

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 May 21, 2024 at 5:00 p.m. with Mayor Anthony Groves presiding. Council Members present were Missi Elliston, Gabe Moreno, and Terry Phillips. City staff present were City Manager Erin Corbell, Finance Director Lisa McElrath, Police Chief Randy Batten, City Attorney Sharon Hicks, and City Secretary Tina Keys. Also in attendance were James Griffin, Bob Hoeppner, and Sherl Miggins.

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

Mayor Groves called the meeting to order at 5:01 p.m. Council quorum was certified.

2. PUBLIC COMMENTS

There were no public comments

3. INDIVIDUAL CONCERNS

- A. Discussion regarding council budget priorities for FY25. Erin Corbell said they are looking to council to discuss any budget priorities for this next budget work session. City Manager Corbell said Council Member Sutton had said pickleball court. Council Member Moreno asked where we stand. Erin Corbell said we have a little bit of money allocated, but it's not a high priority. Street department is responsible for building the courts and the street department is overloaded right now with some big repairs and equipment failures. City Manager Corbell said she told them working on the streets comes first. Council Member Moreno asked how much is allocated for this year. Erin said \$11,000 was left in the Stanburn Park project that was moved into the general fund. Council Member Moreno asked how much is needed to finish. City Manager Corbell said if we have it professionally done it's \$150,000. Council Member Moreno asked how much if we do it. City Manager Corbell said she will get with the superintendent but she thinks they still need to do some surface prep on it. Council Member Elliston said she didn't think that pickleball group was open to accepting a nonprofessional court. Council Member Moreno said he would like something for them to access and wondered if we need to budget more. Corbell said she doesn't think so. Council Member Moreno said he and Council Member Gomez had a meeting last week and one of the things they talked about was do we have a cleanup open to the public or is there any way to put it in the budget. Corbell said it is the street department that does that pickup. The street dept goes out and does one quadrant of the city per week so that's 2 to 3 days a week that takes them away from working on the streets. Corbell said we had the TCEQ violation at the landfill 2 years ago, we can see what we can do instead of paying fine. We're looking into some clean up options to reduce the fine. Council Member Moreno went out to the landfill on Saturday and they were closed. They said it was because of rain but it hadn't rained; and they were closed 4 days last week. Council Member Moreno asked what citizens are supposed to do. Erin Corbell said the trash has to be covered at the end of the working day and we can't do that if there's mud. Council Member Moreno said there are some people who do that for a living and if they can't take it out there to dump, they lose money. Council Member Moreno asked if there is an alternative route that people can take. Corbell said she will check. City Manager Corbell said she got Council Member Gomez' list – upgrade bathrooms at lake pavilion, ceiling enclosure at senior center, railroad building being demolished. Council Member Moreno said he called on that today. He has had several people call about it. Attorney Hicks said she spoke with the railroad people today and told them the city is not concerned if it was the railroad or the purchaser, but it has to come down or citations will be issued. She also told the railroad representative that we are not equipped to do it. Their plan is for the purchaser to handle it. Attorney Hicks said she told them it's in their name so they would get the ticket

