



CITY OF BRADY COUNCIL AGENDA REGULAR CITY COUNCIL MEETING JANUARY 7, 2025, 6:00 PM

NOTICE is hereby given of a meeting of the City Council of City of Brady, McCulloch County, State of Texas, to be held at 6:00 p.m. January 7, 2025, at the City of Brady Municipal Court Building located 207 S. Elm St., Brady, Texas, for the purpose of considering the following items. The City Council of the City of Brady, Texas, reserves the right to meet in closed session on any of the items listed below should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

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

2. INVOCATION & PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENTS: Reserved for items NOT listed on the agenda

Please limit individual public comments to three (3) minutes. In accordance with TX AG opinion, any public comment addressing items not on the agenda, will only be heard by the City Council. No formal action, deliberation, discussion, or comment will be made by City Council. State Law prohibits any deliberation or decisions regarding items presented in public comments. City Council may only make a statement of specific factual information given in response to the inquiry; recite an existing policy; or request staff to place the item on an agenda for a subsequent meeting.

4. CONSENT AGENDA: Reserved for routine items to save time

Any item may be removed from the Consent Agenda at the request of a Council Member and considered separately following the Consent Agenda approval. All items listed on the Consent Agenda are to be with one motion "Move to approve Consent Agenda."

- A. Approval of Minutes for Regular Session on December 17, 2024.

Tony Groves,
Mayor

Terry Phillips
Council Member Place 1

Missi Elliston
Mayor Pro Tem
Council Member Place 2

Jeffrey Sutton
Council Member Place 3

Felix Gomez, Jr.
Council Member Place 4

Gabe Moreno
Council Member Place 5

Barbara Holly
Interim City Manager

Tina Keys
City Secretary

Sharon Hicks
City Attorney

5. PRESENTATIONS:

None

MISSION

The City of Brady strives to share its history and encourage the development of diverse housing, employment, infrastructure, and opportunity through transparent management and financing for all residents and employees.

6. PUBLIC HEARING:

None

7. INDIVIDUAL CONCERNS

City Council Members are to deliberate the following items. Staff will present the item and are prepared to answer City Council Member questions. The Mayor will recognize Council Members as the council discuss the item so everyone is heard. Once the City Council Members finish discussion, the Mayor will recognize attendees who have comments. Attendees and council members need to direct comments to the Mayor as they are recognized. When all comments are complete, the Mayor will call for a motion.

- A. Discussion, consideration and possible action regarding the **first reading of Ordinance 1391** of the City of Brady, Texas to amend the FY2025 Budget for Municipal Purposes
- B. Discussion, consideration and possible action regarding G. Rollie White facility.

8. STAFF REPORTS

A. Upcoming Special Events/Meetings:

Jan 14	Special City Council Meeting, 5:30
Jan 20	Martin Luther King, Jr. Holiday, City Office Closed, Altered Trash Schedule <i>Monday route picked up on Tuesday (1/21/25), Tuesday route picked up on Wednesday(1/22/25)</i>
Jan 21	Comprehensive Plan Zoom Meeting, 4:15 p.m.
Jan 21	Regular City Council Meeting, 6:00 p.m.
Jan 28	Special City Council Meeting, 5:30
Feb. 4	Regular City Council Meeting, 6:00 p.m.
Feb. 17	President's Day Holiday, City Offices Closed, Altered Trash Schedule <i>Monday route picked up on Tuesday (2/18/25), Tuesday route picked up on Wednesday (2/19/25)</i>
Feb. 18	Regular City Council Meeting, 6:00 p.m.

9. ANNOUNCEMENTS

Pursuant to the Texas Government Code § 551.0415, City Council Members and City staff may make reports about items of community interest during a meeting of the governing body without having given notice of the report. Items of community interest include: Expressions of thanks, congratulations, or condolence; an honorary or salutary recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutary recognition for purposes of this subdivision; Information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; and announcements involving an imminent threat to public health and safety of people in the municipality that has arisen after the posting of the agenda.

EXISTING PARKS SURVEY
DEADLINE JANUARY 17, 2025
PLEASE PARTICIPATE AND SHARE....
<https://www.surveymonkey.com/r/BradyS3>

10. EXECUTIVE SESSION

The City Council of the City of Brady will adjourn 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
- 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

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

Discussion, consideration or possible action as a result of Executive Session, if any

12. ADJOURNMENT

I certify that this is a true and correct copy of the City of Brady City Council Meeting Agenda and that this notice as posted on the designated bulletin board at Brady City Hall, 201 E. Main St., Brady, Texas 76825; a place convenient and readily accessible to the public at all times, and said notice was posted on _____ by 6:00 p.m. and will remain posted continuously for 72 hours prior to the scheduled meeting pursuant to Chapter 551 of the Texas Government Code.

