

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 June 18, 2024 at 6:00 p.m. with Mayor Anthony Groves presiding. Council Members present were Missi Elliston, Felix Gomez, Jeffrey Sutton, and Terry Phillips. City staff present were City Manager Erin Corbell, Public Works Director Steven Miller, Police Chief Randy Batten, City Attorney Sharon Hicks, and City Secretary Tina Keys. Also in attendance were James Griffin, Linda Phillips, Rich Jolliff, Chris Martin, Annita Ellison, Larry Land, Daniel Mendoza, Scott Bush, James Stewart, Mike & Sheryl Whitworth, Billy Turner, Seth Keer, Oscar Ruiz, Chris Moseley, Mark Moseley, Candy Weatherman, Bob Hoeppner, Annita Ellison, Jim Lero, Charles Hodges, and R. S. Bush.

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

Mayor Groves called the meeting to order at 6:00 p.m. Council quorum was certified.

**2. INVOCATION AND PLEDGE OF ALLEGIANCE**

Council Member Sutton gave the invocation, and the Pledge of Allegiance was recited

**3. PUBLIC COMMENTS**

Public Comments were reserved for Individual Concerns / Town Hall Meeting agenda item

**4. CONSENT AGENDA**

A. Approval of Minutes for Regular Meeting on June 4, 2024

Council Member Sutton moved to approve the Consent Agenda. Seconded by Council Member Phillips. All Council Members voted “aye” and none “nay”. Motion passed with a 4 – 0 vote.

**5. PRESENTATIONS:**

There were no presentations

**6. PUBLIC HEARINGS AND INDIVIDUAL CONCERN ON PUBLIC HEARING**

There were no public hearings

**7. INDIVIDUAL CONCERN**

- Town Hall Meeting with citizen and council input and discussions on what assets will be the future of Brady.

Chris Martin – for him, recruitment of younger citizens coming to Brady is a primary focus. People aged 20 on up to middle age that are remote workers. Martin said his job headquarters is in Houston, but he works here in Brady. These people are middle income families, their spouse may or may not work which opens them up to be entrepreneurs in the city. We don't have a lot of industry. We need to look at how to recruit people to make Brady their home; or even look at companies who can bring their departments in Brady. We can recruit to these companies. We need to take a good hard look at how we are recruiting people to Brady. Mayor Groves said we could connect that with zoom meetings. Chris said he spends about 6 hours a day at the corporate office in meetings once a week a month in Houston. The low cost of

living could be a factor to bring people in. Council Member Sutton asked Chris what his ideas that might bring people. Chris said promote no traffic, a smaller community. The kids can run and have fun. There is not as much crime as a larger city. Chris said he is suggesting we build a campaign of why you should move to Brady.

Jim Griffin – said he started working on a housing study and has north side has been completed. Griffin said let's build a vision for what we want to be. Other towns have their own identity, and we need to build our own. A lot of people are looking for a town like this. Chamber, EDC, City, schools, work to a common goal so we have something we can be proud of. He has heard Brady hasn't changed but it doesn't have to be that way. We have the resources.

