

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 March 19, 2024 at 6:00 p.m. with Mayor Aaron Garcia presiding. Council Members present were Missi Elliston, Felix Gomez, Jeffrey Sutton, Larry Land and Gabe Moreno. City staff present were City Manager Corbell, Public Works Director Steven Miller, City Attorney Sharon Hicks, Asst Fire Chief Jeremy Ramon, Fire Chief Lloyd Perrin, Fire Administrator Ron Larson, Firefighters Fire Captain Scott Gillaspia, Firefighters Tyler Wells and Kason King PPM Superintendent Steve Morgan, PPM Crewman Carl Friedrick and John Wilkens, Golf superintendent Mason Howell, Electric Superintendent Joe Solis, Municipal Court Judge JT Owens, Police Chief Randy Batten, and City Secretary Tina Keys. Also in attendance were Annita Ellison, Terry Phillips, David Ortiz, James Griffin, Curtis Owens, Frann Leonard, Earl Leonard, Daniel Mendoza, Chris Martin, John Boekweg, Sheila Hemphill, Charles R. Bush, R.S. Bush, Tony Groves, Tim Walker, Heath Stratton, Lisa Selensky, David McMillan, and Lynn Farris.

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

Charles Hodges – said at Thanksgiving he organized a turkey trot and wanted to thank the city and parks dept for their help. They did a great job keeping the park and trail cleaned up. There were a lot of downed limbs after the rain recent rains, and it was already cleaned up today.

Shiela Hemphill – wanted to express information and gratitude for the response to her inquiry regarding the walking path and mowing. She had concerns we were mowing and didn't give a chance for flowers to seed but found out in the walking path you have to use mowers and cannot use shredders and because they are mulching, it's too much for them to accommodate if it's too tall. In the larger areas they can use the shredders which makes sense. There may have been concerns about conditions of parks but since there are 3 of them, the areas that are used more are to be committed to. Also, last week's complaints before council, she would encourage Council to be transparent when there are complaints and handle things openly before calling in state or personal investigators. The more transparent, everybody can understand situations and hold people accountable and thanked Erin Corbell and Mayor Garcia for how it was handled. The complaints did not rise to the level of the actions that were proposed.

Tim Walker – said the condition of the golf course is a hot topic. He was out there today and ran into Steve Morgan. They had a tournament so Mr. Walker thought it would be in top condition, but it's not quite what he found. There's an overall lack of detail being paid to the golf course. The grass is extremely long. Mr. Walker said he thinks Mr. Morgan found the same thing to be true. Mr. Walker said we had coaches leave who were unhappy with the state of the course. Second, he saw on the agenda that city manager was listed under executive session and took it to mean the City is looking at getting rid of the city manager. He has been here for 15 years and has seen several city managers and has never seen anyone as attentive as Erin Corbell. She answers questions and he is impressed any time he has had to deal with her. He also called others in the community. All of them raved about her and how wonderful she has been. She is local and has planted seeds. Same input was given. She is responsive. Feels like she needed encouragement because she's doing a wonderful job.

James Stewart – quick update to support the firefighters. He is a member of the Brady Volunteer Fire Department. Ideas have been passed around for 20 years. He is in a position to act as a liaison to reach the goal of getting a new fire dept. A year ago we had guests from all over the state staying at our firehouse and he was embarrassed. He

knows the challenges. The Volunteer Fire Department wants the same goal, a new department as quickly and efficiently as possible. He has blueprints from other communities to get viable options that we can tweak to match our needs. He likes what's on the agenda with the plans. Is it the best location no, is it a workable solution, yes. Please know the volunteers are trying to come up with something that might work better, cheaper. Getting something done needs to happen. They make it work, but it's an old building. He is still working trying to get something tangible. He would like more time.

4. CONSENT AGENDA

- A. Approval of Minutes for Regular and Work Session meetings on March 5, 2024

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

5. PRESENTATIONS:

- City's Financial Audit report for FY 23 – Lisa McElrath introduced John Boekweg with Haynie and Company who presented to Council.
Mayor Garcia thanked Lisa McElrath and her staff for all they do.
- 2024 Water Conservation and Drought Contingency Plan Update – Steven Miller presented.

6. PUBLIC HEARINGS AND INDIVIDUAL CONCERNS ON PUBLIC HEARING

There were no public hearings.

