fee Calculation Formula—Eighteen percent (18%) applied to the net expenditures of EMS for services provided October 1, 2021 –September 30, 2022 of \$1,352,434.42 (rounded down from 18.41%)

SECTION III
INDEPENDENT CONTRACTOR/LIABILITY

3.1 At all times during the performance of this Agreement and in connection with any services rendered under this Agreement, both Parties shall be considered as independent contractors. No relationship of employer-employee is created by this Agreement or by the City's or County's service. The County acknowledges that City is not obligated to provide Workers' Compensation Insurance or any other of the City's employee related insurance or benefits for County personnel. The City acknowledges the County is not obligated to provide Workers' Compensation Insurance or any other of the County's employee related insurance or benefits for City personnel.

3.2 Pursuant to Tex. Gov't Code Chapter 791, Section 791.006(a) County shall be responsible for any civil liability that arises from the furnishing of training, fire suppression, fire fighting, ambulance services, hazardous materials response services, fire and rescue services, or paramedic services by City if such service is provided outside the City limits of City, in the unincorporated portions of the County.

SECTION IV
NO PARTNERSHIP
NO WAIVER OF SOVEREIGN IMMUNITY

It is agreed that nothing herein contained is intended or should be construed as creating or establishing a partnership relationship between the parties, or as creating or establishing the relationship by either party as an agent, representative, or employee of the other party for any purpose or in any manner, whatsoever. No third party shall have the authority to seek to enforce, modify or bring action relating to the terms contained herein.

Nothing in this Agreement shall be construed as waiving either party's sovereign or governmental immunity as granted by the State of Texas.

SECTION V
MISCELLANEOUS

5.1 Each party shall approve participation in this Agreement by the appropriate governmental body or authorized public officer.

5.2 The County and the City may not assign or amend all or any part of this Agreement without the prior written consent of each party.

5.3 The annual renewal and, if necessary, renegotiation of this Agreement shall be contingent upon the availability of current revenue funds. If sufficient funds are not allocated by the City or the County as provided for in this Agreement, either Party may terminate this Agreement on ninety (90) days' notice to the other Party.

5.4 This Agreement may be terminated or renegotiated in the event of changed state regulations that affect the parties' performance under this Agreement.

5.5 All notices under this Agreement shall be in writing and may be either hand delivered or sent by certified mail, postage prepaid, return receipt requested, to the following addresses:

CITY: Honorable Aaron Garcia
Mayor of the City of Brady
201 E. Main St.
Brady, Texas 76825

COUNTY: Honorable Judge Frank Trull
McCulloch County Judge
199 Courthouse Square Room 302
Brady, Texas 76825

5.6 The waiver by any party of a breach of the Agreement shall not constitute a continuing waiver of such breach or of a subsequent breach of the same or different provision.

5.7 Each party shall be excused from any breach of this Agreement that is proximately caused by action by the Legislature of the State of Texas, war, strike, acts of God, or other similar circumstances or events normally deemed outside the control of the non-performing party, but will not eliminate the right to terminate for failure to perform under this Agreement.

5.8 The City and the County shall not discriminate based on creed, age, race, religion, disability, or gender and shall abide by all local state, and federal laws prohibiting discrimination.

SECTION VI **SEVERABILITY**

The provisions of this Agreement are severable. If any paragraph, section, subdivision, sentence, clause, or phrase of this Agreement is for any reason held to be invalid or contrary to the law by a court of competent jurisdiction or contrary to any rule or regulation in the remaining portions of the Agreement, it shall not affect, impair or invalidate this Agreement as a whole or any provision hereof not declared to be invalid or contrary to law. However, upon the occurrence of such event, either party may terminate this Agreement forthwith upon the delivery of written notice of termination to the other party.