Rich Jolliff said he was speaking as an airport advisory member and aviation enthusiast. He wants to reinforce our airport and how important it is. It can be the 6<sup>th</sup> highway to Brady. People with aircraft have another avenue to get to Brady. It's a really good airport. It's 70 acres. We can expand if we want. It's huge for development of airport items. It has a new runway for jets, a grass runway for tail dragger and there are a lot of people looking for that. We have large hangars that can accommodate giant vintage warbirds which is sought after. We have space we can use for offices or classes. We have a bunch of pilots that are enthusiastic. They have a club to raise awareness about aviation. Brady is centrally located in the state and the nation. We are already a place for people to land who are going cross country. We have a paint shop and a mechanic shop already set up. We have a nationwide recognized painter. He has won awards at Oshkosh. He came from Colorado to Brady because his customer base was pretty much already from Texas. This kind of stuff is huge. The airport is an avenue for people from all over the world. We already have ranches that bring high profile people in. Jolliff said he wants to reinforce the gem we have in our airport. We should continue to bring good energy into it. With their airport master plan, we can address the nationwide t-hangar shortage. The airport is close to becoming self-sustaining with a few enhancements. Council Member Sutton asked if there would be an advantage to having more runway. Jolliff said yes, if we extend the runway it puts us in a different category for federal money. We already get a lot of federal money. A longer runway brings in bigger planes. Seth Sear said 1402 feet is exactly how much we need and we could get a substantial amount money from TxDOT. Council Member Elliston asked if the city owns the property. Jolliff said he believes it would require some land acquisition. Council Member Sutton asked if TxDOT still has grants. Jolliff said yes. City Manager Corbell said we do participate in grant funding every year. Jolliff said he appreciates this forum. Our airport is a crown jewel and a good representation of the city and he doesn't understand the talk about shutting it down. That shows the lack of understanding about what it does. The airport should be a top priority. Mayor Groves said we could tie the first comments with this as well. Mayor Groves said he talked to somebody who chased lightning bugs at the park. There are all kinds of things that occur in Brady. To go out and see the deer at Simpson Lake Club is phenomenal.

Shiela Hemphill – said she is happy to see this brought forth. She has watched the marketing for Brady and it has improved dramatically in 20 years. The logo and coloring is significant. She said in Mason all the trash cans on the square were the same color. They painted the curbs around the square then she had a wakeup call and it's about safety. She went door to door talking to people to help and found out

that there are resources to help people. She wants to give kudos to people who are helping rehab our properties. It's necessary for the city to see what people need to make these things happen. She did a lot of cleanups. Ms. Hemphill asked how long we have left on the landfill and City Manager Corbell said 7-10 years. Sheila said she has been doing a lot of cleanups and is concerned about our landfill. Tires are going into our type 4 pit. When our type 1 gets filled. The cost for a new landfill will be tremendous. Type 1 is our most essential. Mayor Groves said for years we had lots of people who wanted to do development like a Luv's station, housing. It always came to the point where we couldn't provide water to them. Now we can. A new wastewater plant gives us opportunities. How do we capitalize and make people understand we have that resource. Mayor Groves said he is amazed when he drives around and sees the number of construction efforts in houses. Good things are happening. We need to be thinking about something we take for granted that could be a real opportunity for outsiders to take advantage of. One day he saw a lady and her small dogs sitting at the electric vehicle charging station, so he stopped and talked to her. She was from Austin going to Lubbock and didn't know if she could make it all the way. There is a market in Brady for EV stations, regardless if we like EVs or not. There are ideas that the citizens have that could benefit Brady. The golf course, what if we put more greens and it was a par 3 golf course, what if we shared greens with different tee boxes so you don't need 9 more greens to play 18 holes, just as an example. Shiela Hemphill asked if we have dark sky designation for Brady. That brings in people to areas. Our lighting at night should be a certain hue. Mayor Groves said if you go out to the lake and see the sunset, there are pictures you can take from the dam or highway that are phenomenally beautiful.

Jim Lero – said he move here about a year ago. He has talked to people and everybody has great ideas. What really sticks in his head is why. Why would I come to Brady. To use the airport, to work remotely, what are the amenities to offer to people. In his background, they create restaurants that cause people to go there. People leave here to drive to San Saba to eat, people go to Llano to eat at Cooper's. We want to do things and do things great. BBQs are huge at bringing people to communities. He has been coming to Brady for 40 years and always wanted to live here. He has seen this place change both great things and things that we could improve on. Do the business owner have the mindset about how can I give back to the community? What can we do to encourage our businesses. He has talked to business owners; they ask if the city is standing behind them and are they transparent, are they accountable. They don't want to see people get away with stuff that other people won't get away with. They don't want a lot of discussion behind closed doors. Transparency needs to happen. The city is a business, and the citizens are the customers and the city needs to have their best interests at heart. Be so transparent that it is ridiculous so nobody can ever say there is something going on behind their back. Code enforcement – some business look really nice and others not so nice, then there are commercial properties that are not being taken care of. There are so many little projects we can do. We can put together a make Brady streets beautiful, where there is no tolerance on certain streets like Bridge Street and Hwy 87. Those people who want to work here come to check it out and see a bunch of garbage. There are little things we can be doing as a city and a community. The city can have committees to get it started so the city and citizens can come together. The people want to see things better. Golf course – he is working with ideas with the BGA, but he would like to see little things that could be done. Why are there weeds on the fairway. Shiela Hemphill said because there are 3 park employees. Lero said he has a background in chemical application. There is no reason why somebody can't keep it looking nice and work one fairway

