

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, September 24, 2024 at 5:00 p.m. with Mayor Anthony Groves presiding. Council Members present were Missi Elliston, Terry Phillips, Felix Gomez and Gabe Moreno. City staff present were City Manager Erin Corbell, Asst Fire Chief Jeremy Ramon, Fire Chief Lloyd Perrin, Fire Administrator Ron Larson, Police Chief Randy Batten, Fire Chief Lloyd Perrin, Firefighters Christian Bohannon and David Pegues, Golf Course Superintendent R. S. Bush, and City Secretary Tina Keys. Also in attendance were Eddie Sayles, Fran and Earl Leonard, Charles Bush, and James Griffin.

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

Mayor Groves called the meeting to order at 5:00 p.m. Council quorum was certified. Council Member Moreno arrived just after the quorum was certified.

2. PUBLIC COMMENTS

There were no public comments.

3. INDIVIDUAL CONCERNS

A. Discussion regarding fire station

Erin Corbell said she handed out documents which were the results of the feasibility study by EICON and a history of payments spent for engineering fees dating back to 2016. From October 2021 to current for the remodel of police and fire station figures are there as well as fund balance information. In the fall of 2021 council gave direction to pursue remodel of the old cafeteria for PD and remodel of PD and addition of fire bays on this property. There were then further discussions later about where to locate fire station. The bid for the cafeteria remodel came in under budget but we did not award that. There was a feasibility study for a different location for the fire station. Since then, we sold land that gives us \$4,229,000 that will be in construction fund. What is on the table is what is the best location, this location or the Fair Street location or another location. Council Member Moreno asked Fire/EMS personnel for their opinion and said he has heard several different ideas. Jeremy Ramon said he likes the Back on your Feet location and said he doesn't see the distance making a big difference in response time. If we went with this location, the dips in the roads will be a challenge. Ramon said if the town is going to grow, he sees it growing north. Council Member Elliston asked if taking out the dips was covered in our cost estimates. Erin said no; there was some leveling. It would be quite expensive. Council Member Elliston said she doesn't like having to spend money to acquire a building when we could get our own buildings up to par for our fire and PD as well. It's a lot of money to acquire another building. Fran Leonard asked if it would cost more to redo roadways. Council Member Elliston said we don't have any numbers but asked if it would cost as much to do that as it is going to cost to purchase a whole new facility. Council Member Moreno said people have mentioned different locations. Erin Corbell said the old hospital lot was brought up but that lot was sold and has been rezoned. Council Member Moreno said there is a lot by the old sheriff's office. Council Member Elliston said she thinks there are dips there as well. Erin Corbell said that lot isn't large enough. Corbell said based on feasibility, there is an alternate plan that has bunkrooms instead of individual rooms and that's \$100,000 that can be shaved off and removing some pavement was another \$300,000 savings bringing build cost under \$3,000,000. Council Member Gomez said he feels it's alarming that we've spent so much already and have nothing. Eddie Sayles said they've looked at several different options. He is 100% for the old hospital location over the north side location. A cardiac arrest at Walmart won't have a good outcome if you're across town. We need to be centrally located. We're going

to grow because we have water. These guys need individual bedrooms and bathrooms. We need to build it where it will last 60 years. He thinks the best geographic location is the old hospital. Eddie said he thinks the growth will be to the south. Council Member Moreno said he's excited that we have the funds to start the process; now we can do something. Everybody will not be happy but the more info we have the better decisions we can make. James Griffin said he has talked to several of the fire guys and their preference is Back on your Feet. Council Member Moreno said if we can utilize our own properties that will save us a lot of money. James Stewart said he has engineered blueprints from another county that was \$5 million. It could be modified. He wants to get something done. Council Member Elliston said the current PD is a disaster, so that's why she's adamant about doing that too. Chief Perrin said we have 1100 square miles that we cover. Time is always critical. Perrin said he hates to keep sinking money into engineering. His choice would have been the hospital location. He understands residents don't want to hear sirens. Perrin said he doesn't think the time to the north location would be an issue. He wants to make a commitment and move forward. His opinion is that Back on your Feet is a great location. Mayor Groves suggested people send us their suggestions in writing. Eddie Sayles said that old hospital lot is basically 2 city blocks. You could build a police station on the opposite side of the engine bays. It's big enough to do both. Council Member Elliston said she is tired of seeing buildings unutilized.

B. Discussion regarding golf course well.

Erin Corbell said we talked about applying for a TWDB grant. We had asked to allocate funds for the golf course well. We allocated \$180,000. The two bids came in higher. We talked to BGA about swapping land so the well could go on BGA land. We discovered that the irrigation line from well 4 would fall into funding from the TWDB. The city's portion of that line is a fraction of the cost to drill a well. Staff's recommendation would be to abandon the well idea at this time. For the irrigation line, the estimated cost is \$1,000,000 but the city's portion of that line would be \$100,000. The \$180,000 for the well would come out of the general fund. This way the money would come out of the water fund. It would have the same net result. We wouldn't be paying ourselves for water. We wouldn't worry about having to deal with the land swap or anything else. It's a really good option. Eddie Sayles said this has been discussed for many years. He thought we were on our way to get a well drilled. How strong is that well you're talking about. Erin Corbell said it would serve the golf course with raw water, not treated. It would go only to the golf course. Eddie said there are parks in the area as well and asked if it could be used later for that. Corbell said that option could be explored.

C. Discussion regarding golf course house.

Erin Corbell said a golf course employee has requested to rent the house at the golf course. She's not sure we want to get back in the landlord business. Our auditor said it needs to be fair market value, and an independent appraisal may need to be done. The rental would have to comply with state ethics laws. There might be a better use for the house. Council Member Elliston said she doesn't think we need to be in the rental business. That house needs a lot of work. Erin Corbell said it could be a golfer's lounge. It would give a kitchen resource for golf tournaments. Charlie Bush asked who would be responsible for opening and locking it up. Corbell said you make rules on when it's available and existing staff would be responsible for locking up, like the pro shop at night. Council Member Moreno said the BGA wanted to get something to go socialize, get together, BBQ, right now we have the facilities outside. He thinks a great idea to have a lounge, but there could be additional expenses. Council Member Moreno said he doesn't think anybody should live on that property. Rusty Bush said the other argument is somebody is out there all the time. Mayor Groves said if you have a strong feeling, write it down. You could open up a lot of that and have some men's and ladies' rooms, a big tv room and another room or two with a little bit of imagination. His opinion is to make it a lounge kind of thing.

5. ADJOURNMENT

There being no further business, Mayor Groves adjourned the meeting at 6:07 p.m.



Missi Elliston, Mayor Pro Tem

Attest:



Tina Keys, City Secretary

