

STATE OF TEXAS

COUNTY OF McCULLOCH

CITY OF BRADY

The City Council of the City of Brady, Texas met in a Special Session on Friday, November 3, 2023 at 2:00 p.m. with Mayor Aaron Garcia presiding. Council Members present were Missi Elliston, Larry Land, Gabe Moreno, and Jeffrey Sutton. City staff present were City Manager Erin Corbell, Finance Director Lisa McElrath, Fire Chief Lloyd Perrin, Police Chief Randy Batten, City Attorney Sharon Hicks and City Secretary Tina Keys. Also in attendance was Dan Compos and Greg Shon with Eikon and James Griffin, Daniel Mendoza, and Lynn Farris.

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

Mayor Garcia called the meeting to order at 2:00 p.m. Council quorum was certified.

### **2. INVOCATION AND PLEDGE OF ALLEGIANCE**

There was no invocation or pledge

### **3. PUBLIC COMMENTS**

There were no public comments

### **3. INDIVIDUAL CONCERNS**

- A. Discussion with EIKON Consulting Group regarding police department and fire department remodel / relocation. Erin Corbell presented. Council Member Moreno asked if it was looked at to put facilities together. Greg said they have looked at several options. Council Member Land said it has all been discussed but was decided it wouldn't be a good fit. Council Member Elliston said we got quotes on renovation vs new building and it was substantially higher and said it has been discussed for years. Sometimes you get new council with different ideas and you go in a different direction. It has just taken forever. And all these years that things have been kicked down the road, the price continues to go up. We could have built a new animal control in 2009 and it was \$150,000 and now it's over \$300,000. Council Member Land said council did look at consolidating and there was a reason why we didn't do that. Council Member Elliston said she thinks it was lack of adequate space. Greg said the apparatus bays don't work at all for the new fire trucks. The restrooms are another problem. There is plumbing coming into a small part of the building. The old cafeteria was heaven sent to allow for what is needed for the police department. It was almost like custom made for a police station. Council Member Moreno said Brady wants a good facility at a reasonable price. Council Member Moreno doesn't like PD going into the cafeteria because it's a residential area. Council Member Elliston said it's in a residential area now and said we've more than doubled our police force in the last 10 years and it's only going to get bigger. Council Member Moreno said if we did things correctly and if our judicial system was tougher, we might not need more police. Greg said looking at the existing building, we could do a study and look at what is involved with a combo. There may be some pros and cons. He does not think it will be as successful, but they can do that. The other project came in under budget and that's rare. Council Member Land said he appreciates Council Member Moreno's ideas to save money. We're using these old facilities, it seems like there won't be that much difference in buildout. Council Member Land said he doesn't think it will save us any money. He does feel like we're maybe not getting what we want. Council Member Elliston said we are under a deadline for when the bids expire. City Manager Corbell said the bids are expired but the lowest bidder said he would honor the bid. City Manager Corbell said in case council wasn't comfortable voting today, it was put on the agenda for next week also. Attorney Hicks said we have an expired bid with an oral commitment to leave it open for who knows how long. At some point, if this is the direction we want to go, we need to do it sooner than later. Council Member

Moreno said he would prefer to table it to Tuesday so the full council can be here and the public can be here. Council Member Sutton said prices are just going to go up. Council Member Moreno said council is trying to find the most economical way to get it done. Council Member Sutton said we've been trying to get it done as economical as possible for several years. Fire Chief Perrin said he worked for 12 years in Alamo Heights with a road between fire and PD. The issue is going to be parking for both departments. He has been at this for 6 years trying to get this done. Chief Perrin said he doesn't see us having enough room here. He has no problems working with PD, but there has to be some kind of separation for employees. Police Chief Baten said no, he doesn't believe it will work in this situation. We have evidence and equipment that can't be viewed by the public; juveniles can't be seen by the public, a lot of little things. We don't have the room for it. Council Member Elliston said she agrees; she doesn't think we're going to get a significant savings by combining. Council Member Elliston agreed it would be best to proceed with current plans but she's good with holding off until Tuesday until whole council is here. Greg said he is concerned if we throw out the bids after they went to all that work, they might not be willing to bid again. Council Member Elliston asked Greg for his professional opinion moving forward with the plan as it is now; does he feel there would be a significant cost savings to combine rather than move forward with two separate facilities. Greg said what we paid for the building would be the only difference. That building is perfect for a police station. This building doesn't have the good organization like the old cafeteria. This building is an assemblage of additions. It's not as ideal as that building. Adding all the plumbing, zoning the different security features, having the flow of PD staff on one side and public on another, he doesn't think you will save anything. It may actually cost more. With fire moving in, we're going to expand the restrooms as they are. We're not as worried about public accessing facilities with the fire department. Overall, he doesn't think it will provide any savings.

- B. Discussion, consideration and possible action awarding bid for remodel of 607 W. 11<sup>th</sup> to house Brady Police Department. Erin Corbell presented. Council Member Sutton moved to approve. There was no second. Motion died for lack of a motion.

Council Member Moreno moved to table. Council Member Elliston moved to second because we can still utilize these bids. Greg said he will have to draw up new designs and get with subs. He can do a cost estimate. Council Members Elliston and Moreno were in favor. Council Member Land said he would like to discuss further. We've looked at combining departments before and decided it wasn't a good idea. If we take the plans forward for the police station, once we do that, if we approve the two buildings, is it easy to alter plans to save money. Council Member Land said he thinks we need to stick with the two separate buildings. Council Member Elliston agreed, but she wants Council Members Moreno and Gomez to be able to move forward knowing we did get the best cost and facilities. Chief Batten said you won't see the constant coming and going in a residential neighborhood. Our officers are out on the streets not sitting in the office. Council Member Land said he would also like to discuss funding. He knows we sold some properties but what else do we have. City Manager Corbell said we have over 1 million in our construction fund after fees we've paid. The 480 acres at the lake we're going to list with realtors. City Manager Corbell said council can issue CO, or council can go to voters for general obligation bonds, if voters do not approve, you cannot issue bonds for 3 years. Council Members Land Sutton voted against. Mayor Garcia broke the tie and item will be tabled until Tuesday.

Council took a break at 3:29 p.m. and resumed at 3:37

City Manager Corbell reviewed different ways to pay for the project. Mayor Garcia confirmed all include an increase in taxes. City Manager Corbell said yes. Mayor Garcia said that's what he asked about to begin with. City Manager Corbell said if we don't address some of the issues, we could have a bigger issue on our hands. Council Member Elliston said previous council discussed considered taking reimbursement costs from the county and using that annual payment as payment on the debt. City Manager Corbell said we would then have to move money from our electric fund into our general fund to make up that loss.

#### 4. ADJOURNMENT

There being no further business, Mayor Garcia adjourned the meeting at 4:08 p.m.

  
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Aaron Garcia, Mayor

Attest:   
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Tina Keys, City Secretary