a month. He and Council Member Terry Phillips started a land services business and if the city can't pay for it, they'll sure out how to do it. Council Member Phillips said he was approached about one RV in the long term parking at the lake that had been there for a while and there was drug activity, so he went to look at it. He called City Manager Corbell and told her about it and she sent a letter and they have to vacate by the end of the month. So yes, we can take one step at a time, but it will take time and effort. We have a great quality of life here but it's going to take everybody working together. And people need to let us know when they see something. Lero said people have become complacent or stagnant. He agrees there are a lot of little problems that can be fixed. He will do whatever he can to help. Shiela Hemphill said she titled it move the mountain when they were working on the tires at the Mexican colony, and they got it done.

Shiela Hemphill asked about the G. Rollie White facility. City Manager Corbell said what was holding up the Friends of G. Rollie White committee was the 10-year lease stipulation in our charter. They needed more like 50 years to get their loans. That has been removed from our charter now. But Corbell said she doesn't know the standing. Mayor Groves said they are still interested.

Shiela Hemphill asked about the shooting range. City Manager Corbell said we got a company to do our parks master plan and we're bringing it to council in July. Texas Parks and Wildlife does have some grant opportunities and she intends to pursue it after we get the parks master plan. We will start the series of public meetings after July.

Chris Martin said the question we need to be asking is should Brady be a waypoint or a destination and how do we go about doing that. Do we want to be a tourist town or destination. We have a sustained tax base and potential to regenerate that tax base. Tourism comes and goes. Also, it boils down to pride. Does Brady have pride in itself. There are people who have moved back to Brady to make Brady their home because Brady was something special to them. We can capture that emotion and define Brady as that emotion.

Larry Land – thanked council and Erin Corbell and staff and said they really do a great job. When they moved to Brady, they found they were welcomed by everybody. He did notice that Wikipedia said there were 5,200 people back then, and that hasn't changed much. He asked about growth at the time and was told there was no infrastructure. He is glad to see improvements where the old hospital was. Mr. Land said we are ahead of a lot of people but have a lot of room to grow. Mayor Groves said beyond pride, it's a passion. The G. Rollie White facility exists because G. Rollie White had a passion, but there was nobody to keep it. You have to find the passion and feed the passion. Some years ago, the social studies teacher asked him to talk to the classes about municipal government. Mayor Groves said he started with what does Brady need from the student standpoint more than anything. The kids in the first 3 classes said a bowling alley. The kids in the higher grades were the first classes. The reason they wanted a bowling alley was because it was a social center. Not because they wanted to bowl. We had planned in the master plan that we were going to rebuild the senior center and part of the day the center would be for seniors and part of the day for the kids. Those are the kind of things we need to try to look for. We are going to have to sort and find the things that have the highest payoff that we can deliver. Mike Whitworth said

