



**CITY OF BRADY COUNCIL AGENDA  
REGULAR CITY COUNCIL MEETING  
JANUARY 22, 2019 AT 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 6:00pm on January 22, 2019, at the City of Brady Municipal Court Building, located at 207 S. Elm Street, 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.

Tony Groves  
Mayor

Jim Griffin  
Mayor Pro Tem

Rey Garza  
Council Member Place 1

Missi Davis  
Council Member Place 2

Jeffrey Sutton  
Council Member Place 3

Jane Huffman  
Council Member Place 4

Kim Lenoir  
City Manager

Tina Keys  
City Secretary

Sarah Griffin  
City Attorney

**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.

**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 Meeting January 8, 2019.

**5. PRESENTATION:**

1<sup>st</sup> Quarter Financial Report – Finance Director Lisa Remini

**6. PUBLIC HEARING:**

## 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 discussed 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 approving agreements with THF Brady Housing, Ltd. d/b/a Trails of Brady:
  - i. 380 Agreement with the Trails of Brady Apartments in accordance with Resolution 2015-013.
  - ii. Promissory Note in relation to a loan of \$53,000 to THF Brady GP, LLC in accordance with Resolution 2015-013.
  - iii. Deed of Trust in relation to a loan of \$53,000 to THF Brady GP, LLC in accordance with Resolution 2015-013.
  - iv. Intercreditor Agreement with JPMORGAN CHASE BANK, N.A. in relation to a loan of \$53,000 to THF Brady GP, LLC in accordance with Resolution 2015-013.
- B. Discussion, consideration and possible action regarding awarding Westar Construction, Inc. the bid for flatwork at the Richards Park Ball field Construction Project (\$).
- C. Discussion, consideration, and possible action regarding award of LCRA Engineering Services for North Walnut Street overhead power line design specifications & plans for future bidding and construction improvements in the amount of \$60,000.00.
- D. Discussion, consideration and possible action regarding **first reading of Ordinance 1263** of the City of Brady, Texas, adding additional duties to the Tourism Advisory Board the responsibility of accepting and reviewing Hotel Occupancy Tax Grants, adopting the required forms for HOT Grants, and requiring City Council approval of all HOT Grants.
- E. Discussion, consideration and possible action recommending Type A EDC prepare agreements/documents to either assign, donate, sell, or transfer remaining assets and contracts to address final closure of the Type A Economic Development Corporation.
- F. Discussion, consideration and possible action recommending Type A EDC prepare agreements to address remaining debt to the City of Brady for the 2009 voter approved Civic Center project, needed to address final closure of the Type A Economic Development Corporation.
- G. Discussion, consideration and possible action approving Type A EDC's recommendation to transfer the Airport Hangar E to the City of Brady Curtis Field Airport and for the City of Brady to accept the Airport Hangar E at the Airport (book value \$219,537), presented by EDC President Jason Valdez.
- H. Discussion, consideration and possible action to fill vacancy position on the Airport Advisory Board.
- I. Discussion, consideration and possible action accepting revised lease agreement on the replatted lots of the Davee Subdivision current leaseholders.
- J. Discussion and summary of City Council action and if procedures and processes worked.

## 8. STAFF REPORTS

- A. **December Board Minutes** – BEDC Type A and B (Dec 12)
- B. **December Monthly Activity Reports** – Visit Brady Report, Sales Tax Receipts, Utility Reports, Seniors, Golf, BPD, BVFD Expense Report, Animal Control, Airport, Code Enforcement, Chronic Code Complaints, and Structures Inhabited without Utilities
- C. **Quarterly Reports** – EPA for Drinking Water Project
- D. **Upcoming Special Events/Meetings:**
  - Jan 24 – Brady/McCulloch County Chamber of Commerce Annual Awards Banquet – Civic Center
  - Feb 9 – Hope from the Heart Annual Charity Event – Civic Center
  - Feb 13 – 11:30am – Chamber Good News Luncheon – Civic Center
- E. **Upcoming City Calendar:**
  - Jan 16 to Feb 15 – Accepting applications to file for a place on City Council Ballot
  - Jan 22 and 23 – Trash Schedule Changes for Mon and Tues to Tues and Wed
  - Jan 23 – Bagged Leaves Pick-up – Thursday Trash Service
  - Jan 23 – Monthly Municipal Court
  - Jan 30 – Bagged Leaves Pick-up – Friday Trash Service
  - Feb 16 – 9am to 4pm EDC Training – Municipal Court Room
- F. Possible Visit by K-9 Officer Sator – Chief Thomas

## 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.

## 10. EXECUTIVE SESSION

The City Council of the City of Brady will adjourn into Executive Session for the following:

- A. 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 Kim Lenoir and Attorney Sarah Griffin duties under the City Charter.
- B. Pursuant to Section 551.071 (Consultation with Attorney), the City Council will consult with the City Attorney 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: legal opinion(s) regarding Brady Volunteer Fire Department, G Rollie White Complex, and EDC.
- C. Pursuant to Section 551.087 (Economic Development), the City Council will deliberate the offer of a financial or other incentive or to discuss or deliberate regarding commercial or financial information that the City Council has received from a prospective business, retail, and other development projects that the City Council seeks to have locate in or near the City and/or with which the City Council is conducting economic development negotiations, Trails of Brady.
- D. 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: Drinking Water Project.

## 11. OPEN SESSION ACTION on Any Executive Session Item listed above, if needed.

## 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 [citysec@bradytx.us](mailto:citysec@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.