

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, April 15, 2025 at 6:00 p.m. with Mayor Groves. Council Members present were Missi Elliston, Gabe Moreno, and Felix Gomez. City staff present were City Manager James Stewart, Interim City Manager Barbara Holly, Finance Director Lisa McElrath, Public Works Director Steven Miller, Police Chief Randy Batten, Golf Superintendent R. S. Bush, Senior Center Manager Rosie Smith, Airport Manager Scott Griffin, Airport Line Serviceman Jaden Townsend, City Attorney Sharon Hicks, and City Secretary Tina Keys. Also in attendance were Bubba Harkrider, Curtis Owens, Charles Hodges, Chris Matin, Daniel Mendoza, James Griffin, Charles Bush, Jasper Allen, Tammy Mariche, and Lisa Selensky.

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

Mayor Groves 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 Session meeting on April 1, 2025

Council Member Elliston moved to approve the Consent Agenda. Seconded by Council Member Gomez. All Council Members voted "aye" and none "nay". Motion passed with a 3 – 0 vote.

5. PRESENTATIONS:

- Second Quarter Financial Report – FY 25 – Lisa McElrath presented to Council and reviewed the financial reports provided to council.
- Senior Center Annual Report – James Stewart presented on behalf of Rosie Smith.

6. PUBLIC HEARINGS AND INDIVIDUAL CONCERN ON PUBLIC HEARING

There were no public hearings.

7. INDIVIDUAL CONCERN

- A. Discussion, consideration and possible action regarding the first reading of Ordinance 1393 of the City of Brady, Texas, amending Chapter 3 of the Code of Ordinances establishing a vacant building ordinance. Barbara Holly presented. Daniel Mendoza said this will help a lot. Council Member Moreno asked if there are things that can be done without doing a full restoration or if there is a grandfathered clause. Barbara Holly said there is an ordinance that can take structures that are older that take more of a realistic approach. Nobody has to come up to the current building code. They have to come up to the code in existence when it was built. Council Member Gomez asked what other communities have done this. Barbara said Corpus Christi, Rockdale, and Tyler that she knows of. James Stewart said this is after a year has gone by. Mayor

Groves said \$1,000 seems a little steep. Daniel Mendoza said he talked to some folks that have property on the square and they said this might be an incentive to sell. Council Member Elliston moved to approve the first reading of Ordinance 1393 creating a vacant building ordinance. Seconded by Council Member Moreno. All Council Members voted "aye" and none "nay". Motion passed with a 3 – 0 vote.

B. Discussion, consideration and possible action regarding the **first reading of Ordinance 1394** of the City of Brady, Texas amending Ordinance 1386 setting fees for vacant commercial structures. Barbara Holly presented. James Stewart said he thinks the numbers are appropriate. Council Member Elliston moved to approve the first reading of Ordinance 1394 creating the fees to administer a vacant building ordinance. 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 awarding contract for the Avgas Fuel Farm Upgrade project to Bassco Services, Inc. Lisa McElrath presented and introduced Scott Griffin and Jaden Townsend. Mayor Groves agreed this is a very important project. Scott said it will be safer. Jaden said it will be self-service. Council Member Moreno moved to award the Avgas Fuel Farm Upgrade project to Bassco Services, Inc. in the amount of \$428,953.00. Seconded by Council Member Elliston. All Council Members voted "aye" and none "nay". Motion passed with a 3 – 0 vote.

D. Discussion, consideration and possible action regarding the **first reading of Ordinance 1395** of the city of Brady, Texas, to amend the FY2025 Budget for municipal purposes. Lisa McElrath presented. Council Member Gomez moved to approve the first reading of Ordinance 1395 with Exhibit A attached. Seconded by Council Member Moreno. All Council Members voted "aye" and none "nay". Motion passed with a 3 – 0 vote.

E. Discussion, consideration and possible action regarding formal acceptance of donation from Concho Valley Regional Advisory Council for EMS services provided by the City of Brady to Melvin in FY25 and Interlocal Agreement with the City of Melvin for EMS services. James Stewart presented and said this was a follow-up from the last meeting. Council Member Moreno asked if we have scheduled a follow-up meeting with Melvin. James said he has not yet but will be doing that soon. James Stewart said this takes us to October 1st then we will be back in the same place. Council Member Elliston moved to approve acceptance of donation and interlocal agreement with the City of Melvin for EMS services. Seconded by Council Member Gomez. All Council Members voted "aye" and none "nay". Motion passed with a 3 – 0 vote.