there was a trailer in the park the other day and people were talking about it, and it had been there for a few weeks. He took a picture of it and ran the tags and it hadn't been registered for 2 years. Nobody phoned it in, but he tried to phone it in and tried to call the police but the buttons to press, it took 3 times to get the sheriff's office. Some things can work, but it's hard to turn it in. Council Member Elliston said they ask that you do call 9-1-1 because it records everything. Whitworth said it would help if the phone rang at the police station. Erin Corbell said there is a different number. They should call the 597-0639 number, not 9-1-1. Whitworth said if there is nobody at PD, they should forward calls to sheriff. On the cleanup, he hears the city doesn't have enough money. He talked to the appraisal district about collecting taxes. The appraisal district told him even if there was a city lien on a property, it wasn't filed properly so it was sold and the lien wasn't processed because it wasn't filed right. That big fine you have with the railroad needs to be filed weekly or biweekly. Corbell said the railroad paid the cleanup bill but are now being fined by municipal court. Corbell said the problem with the appraisal district is they don't disclose there is a lien on the property when it is sold for back taxes. We are filing liens on properties and utilities are not connected until lien is paid.

Seth Sear talks to kids all the time. He has noticed nobody likes, especially college kids, don't like apartments or houses, so they're buying campers. If we had a nice place, that would be huge. San Angelo is building 3 new places for RVs. The kids also want a place to congregate. There are a lot of food truck parks in other cities where everyone can go and hang out. There are apps that are set up for food truck places. We have the area for that. It would be fairly inexpensive to create. Council Member Sutton asked about tiny homes. Sear said they're sold out all the time. You can go on amazon and buy a house. A lot of people are doing that. Council Member Gomez asked if Sear if he is talking about doing this at the airport. Sear said the world is going to aviation. With the kids out there, people want to hang out around the airfield. People fly there and drive there to eat at the airfield in Fredericksburg.

Jim Lero commented that what Seth Sear said is true. The younger generation are moving into these RV parks. You can buy a really nice RV for \$50,000 and you can set it up for almost nothing. Instead of sitting on the 400 acres at the lake, if we did something like that we would be ahead. We could put cabins, washeteria, showers, for people to park their campers, do family reunions. Seth Sear said also if you have EV charging stations at this food truck lot, people will buy food. Lero asked about the train station and how long has it been in disrepair, how long has it been that way, the warehouses. The railroad building. Why haven't we gone after that? City Manager Corbell said we have been actively working on that property for over a year. A citizen in the audience said the city needs to let people know we are doing that. Shiela Hemphill asked what about putting in the utility flyer about projects like that. Hemphill also asked if we are approaching salvage companies to come in and take some of the material from the torn down properties. Corbell said when we do demolitions, we are pulling streets crews off the streets to tear them down.

Candy Weatherman. Their son was on city council back when Mudualistic was here and said she wondered if that would be an area where people can come in and asked if the water got out there. Council Member Elliston said yes but City Manager Corbell said they're not functioning. Council Member Elliston said there was a group of people at that time that didn't want anything out there. Ms. Weatherman asked

if the water and electric could not be used to bring in RVs. Council Member Elliston said she doesn't know if the city needs to be running businesses with tax dollars.

A citizen said as we go through the master plan process, the question is, why stay in Brady - from younger families to senior citizens. Look at our community and have things in place to allow us to stay here. Medical facilities, working with the hospital. They have friends who have had to leave because we don't have dialysis. We need to look at what to do to keep citizens here.

Shiela Hemphill said she thought there was talk of a dialysis facility. Council Member Elliston said there was one, but it was discontinued several years ago. Another citizen said they just retired here. They drove through here for years. She feels like she is going to sit in her house and die because there is nothing here. There is nothing for seniors to do here either. She would like to see pickleball. The advertising in this town is terrible. They are thinking about moving because there is nothing here for them. It's frustrating. Also, the look of the city, the feral cats running around the square, they're coming into businesses on the square. They caught a cat and took it to the animal shelter and was shocked that there were cats running around everywhere. You can't house every wild feral cat. It's bad. She doesn't know if animal control doesn't euthanize. Annita Ellison said somebody used to come here years ago and euthanize. Seth Seer said pickleball is the newest craze. Erin Corbell said it was almost \$300,000 to professionally resurface the old tennis courts. We need that parks master plan. We have 11 lifeguards this year and we need 20. She would like to see us get some splash pads put in. The parks master plan will make some funding available that we wouldn't have.