7. INDIVIDUAL CONCERNS

- A. Discussion, consideration and possible action regarding amendment to Interlocal Agreement between City of Brady and McCulloch County for labor, material and equipment sharing to improve/maintain infrastructure of public facilities. Erin Corbell presented and said council approved an agreement for services labor and equipment. The County asked to include materials that are not usable by the city. Contractors at the airport unearthed a bunch of caliche that we can't use so we offered it to the county. It's construction waste for our purposes. They didn't feel comfortable just accepting it without it included in the agreement. If it's materials we can use, we're not going to give it to them. We need to be careful about how to word it. They did not pick up the caliche. Carol Andeson and Judge Trull requested materials be added. Mayor Garcia asked how staff feels. Erin said it needs to be carefully worded. A commissioner asked that the street department give them material that we use. Council Member Moreno moved to table for a work session. 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 regarding results of feasibility study for Fire Station/Eikon. Erin Corbell presented. Council has a second copy of feasibility study. The first one has individual bunk rooms. Second has open space bunk facilities. \$3.295million was the estimated cost at the Fair Street location. Changing to open bunks would change \$50,000 - \$100,000. Eikon feels the separation is necessary. They will be happy to discuss further with council. Council Member Moreno would like to have a work shop. Council Member Land said we could invite the chief to voice an opinion. Chief Perrin said they're supposed to have individual bunks. Council Member Land said he thinks it will be money well spent to give them a more comfortable private space to sleep in. Mayor Garcia said when we started this set of plans was in hopes of keeping the budget on the lower side. The study does not reflect what our goal was. Mayor Garcia went on to say this amount does not include the purchase price of the building. We can do a

workshop. We want to make sure we provide the best opportunity for our firefighters. Mayor Garcia moved to table. Seconded by Council Member Elliston. Council Member Sutton questioned if Mayor Garcia can make a motion. Council Member Moreno made a motion to table. Seconded by Council Member Elliston. All Council Members voted "aye" and none "nay". Motion passed with a 5 – 0 vote.

C. Discussion, consideration and possible action regarding requesting Planning and Zoning Commission to consider allowing mobile home overlay or special use permit in single family residential with terms and conditions if allowed. Erin Corbell presented and said manufactured homes homes are nicer than ever. There may be some neighborhoods where a new build isn't possible, but they could bring in a new manufactured home. The manufactured home could be a nice addition to the neighborhood. We can't pick one lot and zone it manufactured housing. That's spot zoning but we could put a manufactured home overlay over certain neighborhoods where we would want that type of development where a manufactured home could be brought in that meets requirements. Mayor Garcia said there are certain builders of manufactured homes that are already approved. Attorney Hicks said there are manufactured homes and modular homes. Modular can go in any single-family residential. The manufactured homes still have the typical skirting and things. Erin Corbell said we would look at doing this to Dodge Heights. Rather than pull the single-family zoning, we could do a manufactured home overlay without sacrificing standards out there. Council Member Sutton said why should we designate another when we already have one out there. Council Member Moreno said someone talked to him and wants to buy a dilapidated building and put a manufactured home on that property. He was not allowed to because of this. Two houses down there are manufactured homes. Council Member Sutton said if they tear something down and put something better he's all for that, but it should go to Planning and Zoning. Erin Corbell said there are certain neighborhoods that could use improvement and this could allow for that. It's fairly common in municipalities. Mayor Garcia clarified it would empower Planning and Zoning to decide then it would come to council for approval. Erin Corbell agreed. Sheila Hemphill said she would encourage council to make it manufactured modular. It's different than a manufactured home. There are some manufactured home neighborhoods now. The modular homes would help meet the price point while keeping the integrity of the neighborhood. Sheila doesn't know if certified is different than modular. Erin Corbell said from a staff perspective our intention is not to put manufactured home overlay in every neighborhood. This gives an incentive for property to bring up the standard. It's still zoned Single-Family, you can do a single family build but you can do certain manufactured homes that meet certain standards. Sheila Hemphill said she is all for people making improvements. David Ortiz said he understands the difference. He lived in 22 locations. He doesn't see the benefit to allow existing manufactured homes because they depreciate differently. If you give latitude to put manufactured homes, he would not give it to a committee. If you want to have an overlay, bring it to council. Erin Corbell said it starts with Planning & Zoning and then they bring to council for approval. David Ortiz said he understands this reads it gives the authority to Planning & Zoning. Erin said the final decision comes back to council. James Griffin said in our zoning classification we have manufactured homes and some variations that allow modular homes. There are also provisions for specific use permit. Is that something the individual is going to have to approach Planning & Zoning for a specific use permit. Some people might be concerned about people bringing in a trailer. In determining what will be allowed, will there be a variance on a particular style of home. Council Member Moreno said those questions will go to P&Z. the P&Z board can work it out. He thinks an overlay is a good thing. It won't be

just everywhere. Council Member Moreno moved to allow overlay. Seconded by Council Member Elliston. All Council Members voted “aye” and none “nay”. Motion passed with a 5 – 0 vote.