F. Discussion, consideration and possible action regarding golf cart path donation and project being developed for Brady Golf Course. James Stewart presented and said they're trying to make a good long-term plan. The City is not doing the project. It's all being done in cooperation with the BGA and this donor. James said we are going to partner with the EDC to come up with the fund shortage. The EDC is going to call a meeting to get their formal approval. We will bring back to council to formalize. James said it will be a significant improvement to the golf course. Curtis Owens said the BGA, being the second largest donor, does agree with going with a local company. Mayor Groves asked what the EDC net to the city is. Daniel said \$571,000 estimate. James Stewart said we would deduct the \$36,000 to that amount. Daniel said it helps them, and it helps the City. They can get a lot more done a lot quicker. Mayor Groves said we are forgiving a debt, it's a long term agreement. Council Member Elliston moved to approve the project to concrete the Brady Golf Course golf cart path, with payment sources coming from private donations, the Brady Rotary Club, the Brady Golf Association, and authorizing a \$36,000 payment from the BEDC under the financial assistance agreement for the Ed Davenport Civic Center (Resolution No. 2019-020) payable to the City to be utilized

by the City for the golf course path and for the BEDC to receive credit for said payment against the funds due under Resolution No. 2019-020. Seconded by Council Member Moreno. All Council Members voted "aye" and none "nay". Motion passed with a 3 – 0 vote.

- G. Discussion regarding Burns Street water tower demolition and future plans for lot recap as requested by Council Members Gomez and Moreno. James Stewart presented and said this is an update. He is also looking at information as to what we want to do in the future. The progress is supposed to last another week, maybe longer. Council Member Gomez asked how do they cap off water lines. Steven Miller said Water Superintendent Gary Jacobson already has it capped off the they will demo the below ground.
- H. Discussion regarding City code enforcement progress and future plans on city neighborhood clean ups as requested by Council Members Gomez and Moreno. James Stewart said this is another carryover and said Letha Moore had an unexpected out of town requirement or she would have been here. We didn't have a building official on staff until 2 or 3 weeks ago. We now have one who has been working with Letha and Barbara Holly and Code Enforcement Officer Josh Soto. We've had several staff discussions regarding scope of job as far as what is required and what is now not required. Josh will now be able to focus on code enforcement. Josh opened 44 cases in March now that he can focus on code enforcement. We have begun developing a plan. Daniel Mendoza said the billboards for golf course and Richards park should be done by May 10th. Council Member Moreno asked if we can discuss permitting fees to encourage people to build in Brady. James said we can start those discussions with Barbara and new building official. James said we have discussed having an open house and inviting local contractors and realtors to invite them to meet Kyle.

8. STAFF REPORTS

- A. Upcoming Special Events/Meetings:
- 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:

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| April 18 | Good Friday Holiday, City Offices Closed, Altered Trash Schedule – Thurs 4/17 trash picked up Wed. 4/16 & Fri. 4/18 trash picked up Thurs. 4/17 |
| April 23 | HAPPY BIRTHDAY MISSI ELLISTON |
| May 6 | Regular City Council Meeting, 6:00 p.m. – reception for outgoing council members / swearing in of new council members |
| May 20 | Regular City Council Meeting, 6:00 p.m. |
| May 26 | Memorial Day Holiday, City Offices Closed, Altered Trash Schedule – Mon. 5/26 trash picked up Tues. 5/27 & Tues. 5/27 trash picked up Wed. 5/28 |

9. ANNOUNCEMENTS

James Stewart said he loves his job and appreciates all of Barbara's help.

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 / Interim City Manager contract & duties
- 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.
- 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:

Regular Session was recessed at 7:17 p.m. Executive Session opened at 7:20 p.m. and closed at 7:28 p.m. Regular Session resumed at 7:28.

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 7:30 p.m.

Anthony W Groves

Anthony Groves, Mayor

Attest:

Tina Keys
Tina Keys, City Secretary