

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, July 15, 2025 at 6:00 p.m. with Mayor Pro Tem Phillips presiding. Council Members present were Gabe Moreno, Terry Phillips, Aaron Garcia, and Curtis Owens. City staff present were City Manager James Stewart, Finance Director Lisa McElrath, Public Works Director Steven Miller, Shawn Tinney, Gas Superintendent Danny Galindo, Police Chief Randy Batten, Golf Superintendent R. S. Bush, City Attorney Sharon Hicks and City Secretary Tina Keys. Also in attendance were Casey Long, Charles Bush, Charles Hodges, Brad Turner, and J.J. King.

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

Mayor Pro Tem Phillips called the meeting to order at 6:00 p.m. Council quorum was certified.

2. INVOCATION AND PLEDGE OF ALLEGIANCE

Council Member Owens 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 June 17, 2025 and Special Session meeting(s) on June 25, 2025. Regular Session meeting for July 1, 2025 was cancelled due to lack of quorum.

Council Member Owens moved to approve the Consent Agenda. Seconded by Council Member Garcia. All Council Members voted “aye” and none “nay”. Motion passed with a 4 – 0 vote.

5. PRESENTATIONS:

- Third Quarter Financial Report – FY 25 – Lisa McElrath presented to Council.

6. PUBLIC HEARINGS AND INDIVIDUAL CONCERN ON PUBLIC HEARING

There were no public hearings.

7. INDIVIDUAL CONCERN

- A. Discussion, consideration and possible action regarding acceptance of \$25,000 from Brady EDC as second and final contribution to the golf cart project and formalize the reduction of the EDC’s debt for the Civic Center by same amount. James Stewart presented. Council Member Garcia moved to accept the request to finalize the cart path project and reduce the Civic Center note by \$25,000 for a combined total of \$61,406 Seconded by Council Member Moreno. 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 2025-016 authorizing the City Manager to execute an agreement with the Texas Water Development Board (TWDB) for financial

assistance in the form of a Grant Agreement in the amount of \$4,226,000.00 through the Rural Water Assistance Fund (RWAF) and all other related documents required by TWDB for the delivery of the grant funds to the City of Brady. Lisa McElrath presented. Council Member Moreno moved to approve Resolution 2025-016 authorizing the City Manager, James Stewart, to execute the Grant Agreement with TWDB – RWAF funding program. Seconded by Council Member Owens. All Council Members voted “aye” and none “nay”. Motion passed with a 4 – 0 vote.

- C. Discussion, consideration and possible action regarding approval of Resolution 2025-017 to deny and disapprove the proposed changed rate schedules and service regulations filed with the City of Brady by Oncor Electric Delivery Company LLC as requested by Oncor Electric Delivery Company LLC. James Stewart presented and introduced Brad Turner from Oncor who explained the request. Council Member Owens moved to approve Resolution 2025-017. Seconded by Council Member Moreno. Three Council Members voted “aye” and one, Garcia, voting “nay”. Motion passed with a 3 - 1 vote.
- D. Discussion, consideration and possible action regarding the acceptance or rejection of West Texas Gas Utility LLC, Midland, Texas purchase proposal for their acquisition of City of Brady Gas Distribution System. Steven Miller presented. Council Member Garcia asked if there will be technicians in Brady, or a service center; people to service. J. J. King and Randy Dunaway with West Texas said yes and said they have operations in this area. We have sold the City the gas for the last 20+ years. Their pipeline serves the city of Brady. They serve 30,000 customers. They have Eden, Paintrock, Sonora, Junction, Menard and others in the area. They anticipate taking 2 employees to continue service in the area. They identified additional \$2,000,000 that they are going to spend on the City of Brady system. They will also go in and replace approximately 1,800 meters with new type meters; they are high standard, more accurate, automatic shutoff, safer. Council Member Phillips asked if there will be a higher rate. J. J. King said their rates are regulated. They file a rate case about every 5 years. That allows them to recover some capital expenditures. There will be somewhat of an increase. But there will be some savings as far as gas cost factor. Attorney Hicks asked what the next steps are. JJ said they completed all of their due diligence. He forwarded documents to Sharon and will sign a bill of sale. They would propose closing September 1 to give time to review documents. They will be providing a franchise agreement that will be an annual agreement providing dollars to the City of Brady, somewhere between 2 and 5 % of gross receipts. That percentage is passed on to the customers. That will be part of the closing docs. They will close and take over operations on September 1st; they have the transmission pipeline that serves Brady so they're already here. James Stewart asked if citizens will get invoices from W. Texas Gas. J.J. said yes. They will be able to provide all sorts of payment options. They are very active in the cities they serve. They want to be part of the community with sponsorships. Lisa McElrath asked how they handle response time if there's an issue at a customer's house. J.J. said they're there as fast as they can. That's why they will have people here. Council Member Moreno moved to accept West Texas Gas Utility LLC purchase proposal and authorize staff to enter into negotiations to finalize a sale of not less than the amount bid and upon satisfactory terms and conditions in the sales agreement including response time and bring the matter back to council if any changes are proposed . Seconded by Council Member Owens. Three Council Members voted “aye” with one Council Member, Garcia, voting “nay”. Motion passed with a 3 – 1 vote.

E. Discussion, consideration and possible awarding of bid for the Golf Cart Shed Construction project to R.L. Hicks LP. James Stewart presented to Council. Council Member Owens said the General Requirements #2 is expired. Council Member Moreno moved to award the Golf Cart Shed Construction project to R.L. Hicks LP in the amount of \$195,425.05 contingent upon the agreement that the bid is still good and satisfactory terms in the construction contract to be reviewed by attorney for final approval. Seconded by Council Member Garcia. All Council Members voted "aye" and none "nay". Motion passed with a 4 – 0 vote.

8. STAFF REPORTS

- A. **Monthly Financial / Utility Reports**
- 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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| July 17 | Budget Work Session Meeting, 10:00am – 4:00pm |
| July 18 | City Employee Appreciation Pool Party – 6:00 p.m. |
| July 22 | Budget Work Session Meeting, 10:00am – 4:00pm |
| July 24 | Budget Work Session Meeting, 10:00am – 4:00pm – IF NEEDED |
| August 5 | Regular City Council Meeting, 6:00 p.m. |
| August 12 | HAPPY BIRTHDAY CURTIS OWENS |
| August 19 | Regular City Council Meeting, 6:00 p.m. |
| August 20 | HAPPY BIRTHDAY TERRY PHILLIPS |
| August 21 | HAPPY BIRTHDAY TONY GROVES |

9. ANNOUNCEMENTS

There were no announcements.

10. COMMENTS ON FUTURE ITEMS FOR CONSIDERATION

There were no comments.

11. 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 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.

There was no Executive Session.

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

13. ADJOURNMENT

There being no further business, Council Member Owens moved to adjourn the meeting at 6:54 p.m.

Anthony W. Groves

Anthony Groves, Mayor

Attest:

Tina Keys

Tina Keys, City Secretary