- D. Discussion regarding conditions of Brady parks, golf course and cemeteries. Mayor Garcia said he asked for this item to be added to agenda. He has had citizens approach him about the golf course, ball fields, and cemeteries. He wants to know how we can improve those things and asked Steve Morgan what he needs to make us successful. Morgan said it's more manpower than anything. We have 6 people in PPM. We mow 250 acres plus 5 miles of right of way. They do everything for the city. The one person at the cemetery is one person out there all the time. If we have 3 – 5 people mowing and weed eating, it takes a minimum of 4 days. If we want it to be perfectly mowed and weed-eated, we need 3 people on each cemetery. The parks, our guys know that's the first thing we take care of. We have 4 parks that they take care of. The ball fields are always immaculate. Morgan said he takes care of them himself. The pony league field, we put it in ourselves. We'll have it up and running next year. It's hard to find people to work. Morgan said he is down 2 guys right now. Council Member Moreno asked about volunteers. Morgan said he never sees them. He told them they can work on the pony league backstop, but he hasn't seen them. Council Member Land asked the big ballfield, was there irrigation being put in? Morgan said yes. The estimate was high, so they put it in themselves to put it in to get operational by next year. They did the infield already. Council Member Land thanked Morgan and his crews for doing that. Morgan said they're doing it for less than \$5K. Earl Leonard asked why the city is paying for cemeteries and asked doesn't somebody pay for that and asked if the city owns the cemeteries. Morgan said yes. Tim Walker said about the ballfields, he has offices in several locations where there is traveling ball going on. He gets comments that our fields are so nice. They're the nicest in the area. Mayor Garcia said the two ballfields are good, it's just the pony field now. Morgan said they want to get it fixed up to where 14U can play there. Right now only t-ball can play there. Council Member Moreno said he had people talk to him about golf course including the sheds and the overall look of golf course. Is there any plan for that? We've discussed we need to do something. Knock those sheds down. Mason Howell, golf superintendent said they're not worth redoing. Most carts don't even fit in them. Council Member Moreno asked what we can do and said his golf cart doesn't fit either. Erin Corbell said it's a budget item and we can bring it back. Steve Morgan said we can build them but we don't have the time. Morgan said we can do the demolition in the winter fairly easily. Erin Corbell said she can send the street division since they do home demolitions. Council Member Moreno said even if we demolished some it would help. Mason Howell said he lost both of his workers in one day. They got rained out Friday, Saturday and Sunday. Manpower is the problem. The rough mower is a lawn mower. It takes one person 3 days to mow; fairways take 2 days. They tried to do 3 days of mowing yesterday in one day. He didn't mow the t-box edges. Mayor Garcia said some of the out of bounds markers are everywhere. There are pieces of equipment behind a tree for a long time. There is a tractor sitting there. A city truck that has been there for a while. A huge hole that has been there for months and not filled in on the back side. Mason Howell said there is a hole that's last on the list of priorities because it's so far out of the play area. Howell also said there is one leak that they haven't been able to find. Shiela Hemphill asked if they determine weekly where they will be mowing and said if the public is aware, it could be posted. Morgan said they take care of the parks first. Tim Walker said Mason has done several things really well. He's knowledgeable in a lot of areas, however, he went out there 4 weeks ago for the first time in a while. There's long grass. #8 tee box used to be falling over with railroad ties. They built a rock wall. There are weeds growing through the staircase. We used to do this with one person. Other communities do it with one