Tina Keys, City Secretary

In compliance with the American with Disabilities Act, the City of Brady will provide for reasonable accommodations for persons attending public meetings at City facilities. Requests for accommodations or interpretive services must be received at least 48 hours prior to the meeting. Please contact the City Secretary at 325-597-2152 or tkeys@bradytx.us

Attendance by Other Elected or Appointed Officials: It is anticipated that members of other governmental bodies, and/or city boards, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the body, board, commission and/or committee. The members of the boards, commissions and/or committees may be permitted to participate in discussion on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless item and action is specifically provided for on an agenda for that body, board, commission or committee subject to the Texas Open Meetings Act.

The City Council of the City of Brady reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed on this agenda as authorized by the Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations regarding Real Property), 551.073 (Deliberations regarding prospective Gifts or Donations), 551.074 (Personnel Matters), 551.076 (Deliberations regarding Security Devices), 551.086 (Deliberate, vote or take final action on competitive matters of the public power utility), and 551.087 (Deliberation regarding Economic Development).

This agenda has been reviewed and approved by the City's legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes written interpretation of the Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.104(c) and the meeting is conducted by all participants in reliance on this opinion.

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 17, 2024 at 6:00 p.m. with Mayor Anthony Groves presiding. Council Members present were Missi Elliston, Terry Phillips, and Felix Gomez. City staff present were Interim City Manager Barbara Holly, Finance Director Lisa McElrath, Public Works Director Steven Miller, Police Chief Randy Batten, Fire Chief Lloyd Perrin, Golf Superintendent R. S. Bush, City Attorney Sharon Hicks, and City Secretary Tina Keys. Also in attendance were Marlina Brown, James Griffin, Charles Bush, Bubba Harkrider and Charles Hodges.

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

Mayor Groves called the meeting to order at 6:01 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

Council Member Gomez said they had the drag boat races two years ago and are hoping to bring it back. There is new leadership under a new association. A lot of people enjoyed racing in Brady. They reached out to Councilmember Gomez, and they are hoping to get back on the schedule for next year. The lake has been low, and ramps are out of the water, but we could work on getting grants or funds to help extend ramps. Council Member Gomez said he reached out to the PPM manager with the City of Paris who had the same issue. They built new ramps and now have two events a year. The last drag boat event at Brady Lake brought about 80 boats, and they sold 600 wristbands at the gate. It's a great opportunity for our community. He also reached out to the Brady Bass Club to possibly help contribute funds. Mayor Groves said we will put this on a future agenda for further discussion and said when we were doing a lot of work at the lake, part of the contract included extending ramps, but it turned out they couldn't really do that, and they were allowed to drop that from their contract.

4. CONSENT AGENDA

- A. Approval of Minutes for Regular Session Meeting on December 3, 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 3 – 0 vote.

5. PRESENTATIONS:

End of the Fiscal Year 24 Budget Reports – Lisa McElrath presented to Council. Every fund balance exceeds its City Council required minimums.

6. PUBLIC HEARINGS AND INDIVIDUAL CONCERNS ON PUBLIC HEARING

There were no public hearings.

7. INDIVIDUAL CONCERNS

- A. Discussion, consideration and possible action regarding approval of increasing the EMS capital budget to purchase (1) Physio-Control LifePak 35 Monitor/Defibrillator & AED and ProCare Products from Stryker Sales Corporation, and the 5-year payout contract with Flex Financial at 6% interest, a division of Stryker Sales Corporation, for a total amount not to exceed \$55,482.83. Lisa McElrath presented and said Council

approved purchasing a LifePack 15 monitor for \$44,000 and a Lucas Compression device at \$30,000. Our Regional Advisory Council was able to provide the Lucas Compression system free of charge. Therefore, Chief Perrin would like to upgrade to a more state-of-the-art LifePak than originally requested. Financing this for five years is an option. Initially, the city expected to finance the Lucas compression system so that money now can be used for the monitor. There's no cash impact to our budget if approved.

Council Member Elliston asked if we could use excess funds to pay for the item and save the 6% interest. Ms. McElrath said it can be done via a Council approved budget amendment. Chief Perrin handed out paperwork showing the pros of the item and highlighted important features. It would help tremendously out in the field because the medics can transfer the EKG lead information directly to the hospital. The more advanced LifePack has 15 leads rather than 12 leads which allows the back side of the heart to be seen. EMTs are allowed to use this as an AED.

