

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 have 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

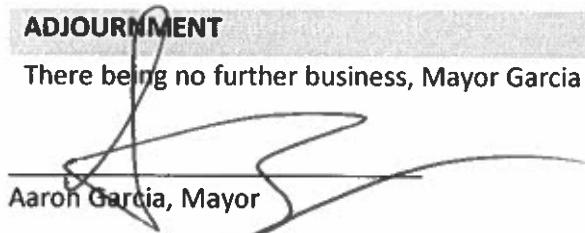
HVAC system at Senior System – Miller said the heat load has destroyed any A/C capability. It's running 24/7 with a constant fan on because it can't cool the kitchen. Mayor Garcia said he has cooked in there and didn't have any issues. Council Member Elliston asked if a mini split would help in the kitchen. 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

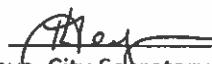
Council Member Elliston said she would like the employee handbook to reflect the time clock and if somebody clocks somebody in, it's grounds for dismissal.

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