

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, December 3, 2024 at 6:00 p.m. with Mayor Anthony Groves presiding. Council Members present were Missi Elliston, Terry Phillips, Jeffrey Sutton, and Felix Gomez. City staff present were Acting City Manager Barbara Holly, Public Works Director Steven Miller, Finance Director Lisa McElrath, Purchasing Agent Taylor Hoffpauir, Police Chief Randy Batten, Golf Superintendent, R. S. Bush, and City Secretary Tina Keys. Also in attendance were Chris Pierce, Annita Ellison, Daniel Mendoza, Randy Deans, Charles Hodges, Shiela Hemphill, James Griffin, Charles Bush, and Judy Hanks.

### **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**

Randy Deans – in 2019 go involved with friends of GRW and they formed a 501C3 and had a lot of meetings. Visited with city council about property known as racetrack. Their interest was to focus on 4H kids, stockshow, 4H shooting, they have advanced statewide and nationwide. The learned after plans and grants were in place, they learned it was in the charter they could not do a long-term lease but understands that has now changed. It is in their great interest to get that going again. Would like the city to have a workshop with friends of GRW. Facility has great potential. Will benefit our community and generate revenue. They are confident once they get that going, there will be entertainment several weekends a month year-round. Would like it set up for events to benefit community. Brady would be recognized statewide and nationwide as a place to come and spend a weekend. There could be a big flea market. They have plans. They are not in concrete and can be discussed. Would like council to have a further meeting to discuss after the first of the year. Mayor said the document he passed out was a previous document. Because of comprehensive plan, council said in open session that the council plans to not do anything for about six months until comprehensive plan is under way, but he will have it on every agenda under executive session. Missi thinks a workshop would be great to get their ideas while we're still gathering information to work with them and have that in place already.

Charles Hodges – Turkey Trot – said thank you to City on behalf of turkey trot and Hotrods and Harleys 501c3. They had appx 40 runners come in from all over and gathered toys for under privileged children and heard from several people how nice the parks were and how nice it was downtown. There were plenty of barricades and everything else they needed. Next year they are going to try to partner with a race organization.

Judy Hanks – Several people were invited to the meeting but couldn't make it but they will be here for the next one. They are interested in our youth for generations to come. We have to come up with something for these kids to do. Mrs. Hanks said she has a friend who just moved here, she spoke to a council member about the horse club. She took a ride above the racetrack and she said it's perfect up there for trail rides. There are no dangers. Kim Keyser was supposed to be here to speak for the horse clubs about what they want to do including play days out there every month. Have these kids bring their horses and have their ropings; over 50 used to be such a great turnout. There are several interested in the 4H horse club. They sign waivers when they come in to make sure we're not responsible for anything. One woman she met in the Walmart parking lot had girls with their boots on and she said they would come to town more often if there were things for the kids to do.

#### 4. CONSENT AGENDA

- A. Approval of Minutes for Special Sessions on November 16, 19 and 26, 2024 and Regular Session on November 19, 2024.

Council Member Elliston 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 CONCERNS ON PUBLIC HEARING

- Public Hearing to receive comments from the public on a variance to setbacks for property located at 200 Block W. Pierce

Public hearing was opened at 6:15 p.m. Chris Pierce said he requested variance. The code says there is a 25' setback. It was replatted into one property. He is asking for a 15 foot setback which will still be way away from the road. The road dead ends at his other property. There's nothing there. He wants to build a warehouse for air conditioners and parts. There is a hillside on the backside that backs up to Brady Creek. Sheila Hemphill said she is in favor of looking at situations as they come up. You have these historical homes that don't meet current setbacks. Having allowances for what's fitting for the age of the home and neighborhoods is important. Public Hearing was closed at 6:18