Council Member Elliston said she doesn't have a problem purchasing the equipment. Charles Hodges asked if there is an additional service fee to transmit information. Chief Perrin said no. Mayor Groves asked for a motion to increase the EMS capital budget by \$11,483 and approve the purchase of (1) Physio-Control LifePak 35 Monitor/Defibrillator and AED and ProCare Products from Stryker Sales Corporation for a total amount not to exceed \$54,572.11 plus freight of \$910.72 to be paid over 5 annual payments of \$12,875.87 each at 6% interest to Flex Financial. Interim City Manager Holly asked if the council's goal is to pay rather than finance. Council Member Phillips asked if we have the money. Lisa said yes, but she will have to come back with a budget amendment. If the motion is amended and approved, she should still be able to make it work. Attorney Hicks said the motion can be amended to take out financing. Council Member Phillips said if we can save the 6%, he thinks it's worth paying cash if we can. Motion was amended to purchase at a cash price in lieu of financing and bring back a budget amendment to finalize. Motion was made by Council Member Elliston and seconded by Council Member Phillips. All Council Members voted "aye" and none "nay". Motion passed with a 3 – 0 vote.

- B. Discussion, consideration and possible action regarding comparison cities for compensation rates. Interim City Manager Holly presented 12 communities and requested Council guidance on which ones would be the most appropriate to choose for future comparisons for insurance, compensation rates, etc. She thinks Boerne would not be a good one. She put them in because they are a gas provider. Mayor Groves asked what a reasonable number of cities would be for the comparison. Council Member Elliston said Boerne, Hearne and Hondo are near large cities so they would not be comparable. Council Member Gomes said Caldwell is also. Mayor Groves said he looked at Brady's numbers and which cities are within a 1,000 (+ or -) and population difference is within 5%. Alpine, Giddings, Comanche, Hearne and Hondo matched more than one. Mayor Groves proposed making them the comparable cities. Council Member Phillips moved to use Alpine, Caldwell, Giddings, Comanche, Hearne and Hondo and Coleman as comparison cities. Council Member Elliston would like to add Coleman. Seconded by Council Member Gomez. All Council Members voted "aye" and none "nay". Motion passed with a 3 – 0 vote.
- C. Discussion, consideration and possible action regarding City of Melvin EMS. Interim City Manager Holly presented and said Melvin provided a resolution stating that Melvin can't pay the EMS services. The County

has said they will not pay even though the county tax rate is twice what Brady's is. All residents in the county pay county taxes regardless of whether they reside in an incorporated city or not.

It makes sense for the county to support all county residents. Council Member Elliston said we would probably have to bill the county for services in Melvin. Interim City Manager Holly said she feels like we should meet with the county. Council Member Phillips said we have had several meetings with them, and asked if there is anything we can say that can change their mind. Mayor Groves said he has been part of the discussions. They have said they will not pay for Melvin. We can try but his impression is that they won't give in. Council Member Phillips said we care about our neighbors and the citizens of Melvin. It's a shame that we can't find a way to come to a resolution with the county based on the fact that the citizens of Melvin are paying taxes to the County.

Council Member Elliston asked Attorney Hicks, since Melvin is in the county, if we bill the county with Melvin cost included in that, they wouldn't have an option to pick and choose what they pay. Attorney Hicks said if you look at the formula that was agreed to, that formula carved out the Melvin portion. The amount they agreed to pay did not include Melvin. We look at whether Melvin should disincorporate but that's not an option. We can bring it up again, but she doesn't think we will get very far. We can look at what Melvin is paying for County taxes, but the current formula has Melvin carved out. Melvin Mayor Marlina Brown said there are several different state statutes that show that the county can pay for emergency services and she has shown the commissioners but they were not responsive. Melvin is very small and are trying the best they can to raise monies. They don't want anything free. They pay over \$40,000 a year in county taxes.

Mayor Brown asked Council to look at Melvin and see what they get. A human life is more important. Attorney Hicks asked if the Melvin county commissioner is supportive. Mayor Brown said their commissioner is the one who refuses to pay. Mayor Groves said his impression is it's a point of honor for the commissioner who objects. They don't want to pay for anything they don't have to, and they don't have to on this one because they are incorporated. Council Member Elliston asked if the citizens of Melvin attended any commissioner meetings to voice their opinions. Mayor Brown said no. Council Member Phillips asked the actual cost. Council Member Elliston said \$14,000. Council Member Gomez asked what do other communities do. Interim City Manager Holly said counties usually take on EMS. The Brady residents are paying for city and for county. Council Member Elliston said that's why we tried to get bare bones back from the county. We're just trying to get enough to cover operations. It's a constant fight.

Charles Hodges asked what it is about incorporation that makes a difference. Attorney Hicks said if you're incorporated you have a taxing jurisdiction, so the County feels like Melvin should have enough to pay for emergency services, but clearly they don't. Mayor Brown thanked Council for bringing it up to discuss. The extension they were given is up the end of this month. They can't pay it. Council Member Phillips asked how many calls are made out there. Chief Perrin said 4 to 6. Council Member Phillips has comments he would like to make in Executive Session. Council Member Elliston moved to table. Seconded by Council Member Gomez. All Council Members voted "aye" and none "nay". Motion passed with a 3 – 0 vote.