A citizen asked if there is wiggle room with the "professionally surfaced" pickleball court. Corbell said parks and streets departments have been slowly working on doing it. Streets will go in and put pavement over it. It might not make pickleballers happy but it will be something. They do have it at Tractor Supply.

Daniel Mendoza said the Chamber will start promoting and create a calendar and do newsletters advertising more about what's going on in town but things take time. There are only 2 of them in the office. There are a lot of ins and outs that have to happen.

Mayor Groves said everything we do is complicated. It takes pride and passion. The household income in Brady is \$36,000 and over \$60,000 for the state of Texas. We are working on things. The city staff is phenomenal. They work their tails off. Everybody is trying. Some people like progress, some people don't like progress. There are challenges out there. We're working. We need citizen input, passion and effort. Mayor Groves thanked the citizens in attendance for being there and said he looks forward to another meeting that focuses on what are the threats for Brady - what do we need to look out for.

Council Member Gomez said it was his first year on council and Terry Phillips is also new. In the last year what he has seen is we're trying to create a positive culture in Brady so we can flourish. He has seen some amazing things. We've had an interlocal agreement with the county that we've been fighting on for years. That finally got done. Everybody is on board and trying to do the best we can. It is awesome to see all the people here. We can't do it without their help. Council Member Gomez said the council backs the

city manager and chief of police and fire chief to grow but sometimes it takes time. He is looking forward to our future. He has always said our gold mines are the parks, lake, airport, golf, GRW. Back our local business and we can make it work.

Council Member Phillips said when he moved here, he retired. They moved from Midland for a simpler life. He doesn't like to sit. He has to be doing something, so he started coming to city council meetings. It was very eye opening. One thing he said when he ran is he wants to be the voice for the people in Brady. Also, he wants to bring his experience, time and resources to help do something good and positive in Brady. He bought building on S. Bridge and he and his neighbor Jim started doing work on a ranch he bought and he realized there are people buying land who didn't have equipment to do on their land what they needed to do. So he invested over \$300,000 in cash into this community. We need to give Brady people the first chance. They are going to be doing land clearing and land services for people who need help. As they grow, they will hire people. They want to use those resources to help get Brady cleaned up. Have a community wide city cleanup every quarter and bring together resources. Help the people to get their property cleaned up so it looks better. We can't expect people in their 80's and 90's to clean their yard. Council Member Phillips asked the citizen in the audience if they know people who need help cleaning up, people who just can't do it on their own, they will help. The most beautiful thing in Brady is the people.

## 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:**

July 2	Regular City Council Meeting, 6:00 p.m.
July 4	Independence Day Holiday, City offices closed, altered trash schedule
July 16	Budget Work Session
July 16	Regular City Council Meeting, 6:00 p.m.
July 18	Budget Work Session
July 23	Budget Work Session
July 25	Budget Work Session

## 9. ANNOUNCEMENTS

City Manager Corbell said they had some issues with the lighting at the pool so the employee pool party was rescheduled for July 23<sup>rd</sup>.

## 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 551.072 (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 Station / 480 acres at Brady Lake

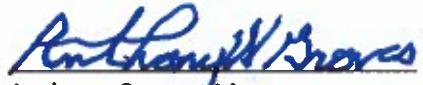
Regular Session was recessed at 8:05 p.m. Executive Session opened at 8:20 p.m. and closed at 8:27 p.m. Regular Session resumed at 8:28.

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

Council Member Elliston moved to give the city manager the authority to proceed with the closing of the lake property as agreed. Seconded by Council Member Gomez. Three Council Members voted "aye" and one council member, Sutton voting "nay". Motion passed with a 3 – 1 vote.

#### **12. ADJOURNMENT**

There being no further business, Mayor Groves adjourned the meeting at 8:29 p.m.



Anthony Groves, Mayor

Attest:



Tina Keys, City Secretary