person. There is an issue that needs to be addressed. Council Member Gomez said he played out there recently. We don't have a lot of income. Our gold mines are golf course and lake. There are going to be a lot of people here with the music festival. We need to be proactive. The conditions he has seen is not where it has been in previous years. Council Member Gomez asked if concerns on manpower have been addressed. Morgan said one of their guys is out with health issues, one guy quit about a month ago. We had one interview a few days ago. People are not applying for jobs. Younger people don't want to work. His youngest guy is 45. Morgan said we are good with equipment. The mower works fine. We don't have people. Somebody asked who pays for the golf course. Erin Corbell said the city. The BGA does make some improvements. Council Member Land said he knows there are issues with employees and thanked Morgan for chipping away at it. Our parks and golf course are a valuable asset. The BGA does great. If the course was developed people would come to Brady to golf. Morgan said they are waiting on the results of a soil sample. Council Member Land said he would love to see the BGA and the city and council get together during budget and make a plan on what we can do over the next few years. Mayor Garcia thanked Morgan for coming and talking to them and asked that we stay diligent on the items that needs improvement. Mayor Garcia also asked Mason to look into some of those small details and asked what they can do to help them be successful.

- E. Council Member Elliston moved to remove from table. Seconded by Council Member Moreno. Discussion, consideration and possible action approving renewal of a 5-year lease agreement with Redeemer Church for the old K-Life (Boy Scout) Building to conduct a community youth program. Erin Corbell presented and said Redeemer is not interested in purchasing property at this time. Council Member Elliston asked if we are in a lease and they do want to purchase, could we move forward. Erin Corbell said she believes leaseholders get the first right. Council Member Moreno moved to approve. Seconded by Council Member Elliston. All Council Members voted "aye" and none "nay". Motion passed with a 5 – 0 vote.
- F. Discussion regarding department head review process. Mayor Garcia said he would just like to know what the process is. Erin Corbell said there are 11 people in the city they consider department heads and handed out a form. Mayor Garcia said council should not discuss any names but refer to positions only. Erin Corbell said the supervisor gets a copy of the job description and reviews to make sure it's still accurate. Then the supervisor highlights where the employee does well and underlines where they need improvement. The employee does a self-evaluation and the supervisor does the review and the supervisor and employee sign then it goes to Erin Corbell to sign off. Mayor Garcia said he was looking for comments and what they are doing good and what they can improve on. Erin Corbell said Miller does entire public works division, she does community services and airport. For appointed officials, the new personnel policy said their reviews are to be held on their anniversary dates.

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:**

March 29	Good Friday Holiday, City offices closed, altered trash schedule
April 2	Regular City Council Meeting, 6:00 p.m.
April 8	Eclipse
April 16	Regular City Council Meeting, 6:00 p.m.

April 22 – 30	Early Voting
April 23	Happy Birthday Missi Elliston
May 4	Election Day
May 7	Regular City Council Meeting, 6:00 p.m.

9. ANNOUNCEMENTS

Erin Corbell said April 1st will be a joint meeting with the City of Melvin at 1:30. Corbell also said they have had meetings with LEPC and law enforcement and Fire/EMS preparing for the eclipse. The utility bills had a sheet on what to expect and how to prepare. Both PD and sheriff will have all hands-on deck. We do expect an increase in traffic flow and fire/EMS will be staffing an extra ambulance that day. It's hard to anticipate the number of people coming through town. USA today said we are the best location to view the eclipse due to the least likely chance of rain.

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;
- Pursuant to Section 551.074 (Personnel Matters) City Council will meet to deliberate the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee: City Manager
- Pursuant to Section 551.072 (Deliberations about Real Property), the City Council will deliberate the purchase, exchange, lease, or value of real properties of the City as the deliberation in an open meeting will have the detrimental effect on the position of the City in negotiations with a third person: Fire / Police Department

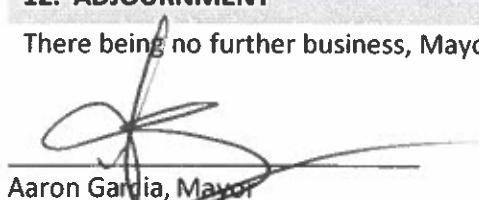
Regular session was recessed at 7:56 p.m. Executive Session was opened at 8:05 p.m. and closed at 8:52p.m. Regular session reconvened at that time

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

No action was taken as a result of Executive Session.

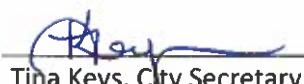
12. ADJOURNMENT

There being no further business, Mayor Garcia adjourned the meeting at 8:54 p.m.



Aaron Garcia, Mayor

Attest:



Tina Keys, City Secretary