8. STAFF REPORTS

A. Upcoming Special Events/Meetings:

Dec. 25		Christmas Holiday, City Offices Closed, Altered Trash Schedule – see below
Dec. 26		Floating December Holiday, City Offices Closed, Altered Trash Schedule – Thursday and Friday route picked up on Friday (12/27/24)
Jan. 1, 2025		New Year's Day, City Offices Closed – NO altered trash schedule
Jan 7		Regular City Council Meeting, 6:00 p.m.
Jan 14		Special City Council Meeting, 5:30
Jan 20		Martin Luther King, Jr. Holiday, City Office Closed, Altered Trash Schedule <i>Monday route picked up on Tuesday (1/21/25), Tuesday route picked up on Wednesday (1/22/2025)</i>
Jan 21		Special City Council Meeting, 4:45 p.m. – Comprehensive Plan – Fiscal Sustainability
Jan 21		Regular City Council Meeting, 6:00 p.m.
Jan 28		Special City Council Meeting, 5:30

9. ANNOUNCEMENTS

Mayor Groves said the Friends of G. Rollie White committee will be meeting tomorrow, Wednesday at the Municipal Court building at 5:00 and have invited two council members to attend along with Mayor and City Manager.

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

Regular Session was recessed at 7:07 p.m. Executive Session opened at 7:14 p.m. and closed at 7:30 p.m. Regular Session resumed at 7:31.

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

No action was taken as a result of Executive Session.

12. ADJOURNMENT

There being no further business, Mayor Groves adjourned the meeting at 7:32 p.m.

Anthony Groves, Mayor

Attest: _____
Tina Keys, City Secretary

City Council
City of Brady, Texas
Agenda Action Form for Ordinance

AGENDA DATE:	1-7-25	AGENDA ITEM	7.A.
AGENDA SUBJECT: Discussion, consideration, and possible action regarding first reading of Ordinance 1391 of the City of Brady, Texas, to amend the FY2025 Budget for municipal purposes.			
PREPARED BY:	Lisa McElrath	Date Submitted:	1-2-25
EXHIBITS:	Ordinance 1391 ** Exhibit A – Amendment Summary Fund Balance Compliance Report Funding Determination Letter from the Texas Water Development Board		
BUDGETARY IMPACT:	Required Expenditure:	\$.00	
	Amount Budgeted:	**	
	Appropriation Required:	**	
CITY MANAGER APPROVAL:			
<p>SUMMARY: Staff is requesting a budget amendment due to events that have materialized subsequent to the FY 25 Budget formal approval in September.</p> <p>GENERAL FUND REVENUES: Decreasing by net \$53,944. The RAC donated a Lucas compression system to the EMS division; therefore, council approved the purchase of an upgraded monitor at the last meeting. Both the Lucas and monitor were scheduled to be financed, but there is no need to do so at this time.</p> <p>EXPENDITURES: Increasing by \$160,739. Utility expense for the Golf Course was underbudgeted since the plan to drill a well has now been delayed in pursuit of grant funding. Insufficient funding was allocated for debt service requirements in the Fire division due to a typo-error during budget development. A small increase to the EMS capital budget will acknowledge the approval of the upgraded monitor. Debt service funding for the Lucas and monitor is no longer required.</p> <p>ELECTRIC FUND REVENUES: Increasing by \$336,350. The sale of the South Substation was complete on 12-30-24.</p> <p>WATER / SEWER FUND EXPENDITURES: Increasing by \$475,000. The City has the opportunity to utilize TWDB funds from the Rural Water Assistance Fund (RWAF) to address undersized water mains and drill a water well to serve the Golf course. The City is eligible for a 90% grant on the previously stated project valued at \$4,701,000. This program does not require the City to take a loan with the TWDB should we be awarded the grant. We can contribute cash for the \$475,000 that would be the City's cost share or take a loan from excess funds available.</p> <p>The TWDB is requesting that we state whether or not the City would like to pay cash or take a loan for our contribution in the application that was recently submitted. Staff is requesting that Council approve this project as a budget commitment and confirm that the City will pay cash for the cost share.</p>			

DW CONSTRUCTION FUND

REVENUES: Increasing by \$4,701,000. Represents possible grant award and city cash funding from the Water Fund for a Drinking Water construction project

EXPENDITURES: Increasing by \$4,701,000. Represents the RWAF project cost with grant and city funds.

RECOMMENDED ACTION:

Mayor will ask: “Madam City Secretary please read the Ordinance Preamble for the record in accordance with the City Charter.” (City Secretary reads preamble)

Mayor calls for a Motion: Do I have a Motion to approve the first reading of **Ordinance 1391** with Exhibit A attached?