and told them they have 30 days. Council Member Moreno asked if the EDC board could purchase the property and clean it then sell it as a different option. Council Member Phillips said he doesn't know if they have the money. Council Member Moreno said he is trying to find a solution to get it done ASAP. City Manager Corbell said the railroad is having an issue because they're willing to part with a portion of the property but not all of it, so they're going to have to get a survey. Council Member Elliston asked how much is the citation? Attorney Hicks said up to \$2,000 a day. Attorney Hicks said the railroad is still disputing proof of ownership. Attorney Hicks said she told them they need to figure it out. Council Member Moreno asked James Griffin to advertise that we are working on it. Griffin said if Corbell sends it to him, he will share it. Corbell said she is not going to write his news article for him. Attorney Hicks said it could be as simple as saying there are discussions about demolishing the structure. City Manager Corbell said there was a timeframe of establishing ownership, reaching the railroad was fun, they had to get their board of directors, there was a potential purchaser who got an asbestos inspection then backed out, now there is a second receiver of the property who has the bid to demolish because city staff cannot do that, now there is the issue of the railroad willing to do something with that portion, but they have to split it out. Council Member Moreno said that location will be a high commodity soon. EC said the railroad is actively trying to part with the property, so we are working with them. Attorney Hicks said the city is going to look to see if they can find a plat to see what we have. City Manager Corbell said she has down for budget discussions a city wide cleanup and the fire station. Council Member Moreno said he also has cart sheds. Council Member Elliston said there is a lot that goes with that. Erin Corbell said she is waiting for 2 quotes for the next 3 years as a supplemental, three years at \$250,000. Corbell said she has a bid on replacing show barn at Richards park. Council Member Elliston said we need to add sidewalks. We have sidewalks all over town that are really bad. Council Member Phillips said there is probably an issue with people with ADA requirements. Other cities have to go in and change curbs so wheelchairs can go across streets and back up. Council Member Elliston said we need something that protects the homeowner who wants to fix sidewalks themselves. Council Member Moreno said he also has boat ramps at the lake on his list. Corbell said we've received grant funds for that before so we can look into that with the parks master plan. Mayor Groves asked Attorney Hicks if there is a state agency that we can threaten the railroad with that's more serious? If so, we should invite their representative to the next council meeting. Attorney Hicks said the railroad is controlled by federal law, but we can look at it. Mayor Groves said if you talk to the Texas railroad commission they maybe could do something. Council Member Elliston asked how we can track homes that needs attention. Corbell said we're going to hire a new employee that can take that on. Attorney Hicks said council can give their top 3 houses that they believe warrant attention. There are quite a few, so the question is, where do we start. Council Member Elliston said even if we start with vacant one first, ones that have maybe been burned, or nobody has lived there in years, then we can move to those that are occupied. Council Member Moreno asked how many are in court now that are not livable. Attorney Hicks said 4 or 5, and we've done quite a bit of cleanup and demolition. Attorney Hicks said every time we clean up one gentleman's property, he brings in more stuff. We have fined him and fined him. Council Member Phillips said maybe once a quarter we can have a cleanup where citizens go in and help people who can't help themselves. Attorney Hicks said we have to have a warrant to go on people's property. We would need a church group or civic group to work with those people. And those citizens need to understand they're doing it at their own risk. Mayor Groves said there was lots of cleared property and lots of debt in the past. Attorney Hicks said a lot of times our lien is subordinate to the back taxes. Council Member Moreno asked about gas appraisal and substation appraisal and G. Rollie White appraisal, can we consider those? City Manager Corbell said GRW appraisal is covered, there is consideration in next year's budget for a gas system consultant, and we should be closing on the substation in August. We're working on fair market value, land asset cost, we anticipate having an agreement to council on July 2nd. Council Member Elliston said she just wants more money for cleanup. City Manager Corbell said maybe can contract that work out instead of getting streets department to do it. Council Member Elliston said that might be good if the locals could bid on the job and said we are so overwhelmed, if we don't get aggressive, we are not going to make any progress.

Council Member Elliston said we might even want to consider a temp position to get this all ironed out. Attorney Hicks said we are making faster progress because they're not being allowed to come back to court time after time. James Griffin said he would help in identifying properties. He would just need a timeline. He still has statistics from 2014. City Manager Corbell said October 1.

B. Discussion regarding water well for golf course

City Manager Corbell said we heard a presentation from Tim Walker at the last meeting. We've identified some funds to make that happen in this fiscal year. There will be a small impact to the water division. Right now the golf course is supported by the General fund. The city bills the water fund for the water. By not having the water bill, it reduces the burden on the electric fund to support the general fund. Council Member Elliston said the project pays for itself. Corbell said the golf course is paying \$130,000-\$160,000 a year on water. The water well cost is \$180,000. Lisa McElrath said it will reduce the overall depiction of what it costs to water the golf course. City Manager Corbell said last summer one of our wells went out so we had to tell the golf course not to water the course. This removes that situation. We're also not putting city water on the golf course, so we don't have to pay for the radium removal of that water. Council Member Moreno said he was told the well would be \$140,000 but now we're saying it's \$180,000. Corbell said it's \$167,000 plus a little bit for hiring the building inspector; it will come back to council for approval once we get the bids. Council Member Moreno said originally he was told the BGA would apply for grants saving the city around \$50,000. Corbell said she doesn't think that ever came to fruition. It's cleaner if the well is in the city's name. Corbell said she heard the BGA was applying for a 501c3 but hasn't heard anything else. Also, the BGA can't put a well on City property. Council Member Moreno asked if we should ask the citizens that are in attendance at the meeting if they have anything to add. Sherl Miggins said as a new citizen, she noticed the overgrown properties and would like to help and has also met other people who are concerned. It would be nice if some things could be done.

4. ADJOURNMENT

There being no further business, Mayor Groves adjourned the meeting at 5:58 p.m.

Anthony W. Groves

Anthony Groves, Mayor

Attest: Tina Keys
Tina Keys, City Secretary