SECTION VII **ENTIRE AGREEMENT: REQUIREMENT OF AUTHORITY IN WRITING**

It is understood and agreed that the entire Agreement of the parties is contained herein and that this Agreement supersedes all oral or written Agreements and negotiations between the parties relating to the subject matter hereof as well as any previous Agreement presently in effect between the parties relating to the subject matter hereof. Any alterations, amendments, deletions, or waivers of the provisions of this Agreement shall be valid only when expressed in writing and duly signed by the parties. **NO**

OFFICIAL, AGENT, EMPLOYEE, OR REPRESENTATIVE OF THE CITY OR COUNTY HAS ANY AUTHORITY TO ALTER, AMEND, OR MODIFY THE TERMS OF THIS CONTRACT, EXCEPT IN ACCORDANCE WITH SUCH EXPRESS WRITTEN AUTHORITY AS MAY BE GRANTED BY THE CITY COUNCIL AND COUNTY COMMISSIONERS COURT.

SECTION VIII
VENUE

The parties agree that this Agreement is fully performable in McCulloch County, Texas, and further agree that venue for any litigation arising out of or relating to this Agreement must be filed in a court of competent jurisdiction located in McCulloch County, Texas.

SECTION IX
TERM

Expressly subject to the provisions of Section II, 2.1 D, this Agreement will become effective October 1, 2023 and will expire on September 30, 2024, unless sooner terminated by failure to pay fees due hereunder. This Agreement, whether in a primary or renewal term shall without further notice, automatically terminate ninety (90) days after a payment is due but not made by the County. The terms of this Agreement shall thereafter be reconsidered by the Parties for inclusion in a new Interlocal Agreement for a new one year term or as may be modified by the Parties. No automatic renewal shall occur. Either party may terminate, with or without cause, by giving at least ninety (90) days written notice to the other party but said notice of termination shall not relieve the County of paying sums already incurred.

SIGNATURE PAGE FOLLOWS

SECTION X
EXECUTION

IN WITNESS WHEREOF, the parties hereto have signed or have caused their respective names to be signed as noted below, with an effective date of October 1, 2023.

FOR THE CITY OF BRADY:

by: _____

Mayor Aaron Garcia

Date: _____

FOR THE COUNTY OF MCCULLOCH:

by: _____

Judge Frank Trull

Date: _____

City Council

City of Brady, Texas

Agenda Action Form

AGENDA DATE:	08-01-2023	AGENDA ITEM	7.G.
AGENDA SUBJECT: Discussion, consideration, and possible action to award the purchase of a Chevrolet 4500 Diesel powered Ambulance from Knapp Chevrolet, Houston, Texas a HGAC – Texas Local Government Purchasing Cooperative vendor for a total amount of \$257,420.00 .			
PREPARED BY: Taylor Hoffpauir / Lisa McElrath		Date Submitted: 07/26/2023	
EXHIBITS: Knapp Chevrolet HGAC Pricing Worksheet FY21 Base Budget Supplement Decision Worksheet Ford Allocation Letter			
BUDGETARY IMPACT:		Required Expenditure:	\$257,420.00
		Amount Budgeted:	\$259,365.00
		Appropriation Required:	\$0.00
CITY MANAGER APPROVAL:			
SUMMARY: Attached is the proposal from Knapp Chevrolet thru the HGAC Buy contract AM10-20 for a 2022 Chevy 4500 Diesel powered Ambulance to be used in the EMS Department vehicle fleet. Funding for a Ford manufactured ambulance was previously approved in the FY 2022 budget cycle and funding was secured. New manufacturing allocation methods have made procurement of the originally approved unit unattainable as Ford allocated the City of Brady <u>zero</u> chassis units for manufacturing year 2023 and upon the information given from the dealership, the City of Brady is not guaranteed any allocations in manufacturing year 2024. Our original vendor, Frazer, has offered an alternative ambulance model to the original proposed unit. The proposed alternative model is a 2022 Chevy 4500 Diesel powered Ambulance for \$257,420.00 versus the original 2022 Ford F-350 Diesel powered Ambulance priced at \$249,364.99. The price increase of \$8,055.01 is associated with the change in chassis model and manufacturer. The pricing was made available through the HGAC under Contract Number AM10-20 Ambulances, EMS & Other Special Services Vehicles assigned to Knapp Chevrolet, Houston, Texas. The additional funds needed to procure the new ambulance will come from unused payroll funds in the Fire Division due to un full-filled payroll positions. Additionally, Knapp Chevrolet will honor the original offer to purchase the old ambulance for a trade-in value of \$30,000. Therefore, the net cost to the city is \$227,420.			
RECOMMENDED ACTION: Mayor: Do I Have a Motion to Award the purchase of the 2022 Chevy 4500 Diesel powered Ambulance from Knapp Chevrolet, Houston, Texas for the amount of \$257,420.00 ?			