ORDINANCE NO. 1391

**AN ORDINANCE OF THE CITY OF BRADY, TEXAS AMENDING THE FISCAL
YEAR 2024-2025 BUDGET FOR MUNICIPAL PURPOSES:**

An ordinance amending the 2024-2025 Fiscal Year Budget as follows for municipal purposes:

As detailed by Fund and Division in Exhibit A, attached.

WHEREAS: The City of Brady City Council desires to fund improvements to the City's water system and acknowledge the requirement for certain General service costs; and

WHEREAS: The City Council recognizes that General and Water fund balance exceeds minimum required levels; and

WHEREAS: The approved Fund Balance Policy permits the use of excess fund balance for capital expenditures;

**NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF
BRADY TEXAS** that the FY 2024-2025 budget be amended accordingly.

APPROVED UPON FIRST READING THIS THE 7th DAY OF JANUARY 2025

**APPROVED AND PASSED UPON SECOND READING THIS THE 21st DAY OF JANUARY
2025.**

Anthony Groves, Mayor

ATTEST: _____
Tina Keys, City Secretary

CITY OF BRADY
Ordinance 1391 - EXHIBIT A
Budget - FY 25 Amendment Summary
1-7-2025 First reading

REVENUES
EXPENDITURES

<u>REQUEST</u>	<u>AMOUNT</u> INC/(DEC)	<u>BUDGET NUMBER</u>	<u>BUDGET DESCRIPTION</u>	<u>AMENDED BUDGET</u>
GENERAL FUND -10				
No longer need to finance the Lucas or Monitor systems	\$ (74,000)	10-4-29-690.00	Loan proceeds	\$ -
RAC donation - Lucas system	\$ 20,056	10-4-29-815.03	RAC Grant Program	\$ 20,056
	<u>\$ (53,944)</u>			
Under budgeted for water expense on the course	\$ 120,000	10-5-05-202.00	Utilities	\$ 130,000
Correct typo error with budget report	\$ 52,200	10-5-07-398.01	Principal Debt Requirements	\$ 58,000
No longer need to finance a Lucas or Monitor systems	\$ (13,000)	10-5-29-398.01	Principal Debt Requirements	\$ 47,000
Council approval for a more expensive Monitor 12-17-24	\$ 1,539	10-5-29-402.00	Capital Outlay - Veh & Equip	\$ 75,539
	<u>\$ 160,739</u>			
Draw down on Fund Balance	<u>\$ 214,683</u>			
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ELECTRIC FUND - 20				
Recognize the sale of the South Substation	\$ 336,350	20-4-22-899.00	Sale of Fixed Assets	\$ 336,350
Add to Fund Balance	<u>\$ 336,350</u>			
<hr/>				
WATER / SEWER FUND - 30				
Funding for the RWAF project with excess Fund Balance	\$ 475,000	30-5-31-910.33	Transfer-out to Fund 33	\$ 1,537,000
Draw down on Fund Balance	<u>\$ 475,000</u>			
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DW CONSTRUCTION FUND - 33				
TWDB Grant - RWAF	\$ 4,226,000	33-4-33-690.00	TWDB DW - RWAF G 2025	\$ 4,226,000
Funding for the RWAF project	\$ 475,000	33-4-33-910.30	Transfer-in from Fund 30	\$ 1,537,000
	<u>\$ 4,701,000</u>			
RWAF project - supported by Grant funds	\$ 4,226,000	33-5-33-290.00	TWDB DW - RWAF GT 2025	\$ 4,226,000
RWAF project - supported by City funds	\$ 475,000	33-5-33-290.01	TWDB DW - RWAF 2025	\$ 475,000
	<u>\$ 4,701,000</u>			

FY 25 PROJECTED ENDING FUND BALANCE ADEQUACY

TOTAL REVENUES	TOTAL EXPENSES	FUND BALANCE
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GENERAL FUND - 10

BEGINNING FUND BALANCE 10-1-24 unaudited			\$6,703,111
FY 25 Current Budget	\$9,209,420	\$12,253,909	(\$3,044,489)
ENDING FUND BALANCE - 9-30-25			\$3,658,622
Restricted -ESTIMATE for airport fuel inventory			(\$52,481)
ENDING FUND BALANCE - Unrestricted 9-30-25			\$3,606,141
Number of days to operating expenditures			122
Excess funds available			\$947,095

Current budgeted expenditures FY 25	\$12,253,909
Less capital expenditures	(\$1,470,000)
Net Operating Expenditures	\$10,783,909
Mimimum level Fund Balance required	\$2,659,046 90 days

