

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 Tuesday September 19, 2023 at 5:00 p.m. with Mayor Aaron Garcia presiding. Council Members present were Missi Elliston, Larry Land, Gabe Moreno, Felix Gomez, Jr. and Jeffrey Sutton. City staff present were City Manager Erin Corbell, Finance Director Lisa McElrath, Public Works Director Steven Miller, Electric Superintendent Joe Solis, City Attorney Sharon Hicks and City Secretary Tina Keys. Also in attendance was Lynn Farris and Garron Salter.

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

Mayor Garcia called the meeting to order at 5:05 p.m. Council quorum was certified.

2. PUBLIC COMMENTS

There were no public comments

3. INDIVIDUAL CONCERNS

A. Discussion with Electric Division Superintendent Joe Solis – Joe Solis said they are trying to keep the system going. We improved our system a lot, but it still needs a lot of repairs. There are 3,000 poles and approximately 80 miles in the system. We still have approximately 30 miles of copper. Our goal is to pull all of the copper out. Mayor Garcia asked what we are replacing it with. Joe said ACSR. We're going with a bigger conductor. It will be there for years and years after we replace it. Joe said when copper heats up, it sags really bad. Council Member Elliston asked if we're in pretty good shape after this heat this year. Joe said it has been really good. We do have a transformer that is leaking oil. Erin Corbell said this is the one that was just rebuilt. Council Member Sutton asked if there is a warranty. Joe said we did have a warranty, but it has expired. Joe said there is still a 20 year life on the system. They have placed a Solomon who rebuilt it, but we haven't heard back from them. It has been over a week. Council Member Moreno asked if we can switch over to south substation. Joe said yes. Council Member Elliston asked how long the south station could carry the city. Joe said we need 64 megawatts; south station is using 9 right now. 60% of our load comes from the north station. We have the hospital and airport feed, it has quite a bit more load. Joe said yes, the south substation could handle the whole city. Council Member Elliston asked if we can do any of the repairs in house. Joe said no. Joe said it is no longer feasible to own our own substation. ERCOT has come down with so many regulations. We would have to have a transmission operator. Erin said the substations would have to be moved. Council Member Sutton asked if we could still expect to get the same price as we were thinking before the leak. Joe said probably not. Joe said a rough guess would be \$10,000-\$15,000 for the repairs. Council Member Elliston asked about digger and bucket truck. Erin said the digger has already been budgeted for. Joe said it will be a year to a year and a half to get it. Joe said we need to start looking at a new bucket truck in the next few years. Joe said we still need a first-class lineman. Council Member Elliston asked why we are not getting them. Joe said contractors are where the money is. They're paying \$40 - \$50 per hour plus per diem. Council Member Elliston asked if we have anybody on staff that could get that certification. Joe said we might be able to. Council Member Moreno said a lot of the electricians working on the waste water plant are journeymen. Joe said there is a big difference between an electrician and a lineman. Council Member Elliston asked if we have any employees that we could train. Joe said the potential is there. Erin said it's a \$10,000 investment. Council Member Land asked what are we going to do to hand this over to LCRA. Erin said we allocated money to help identify our assets. We would accept bids on it. If LCRA is the preferable bid, it would not need to go back to voters, but Council Member Elliston did want it to go back to voters. Council Member Land asked why we would go to anybody else other than LCRA. Erin said it would

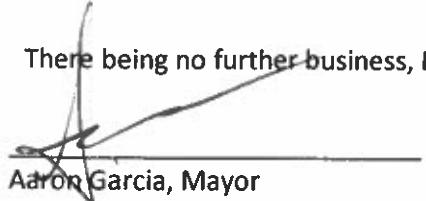
depend on a lot. Steven Miller emphasized there is no way we can take on TO services. It's just not feasible. We have been regulated out of this business. Council Member Elliston said she wants to make sure the citizens understand what we're doing and why we're doing it. Council Member Land said in general, LCRA is a great company.

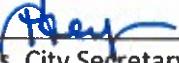
B. Discussion regarding City Manager update: Fire Station / Police Station / Substations / Gas Division – Erin Corbell said the bid opening for the police station has been delayed. The design work is at 100% completion. As for the fire station build and remodel timeline, we are waiting for a survey on the property at the north end of this block and anticipate 100% completion of design by the end of this year. Erin said they are estimating \$2 million for police and 4 million for Fire. Council Member Moreno asked Lisa McElrath if this is something feasible. Lisa said yes. We can fund by cash or debt or a combination. Council Member Moreno said he would like to put this on the ballot also. Mayor Garcia asked how would we put that on the ballot. Council Member Moreno said we would put the estimated cost and what it would take to pay it. Council Member Elliston said we would have to educate the public. Council Member Moreno said if the citizens support it, he would support it. Mayor Garcia said we would have to justify the \$6 million. Council Member Elliston asked if we got comparisons. Erin Corbell said yes, and said remodel is cheaper than new construction. Mayor Garcia asked if we have spoken with others that have built fire stations. Erin said she can ask. Mayor Garcia said the Horizon FD built one for 2 million. Sterling City built one for \$600,000. Council Member Moreno said we could put both departments into one. Council Member Elliston said she would support that. Council Member Elliston said she knows we talked about putting the county payments into that funds for the fire department. Lisa said we would have to transfer more money from the electric division to support general fund. Council Member Elliston said she would like it on an agenda. Mayor Garcia said we could do that. Erin estimated 24 months for completion if we don't make any changes. Council Member Land said the sale of city-owned properties gives us a little over \$4 million. It was already set with previous council to get started on it. Council Member Land said these facilities need to be built for the future of our city. Mayor Garcia asked how long are we going to continue to overspend? Council Member Elliston said we get a council who has taken a step and then a new council comes in and want to go in a totally different direction, so the wheels just keep spinning. Mayor Garcia said we need to move quicker than we are. Erin said she delayed the bid opening so we could have this workshop and have this discussion. Council Member Moreno asked how much will it cost if we change it. Erin said likely \$100,000. Council Member Moreno said if we save \$2 million, it could be worth it. Sharon Hicks said it is not uncommon for a bid document to be deficient. But if there was a huge deficiency, we can address that. Mayor Garcia said we need to get some things done. We can't keep pushing everything down the road. Council Member Elliston said we need to have better meetings. Council needs to be willing to have a weekly workshop. Council Member Gomez said the healthcare deal, we had a 5 minute presentation then wanted council to vote. We ended up saving money. Council Member Moreno said he would like to see how much we can save. Erin said we can get an estimate, but we won't know for sure until it goes out to bid. Council Member Sutton said we went over several ideas before we came up with this. These plans came with estimates. Erin said she would see if we could get some kind of cost estimate to combine facilities. Council Member Land said he would like to get the bids on the police department and go from there. Council Member Elliston said costs are continuing to go up.

Mayor Garcia said he would like to have deadlines for these projects. Erin said the budget hasn't been officially approved, but we can move forward with the consultant for the sale of the substations after it has been approved. Council Member Sutton asked if we can add G. Rollie White to an agenda. Erin said she will have to know how often council wants to meet. Council Member Moreno said meeting at 5:00 before a meeting works for him. Council Members Land and Elliston agreed. Erin said we can start with that and add workshops as needed. Council Member Moreno asked for the weekly update to continue.

4. ADJOURNMENT

There being no further business, Mayor Garcia adjourned the meeting at 6:39 p.m.


Aaron Garcia, Mayor

Attest: 
Tina Keys, City Secretary