

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, August 20, 2024 at 6:00 p.m. with Mayor Anthony Groves presiding. Council Members present were Missi Elliston, Felix Gomez, Terry Phillips, Jeffrey Sutton and Gabe Moreno. City staff present were City Manager Erin Corbell, Public Works Director Steven Miller, Finance Director Lisa McElrath, Police Chief Randy Batten, Electric Superintendent Joe Solis, City Attorney Lloyd Newton, and City Secretary Tina Keys. Also in attendance were Allan Phillips, Stephen Johnson, Linda Phillips, Jim Lero, Jim Griffin, Cody Fuchs, Charles Hodges, Charles Bush, R.S. Bush, John Palacios, Bill Jerram, and James Griffin.

#### **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 Phillips gave the invocation, and the Pledge of Allegiance was recited

#### **3. PUBLIC COMMENTS**

There were no public comments

#### **4. CONSENT AGENDA**

- A. Approval of Minutes for Regular Meeting on August 6, 2024 and Special Meetings on August 13, 2024

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

#### **5. PRESENTATIONS:**

None

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

None

#### **7. INDIVIDUAL CONCERN**

- A. Discussion, consideration and possible action consideration and possible action regarding the **second and final reading of Ordinance 1381** of the City of Brady, Texas granting a zoning change from Commercial District to Single Family Residential for property located at 1304 S. High Street, Jones Subdivision, Block 7, Lots 1 – 6. Erin Corbell presented. Council Member Sutton moved to approve the second and final reading of Ordinance 1381. The motion was seconded by Council Member Gomez. All Council Members voted "aye" and none "nay". Motion passed with a 5 – 0 vote.
  
- B. Discussion, consideration and possible action consideration and possible action to approve the **second and final reading of Ordinance 1382** of the City of Brady, Texas granting a zoning change from Commercial District to Single Family Residential for property located at 300 S. Pecan Street, Luhr Subdivision, Block 18, Lot E/2. Erin Corbell presented. Council Member Phillips moved to approve the second and final reading

of Ordinance 1382. The motion was 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 consideration and possible action to approve the **second and final reading of Ordinance 1383** of the City of Brady, Texas granting a zoning change from Brady Lake Recreational District to Agricultural District for property located at 480.326 acres, Northside FM 2028. Erin Corbell presented. Council Member Moreno moved to approve the second and final reading of Ordinance 1383. The motion was seconded by Council Member Gomez. All Council Members voted "aye" and none "nay". Motion passed with a 5 – 0 vote
- D. Discussion, consideration and possible action to award Haynie & Company an audit contract to perform the annual audits of the City's financial statements. Lisa McElrath presented. Council Member Phillips said he was very impressed with their presentation last year. Council Member Elliston moved to approve Haynie & Company accounting firm to perform the City financial statement audit reports for Fiscal Years 2024 through 2027 and authorize the city manager to execute the contract and annual engagement letters. Seconded by Council Member Moreo. All Council Members voted "aye" and none "nay". Motion passed with a 5 – 0 vote.
- E. Discussion, consideration and possible action authorizing staff to advertise for bids for vacant lots at Dodge Heights Addition, Brady Lake, zoned Manufactured Homes with the appraised value the minimum bid required for each lot. Erin Corbell presented and said we've gotten through all the closings with the leaseholders. These remaining lots are free and clear and ready to sell. A few have some complications. In our advertising we are going to put in the bid packet that there may be back taxes on some properties, and they need to speak with the appraisal district regarding those taxes. All lots will be sold as/is; meaning they know there may be other issues with the lots. Council Member Elliston asked if the appraisal district has any desire to work with buyers. Corbell said maybe. Council Member Elliston moved to authorize the city manager to advertise lots for sealed public bid. Seconded by Council Member Phillips. All Council Members voted "aye" and none "nay". Motion passed with a 5 – 0 vote.

## 8. STAFF REPORTS

### A. Upcoming Special Events/Meetings:

|           |   |
|-----------|---|
| August 20 | Happy Birthday Terry Phillips                                       |
| August 21 | Happy Birthday Tony Groves  |
| August 29 | Annual Employee Appreciation Goat Cook-off Luncheon – Richards Park |
| Sept 2    | Labor Day Holiday, City offices closed, altered trash schedule      |
| Sept 3    | Regular City Council Meeting, 6:00 p.m.                             |
| Sept 17   | Regular City Council Meeting, 6:00 p.m.                             |

## 9. ANNOUNCEMENTS

There were no announcements.

## 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: electric substations
- Pursuant to Section 551.087 (Economic Development), the City Council will deliberate the offer of a financial or other incentive or to discuss or deliberate regarding commercial or financial information that the City Council has received from a prospective business, retail, and other development projects that the City Council seeks to have locate in or near the City and/or with which the City Council is conducting economic development negotiations: Project CoB24-01

Regular Session was recessed at 6:33 p.m. Executive Session opened at 6:53 p.m. for electric substations only and closed at 7:25 p.m. Regular Session resumed at 7:25 p.m.

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

Council Member Phillips moved to award to Lower Colorado River Authority – Transmission Services Corporation (LCRA-TSC), Austin, Texas, the Purchase of South Substation facility, assets and land located at 1902 Old Mason Road for the Total Price of \$336,350.27. The motion was seconded by Council Member Sutton. Four Council Members voted "aye" and one, council Member Elliston, voting "nay". Motion passed with a 4 – 1 vote.

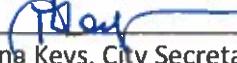
Executive Session resumed at 7:27 and closed at 7:41. Open session resumed at that time. No additional action was taken.

#### **12. ADJOURNMENT**

There being no further business, Mayor Groves adjourned the meeting at 7:42 p.m.

  
Anthony W. Groves

Attest:

  
Tina Keys, City Secretary