ELECTRIC FUND - 20

BEGINNING FUND BALANCE 10-1-24 unaudited			\$4,642,876
FY 25 Current Budget	\$8,269,500	\$8,916,112	(\$646,612)
ENDING FUND BALANCE - Unrestricted 9-30-25			\$3,996,264
Number of days to operating expenditures			170
Excess funds available			\$464,087

Current budgeted expenditures FY 25	\$8,916,112
Less capital expenditures	(\$321,149)
Operating Expenditures	\$8,594,963
Mimimum level Fund Balance required	\$3,532,177 150 days

WATER / SEWER FUND - 30

BEGINNING FUND BALANCE 10-1-24 unaudited			\$6,020,610
FY 25 Current Budget	\$4,189,100	\$5,485,090	(\$1,295,990)
ENDING FUND BALANCE			\$4,724,620
Restricted -ESTIMATE for debt service and TWDB commitment			(\$409,944)
ENDING FUND BALANCE - Unrestricted 9-30-25			\$4,314,676
Number of days to operating expenditures			374
Excess funds available			\$2,237,698

Current budgeted expenditures FY 25	\$5,485,090
Less capital expenditures	(\$1,273,440)
Operating Expenditures	\$4,211,650
Mimimum level Fund Balance required	\$2,076,978 180 days

GAS FUND - 40

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FY 25 PROJECTED ENDING FUND BALANCE ADEQUACY		TOTAL REVENUES	TOTAL EXPENSES	FUND BALANCE
BEGINNING FUND BALANCE 10-1-24	unaudited			\$574,443
FY 25 Current Budget		\$1,163,000	\$1,240,970	(\$77,970)
ENDING FUND BALANCE - Unrestricted 9-30-25				\$496,473
Number of days to operating expenditures				151
Excess funds available				\$100,976

Current budgeted expenditures FY 25	\$1,240,970
Less capital expenditures	(\$38,000)
Operating Expenditures	\$1,202,970
Mimimum level Fund Balance required	\$395,497

UTILITY SUPPORT FUND -50

BEGINNING FUND BALANCE 10-1-24	unaudited			\$320,770
FY 25 Current Budget		\$633,900	\$711,196	(\$77,296)
ENDING FUND BALANCE - Unrestricted 9-30-25				\$243,474
Number of days to operating expenditures				125
Excess funds available				\$68,111

Current budgeted expenditures FY 25	\$711,196
Less capital expenditures	\$0
Operating Expenditures	\$711,196
Mimimum level Fund Balance required	\$175,363

SOLID WASTE FUND - 60

BEGINNING FUND BALANCE 10-1-24	unaudited			\$985,220
FY 25 Current Budget		\$1,736,000	\$1,982,348	(\$246,348)
ENDING FUND BALANCE - Unrestricted 9-30-25				\$738,872
Number of days to operating expenditures				156
Excess funds available				\$311,718

Current budgeted expenditures FY 25	\$1,982,348
Less capital expenditures	(\$250,000)
Operating Expenditures	\$1,732,348
Mimimum level Fund Balance required	\$427,154



P.O. Box 13231, 1700 N. Congress Ave.
Austin, TX 78711-3231, www.twdb.texas.gov
Phone (512) 463-7847, Fax (512) 475-2053

Official Electronic Mail sent via email. No hard copy to follow.

December 12, 2024

Ms. Erin Corbell
City Manager
City of Brady
P.O. Box 351
Brady, TX 76825-0351
ecorbell@bradytx.us

**Re: Funding Determination Letter – Rural Water Assistance Fund –
Texas Water Fund – Water Loss Mitigation**

Dear Ms. Corbell:

The Texas Water Development Board (TWDB) received your application for financial assistance for the project detailed below.

Entity	City of Brady
Program	Rural Water Assistance Fund (RWAF)
Project Description	Brady 2024 Water System Improvements
Project Number	21852
PIF Number	16452

This project is eligible for funding from the Texas Water Fund through the Rural Water Assistance Fund in the amount shown below:

Percentage of Project Cost Eligible for Grant	90%
Grant Amount	\$4,226,000.00
Total Eligible Project Amount	\$4,701,000.00

The application is currently under technical review by TWDB staff. Until the project receives a funding commitment from the TWDB, the budgeted amounts in the application are subject to change.

Our Mission

Leading the state's efforts
in ensuring a secure
water future for Texas

Board Members

Brooke T. Paup, Chairwoman | L'Oreal Stepney, P.E., Board Member | Tonya R. Miller, Board Member
Bryan McMath, Executive Administrator

Ms. Erin Corbell
December 12, 2024
Page 2

If you have any questions regarding this funding determination, please contact Trae Tillis, Manager, State Program Administration at (512) 475-1736 or Trae.Tillis@twdb.texas.gov.