**BASE BUDGET SUPPLEMENTAL DECISIONS
SUMMARY OF DECISIONS BY FUND/DIVISION ORDER**

Account Number	Line Item / Priority / Description	Page No.	Requesting Division	Program Cost	Program Status		
					Not Approved	Approved	Requirements
DRAFT 6-30-21	The following are included in the Base Budget to support the continuation of an established program						
GENERAL FUND (10)							
10-4-02-690.00	Loan Proceeds - Zero Turn Mower	1	Airport		16,000	7 YR TERM	
10-4-02-815.02	TXDOT RAMP Grant - Fuel Farm	2	Airport		40,000		
10-4-03-690.00	Loan Proceeds - Zero Turn Mower	3	PPM		16,000	7 YR TERM	
10-4-03-690.00	Loan Proceeds - Ford F-150	4	PPM		30,000	5 YR TERM	
10-5-07-690.00	Loan Proceeds - Self Contained Breathing Apparatus	5	Fire		44,000	7 YR TERM	
10-5-12-690.00	Loan Proceeds - Pneumatic Rubber Tire Roller	7	Streets		75,000	10 YR TERM	
10-5-29-690.00	Loan Proceeds - Ambulance	8	EMS		261,000	5 YR TERM	
TOTAL GOVERNMENTAL FUND REVENUE SUPPLEMENTS							
10-5-02-402.00	1 Purchase New Zero Turn Mower	1	Airport	16,000	17,900	Finance	
10-5-02-403.00	2 Expand and upgrade the Municipal Airport Fuel Farm	2	Airport	80,000	80,000	TXDOT RAMP GT- \$40,000	
10-5-03-402.00	3 Purchase New Zero Turn Mower	3	PPM	16,000	17,900	Finance	
10-5-03-402.00	4 Replace 2000 Ford F-150 (21 year old)	4	PPM	30,000	34,900	Finance	
10-5-07-402.00	5 Purchase 6 MSA G-1 Self Contained Breathing Apparatus	5	Fire	44,000	49,220	Finance	
10-5-09-312.00	6 Possible maintenance cost of 3 generators	6	EOC	10,000	10,000		
10-5-12-402.00	7 Purchase Pneumatic Tire Roller	7	Streets	75,000	79,400	Finance	
10-5-29-401.00	8 Replace 2012 Medic-3 Ambulance (9-year old)	8	EMS	261,000	290,000	Finance	
TOTAL GOVERNMENTAL FUND EXPENDITURES SUPPLEMENTS							
NET FUNDING REQUIRED							
				\$ 532,000	\$ 579,320		
					\$ 97,320		



Nathan Oscarson
Government Sales

16800 Executive Plaza Dr
Dearborn, MI 48126

Dear Brady Fire & EMS QN022 :

Ford Pro™ is excited to begin taking orders for the all-new 2023 model year (23MY) Super Duty® starting in mid-November. The next-generation 2023 Ford F-Series Super Duty takes our trusted heavy-duty truck to the next level with must-have tech such as Pro Power Onboard™ and our exclusive suite of software and services that help maximize uptime, accelerate productivity and lower the cost of ownership.

Given the shortened model year, continuing microchip shortage and global supply chain disruptions, we anticipate an over-subscribed Super Duty government order bank.

To avoid uncertainty about the quantity of trucks we will be able to supply, I'm pleased to introduce our Super Duty Allocation Program. Under this new program, we will reserve production slots for our best Super Duty state and local government partners. This pilot program will provide transparency, certainty and allow you to better plan for your future fleet needs.

Based on your five-year average Super Duty purchase history, your anticipated allocation for 23MY will be 0 units (the "projected allocation").