#### 7. INDIVIDUAL CONCERNS

- A. Discussion, consideration and possible action approving variance to setbacks for property located at 200 block of W. Pierce. Mayor Groves presented and said it is the first street after the north Bridge Street bridge. It's a short street. There is a house and then an empty lot then the lot in question. It's a very sharp drop-off down to the creek. Only 10 feet on a road that basically nobody goes on. Council Member Elliston moved to approve the variance. Seconded by Council Member Gomez. All Council Members voted "aye" and none "nay". Motion passed with a 4 – 0 vote.
- B. Discussion, consideration and possible action regarding approval of Resolution 2024-025 to submit a grant application to the Texas Department of Agriculture (TDA) under the Texas Community Development Block Grant (TxCDBG) program. Steven Miller presented. City staff met and we are ready to submit an application for a \$750,000 opportunity. It's a competitive grant so we will be competing with other communities. A fire station is a high priority, so we are targeting the fire station category. The city has to commit to a \$75,000 match. The more we can do in the form of a match, the more points we get. Mayor Groves asked if this is for building or for supplies. Miller said it can be for a fire station or for equipment. Charles Hodges asked if it has to be solely used for a fire station or could it be used for a joint fire/police station. Miller said we are not asking for that. Shiela Hemphill asked if it's based on size. Miller said we get points based on our size. Miller said if we are awarded, we have to do outreach to community on what we're doing. Mayor asked where the \$75,000 comes from. Miller said Lisa McElrath said it's a doable match. Lisa McElrath said we would take it from Fund 11 balance. Council Member Sutton moved to approve Resolution 2024-025 establishing a financial commitment by City of Brady to meet the minimum requirements of a grant

application submission through TDA and the TxCDBG program. Seconded by Council Member Elliston. All Council Members voted “aye” and none “nay”. Motion passed with a 4 – 0 vote.

- C. Discussion, consideration and possible action approving the City of Brady’s Fuel Purchase Agreement with Reeder Distributors. Lisa McElrath presented and said we engaged in a service agreement with Reeder which is really the only vendor in town that provides the fuel. Council Member Sutton asked why we don’t make it a two year contract. Taylor Hoffpauir said it’s not based on pricing, it’s an agreement to provide fuel. The pricing will fluctuate. Council Member Phillips moved to approve the new fuel purchase agreement with Reeder Distributors. Seconded by Council Member Elliston. All Council Members voted “aye” and none “nay”. Motion passed with a 4 – 0 vote.

## 8. STAFF REPORTS

### A. Upcoming Special Events/Meetings:

Dec. 10	Special Work Session, 5:30 p.m. (Executive Session – City Manager)
Dec. 11	City of Brady Employee Christmas Party, 6:30, Civic Center
Dec. 17	Regular City Council Meeting, 6:00 p.m.
Dec. 25	<b>Christmas Holiday, City Offices Closed, Altered Trash Schedule – see below</b>
Dec. 26	<b>Floating December Holiday, City Offices Closed, Altered Trash Schedule – Thursday and Friday route picked up on Friday</b>
Jan. 1, 2025	<b>New Year’s Day, City Offices Closed – NO altered trash schedule</b>
Jan 7	Regular City Council Meeting, 6:00 p.m.
Jan 14	Special City Council Meeting, 5:30
Jan 20	<b>Martin Luther King, Jr. Holiday, City Office Closed, Altered Trash Schedule Monday route picked up on Tuesday (1/21/25), Tuesday route picked up on Wednesday(1/22/2025)</b>
Jan 21	Regular City Council Meeting, 6:00 p.m.
Jan 28	Special City Council Meeting, 5:30

## 9. ANNOUNCEMENTS

Council Member Gomez said he would like to welcome our Interim City Manager Barbara Holly and we are excited to work with her. Steven Miller said there was an inquiry about our rural water assistance fund for the golf course. That application is due in the new year. Council Member Phillips said he was a part of the interview process for the Interim City Manager, and they were very impressed with Mrs. Holly. We feel very fortunate to found someone with her experience and background to identify our strengths and weaknesses so the new person will be able to step in on the right foot.

## 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 / Acting 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: Police Station / Fire Station / G. Rollie White

Regular Session was recessed at 6:44 p.m. Executive Session opened at 6:55 p.m. and closed at 8:00 p.m.  
Regular Session resumed at 8:00 p.m.

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

There was no action as a result of Executive Session.

#### 12. ADJOURNMENT

There being no further business, Mayor Groves adjourned the meeting at 8:01 p.m.

  
Anthony Groves, Mayor

Attest:   
Tina Keys, City Secretary