The TWDB appreciates your interest in the RWAF program and looks forward to working with you to complete this project.

Sincerely,

Marvin Cole-Chaney

Marvin Cole-Chaney
Director, Program Administration and Reporting
Water Supply and Infrastructure

cc: Mr. Keith P. Kindle, P.E.; Enprotec/Hibbs & Todd; keith.kindle@e-ht.com
Dain Larsen, Assistant Director, RWPD
RWPD-Team 1
RWPD-Applications
WSI-RWPD-FA@twdb.texas.gov

**City Council
City of Brady, Texas
Agenda Action Form**

AGENDA DATE:	01/07/2025	AGENDA ITEM	7.B.
AGENDA SUBJECT:	Discussion, consideration and possible action regarding G. Rollie White facility		
PREPARED BY:	Barbara Holly, AICP	Date Submitted:	1/3/2025
EXHIBITS:	Request letter Meeting notes Certificate of Formation Letter of Intent Map		
BUDGETARY IMPACT:	Required Expenditure:	\$0.00	
	Amount Budgeted:	\$0.00	
	Appropriation Required:	\$0.00	
CITY MANAGER APPROVAL:			
SUMMARY: The Mayor and City Manager met with the Friends of G Rollie White on 12/18/24 to discuss their desires for park improvements. They have a very ambitious development plan of around \$30M, and they were asked to phase the planned improvements along with phased costs to discuss with Council in a workshop. They will have a plan for the meeting.			

RECOMMENDED ACTION:
Direct Staff as desired for future actions.

Friends of G. Rollie White Complex, Inc.
114 West Main Street
Brady TX 76825



February 1, 2021

City of Brady
201 East Main Street
Brady TX 76825

Re: Proposed Lease Agreement

To Whom it May Concern:

We respectfully submit the enclosed list of items that we feel should be included in the lease agreement between the City of Brady and Friends of G. Rollie White Complex Inc. It is our understanding that the City Attorney will prepare a proposed lease for review. Please contact me or any member of the board of directors if you have questions.

Thank you.

Michael Probst, President
325-456-0013
grw.friends@gmail.com

Lease – Friends of GRW – City of Brady

Term – 99 years with automatic renewal in perpetuity.

Cannot be canceled by City as long as being used for stated purpose.

Stated purpose- to raise funds and develop the property into a multi use facility and to operate the facility

Unlimited permissions to remodel and or remove existing buildings

Specify what we can and cannot tear down

Waive building permit fees

City has no control of facility (other than having a representative on GRW board)

Rent \$10 annual and cannot be increased

Utilities – discount for 7 years

No consent required for improvements (other than having a representative on GRW board)

Ownership of Improvements?

Ad valorem taxes – existing/improvement

Insurance - liability required - amount?

Sublease must be allowed for events.

Property description- excludes tract for city facility shown on plan

Survey total land included in lease

Milestones – describe time frames in detail

Pursue all grant opportunities beginning immediately

Establish twenty year goals within first year

Shooting sports facility operational within two years

RV spots installed and operational within five years

Remove city property within a reasonable specified time

City's use of facilities- Labor Day weekend – need to clarify

Agree to report progress to city periodically

WORKING MEETING ON GR. WHITE COMPLEX
REPS FROM CITY OF BRADY & FRIENDS OF
G.R. WHITE 501C3

DEC 18, 2024 5:00 PM
MUNICIPAL COURT ROOM BUILDING

<u>SIGN IN</u>	<u>NAME</u>	<u>ORGANIZATION</u>	<u>CELL/ OFFICE PHONE</u>
	ANTHONY GROVES	POSITION MAYOR	979 255-3026
Randy Ross			325-456-2372
Michael Probst			325-456-0013
Jason Behrens			325 456 6760

Form 202

Secretary of State
P.O. Box 13697
Austin, TX 78711-3697
FAX: 512/463-5709

Filing Fee: \$25



**Certificate of Formation
Nonprofit Corporation**

Filed in the Office of the
Secretary of State of Texas
Filing #: 803001360 04/27/2018
Document #: 810127000002
Image Generated Electronically
for Web Filing

Article 1 - Corporate Name

The filing entity formed is a nonprofit corporation. The name of the entity is :

Friends of G. Rollie White Complex, Inc.

Article 2 – Registered Agent and Registered Office

A. The initial registered agent is an organization (cannot be corporation named above) by the name of:

OR

B. The initial registered agent is an individual resident of the state whose name is set forth below:

Name:

Justin Klinksiek

C. The business address of the registered agent and the registered office address is:

Street Address:

114 W. Main St. BRADY TX 76825-4511

Consent of Registered Agent

A. A copy of the consent of registered agent is attached.

OR

B. The consent of the registered agent is maintained by the entity.

Article 3 - Management

A. Management of the affairs of the corporation is to be vested solely in the members of the corporation.

OR

B. Management of the affairs of the corporation is to be vested in its board of directors. The number of directors, which must be a minimum of three, that constitutes the initial board of directors and the names and addresses of the persons who are to serve as directors until the first annual meeting or until their successors are elected and qualified are set forth below.