While every effort will be made to supply your projected allocation, please remember that orders in the dealer's order banks are no guarantee of future production. In addition, inflation and significant rises in raw material costs are impacting new vehicle pricing. We will not guarantee price protection on unbuilt 22MY orders that are re-entered into the 23MY order bank. However, once a purchase order is submitted to your Ford dealership, we will honor the current price level throughout the entire model year, regardless of when the Super Duty is produced or delivered.

We appreciate your understanding as we work through these challenging times. Please contact your dealership representative for complete details. Thank you again for your loyalty and support of the Ford brand.

Sincerely,

Nathan Oscarson
National Government Sales Manager



CONTRACT PRICING WORKSHEET
For MOTOR VEHICLES Only

Contract
No.:

AM10-20

Date
Prepared:

07/17/2023

**This Worksheet is prepared by Contractor and given to End User. If a PO is issued, both documents
MUST be faxed to H-GAC @ 713-993-4548. Therefore please type or print legibly.**

Buying Agency:	Brady Fire & EMS		Contractor:	Knapp Chevrolet	1847 HGAC
Contact Person:	Lloyd Perrin		Prepared By:	Bob Flanders	
Phone:			Phone:	(713) 228-4311	
Fax:			Fax:	(713) 331-3024	
Email:	lperrin@bradytx.us		Email:	bflanders@knappchevy.com	
Product Code:	AM20HD01	Description:	Type I 12' on Chevy C3500 Diesel 4x2 Reg Cab		

A. Product Item Base Unit Price Per Contractor's H-GAC Contract:	\$202,271.00
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**B. Published Options - Itemize below - Attach additional sheet(s) if necessary - Include Option Code in description if applicable.
(Note: Published Options are options which were submitted and priced in Contractor's bid.)**

Description		Cost	Description	Cost
1086	Chassis // Suspension // LiquidSpring on Rear Axle	\$12,000.00		
1078	Chassis // Running Boards // ArcRite Running Board	\$1,250.00		
1025	General // Loose Items // One spare Onan 5.5 kW gene	\$5,000.00		
1143	Module // Exterior // Striping and lettering // Pricing //	\$3,000.00		
1197	Module // Safe // Medvault w/ Wifi	\$3,000.00		
1066	Chassis // Heat Shielding // Heat Shielding	\$1,750.00		
1031	Chassis // Air Horn System // Dual 10" & 12" Air Hor	\$1,250.00		
1036	Chassis // Air Horn System // Standard Compressor	\$750.00		
1168	Module // Ignition Kill // Shore Power Ignition Kill	\$250.00		
1011	General // All products listed in the current Stryker / P	\$28,000.00		
1166	Module // Headknocker // Rear Wall Headknocker wit	\$1,000.00		
1196	Module // Restraint // 6pt Harness (each) (includes stru	\$500.00		
1196	Module // Restraint // 6pt Harness (each) (includes stru	\$500.00	Subtotal From Additional Sheet(s):	\$0.00
			Subtotal B:	\$58,250.00

C. Unpublished Options - Itemize below / attach additional sheet(s) if necessary.

(Note: Unpublished options are items which were not submitted and priced in Contractor's bid.)

Description		Cost	Description	Cost
Chevy 4500 in lieu of Chevy 3500		\$5,889.00		
			Subtotal From Additional Sheet(s):	\$0.00
			Subtotal C:	\$5,889.00

Check: Total cost of Unpublished Options (C) cannot exceed 25% of the total of the Base Unit Price plus Published Options (A+B).

For this transaction the percentage is:

2%

D. Total Cost Before Any Applicable Trade-In / Other Allowances / Discounts (A+B+C)

Quantity Ordered:	1	X Subtotal of A + B + C:	\$266,410.00	=	Subtotal D:	\$266,410.00
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E. H-GAC Order Processing Charge (Amount Per Current Policy)	Subtotal E:	\$1,000.00
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F. Trade-Ins / Special Discounts / Other Allowances / Freight / Installation / Miscellaneous Charges

Description		Cost	Description	Cost
Trade-In		-\$30,000.00		
Limited Edition Discount		-\$9,990.00	Subtotal From Additional Sheet(s):	\$0.00
			Subtotal F:	-\$39,990.00
Delivery Date:			G. Total Purchase Price (D+E+F):	\$227,420.00