Director 1: **Sheila Van Zant**

Title: **Director**

Address: [REDACTED]

Director 2: **Jason Behrens**

Title: **Director**

Address: [REDACTED]

Director 3: **Justin Klinksiek**

Title: **Director**

Address: [REDACTED]

Director 4: **Anthony Groves**

Title: **Director**

Address: [REDACTED]

Director 5: **Michael Probst**

Title: **Director**

Address: [REDACTED]

Article 4 - Organization Structure

A. The corporation will have members.

or

B. The corporation will not have members.

Article 5 - Purpose

The corporation is organized for the following purpose or purposes:
to support and manage a community livestock arena complex and related facilities.

Supplemental Provisions / Information

[The attached addendum, if any, is incorporated herein by reference.]

Effectiveness of Filing

A. This document becomes effective when the document is filed by the secretary of state.

OR

B. This document becomes effective at a later date, which is not more than ninety (90) days from the date of its signing. The delayed effective date is:

Organizer

The name and address of the organizer are set forth below.

Mark A. Marshall 105 N. Church, Brady, TX 76825

Execution

The undersigned affirms that the person designated as registered agent has consented to the appointment. The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized under the provisions of law governing the entity to execute the filing instrument.

Mark A. Marshall

Signature of organizer.

FILING OFFICE COPY

LETTER OF INTENT

PARTIES: City of Brady, Texas, (City) a Texas home rule municipality
Friends of G. Rollie White, (FGRW) a Texas non-profit group

DATE January 14, 2022

TERMS:

1. The Parties agree that a lease could be executed with the following terms and conditions.
2. This Letter of Intent (LOI) is **NON-BINDING UNLESS AND UNTIL A FINAL LEASE IS EXECUTED** **OR IS BINDING SUBJECT TO:**
3. Property and Facilities: G Rollie White Facility located at _____ and all improvements thereon or to be constructed by FGRW (the Premises).
 - a. Exclusion: City designated area.
4. Lease: Term of fifty (50) years subject to the terms contained herein but only if used for the uses stated herein and no other unless approved by the City.
5. Lease Renewal: Subject to Agreement by both parties.
6. Lease Rate: \$10 annually plus all utilities and taxes
7. Use of Premises: Fundraising and tourism.
 - a. FGRW may make material changes to the facility, which may include demolition, renovations and/or additions but prior to any work done, the plans must be presented to council and approved by the council.
 - b. Objective is to expend up to \$30 million to build two covered arenas with hundreds of RV spots.
 - c. Shooting Sports.
8. Management of The Premises
 - a. FGRW would have oversight and control:

- i. Of the day-to-day operations of the Premises so long as used for fundraising and tourism to benefit the City of Brady, the County and its residents;
- ii. Of the events allowed at the Premises;
- iii. Of financial viability of the project and of the Premises. (Will you let them put a lien on the property?)

b. The City will have oversight and control:

- i. To approve an initial strategic plan for the project;
- ii. To receive semi-annual reports regarding the activities, progress and financial stability of the project;
- iii. To verify that the use and terms of the Lease are adhered to, and no prohibited activity is taking place; and
- iv. To verify that the Premises are not in danger of foreclosure or loss of ownership by the City.

9. Utilities: Responsibility of FGRW upon execution of the Lease.

10. Taxes: Responsibility of FGRW, if any.

11. RV Park.

- a. A commercial or retail RV park is not allowed on the Premises, but RV spaces may be used for any events held at the Premises.
- b. Should FGRW desire to rent spaces on a more permanent basis, FGRW shall present their plans to the Council for approval. No year-round rental shall occur without Council approval.

12. Shooting Sports: Conditions?

13. Construction:

- a. Strategic plans and tentative schedule shall be presented to the City by _____ with timelines
- b. All fees waived/not waived by City.

14. Insurance and indemnity:

- a. Responsibility of FGRW in amounts acceptable to Council (may want to add what the limits are)
- b. City shall be named as additional insured
- c. Complete indemnity to City by FGRW

15. Things to consider:

- a. Allowed or Prohibited Actions:
- b. Lien on Premises
- c. Types of activity
- d. Alcohol ok?
- e. Board membership
- f. Other
- g. City use in event of catastrophic incident

AGREED TO THIS _____ DAY OF _____, 2022.

CITY OF BRADY

FRIENDS OF G. ROLLIE WHITE

Mayor

Title

Attest:

City Secretary

