

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 September 7, 2021 at 6:00 pm with Mayor Anthony Groves presiding in person. Council Members present were Jane Huffman, Jay May, Larry Land, Jeffrey Sutton and Missi Elliston. City staff present were City Manager Dennis Jobe, Deputy City Manager Erin Corbell, Public Works Director Steven Miller, Finance Director Lisa McElrath, Police Chief Steve Thomas, Fire Chief Lloyd Perrin, City Attorney Sharon Hicks, Airport Manager Lisa Perry, and City Secretary Tina Keys. Also in attendance were Rhonda Wright, Wayne Wright, Dugan Sewell, Sabrina Edwards, Willa Row, Tammy Watters, Harley Parker, James Griffin, James Pickett and Charles Madden.

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 May 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 Meeting on August 17, 2021 and Special Meeting on August 24, 2021

Council Member Elliston moved to approve the Consent Agenda. Seconded by Council Member May. All Council Members voted “aye” and none “nay”. Motion passed with a 5 – 0 vote.

5. PRESENTATIONS:

“Texas Department of Agriculture – CDBG, A1024 Funding Review” – Steven Miller introduced Mac Bruce who presented to Council via Zoom.

6. PUBLIC HEARINGS AND INDIVIDUAL CONCERNS ON PUBLIC HEARING

Public Hearing for the proposed Fiscal Year 2021 – 2022 Budget

Regular session was recessed at 6:10 and Public Hearing was opened. There were no comments. Public hearing was closed at 6:11

7. INDIVIDUAL CONCERNS

- A. Discussion, consideration and possible action regarding the **first reading of Ordinance # 1326** of the City of Brady, Texas to adopt the FY 2022 Budget. Lisa McElrath presented. Council Member Elliston moved to approve the first reading of Ordinance 1326. Seconded by Council Member Huffman. By Roll Call Vote:
Huffman – Yes
Land – Yes
Elliston- Yes
Sutton - Yes
May – Yes
All Council Members voted “aye” and none “nay”. Motion carried with a 5 – 0.

- B. Discussion, consideration and possible action regarding the **first reading of Ordinance # 1327** of the City of Brady, Texas to adopt the 2021 Property Tax Rate. Lisa McElrath presented. Council Member Elliston moved to approve the first reading of Ordinance 1327. Seconded by Council Member May. By Roll Call Vote:
Huffman – Yes
Land – Yes
Elliston- Yes
Sutton - Yes
May – Yes
All Council Members voted “aye” and none “nay”. Motion carried with a 5 – 0.
- C. Discussion, consideration and possible action regarding the **first reading of Ordinance 1328** of the City of Brady, Texas to adopt the 2022 Fee Schedule. Tina Keys reviewed with Council and noted a change that was made that will be a part of the final approved Fee Schedule. Council Member Elliston moved to approve the first reading of Ordinance 1328. Seconded by Council Member Land. All Council Members voted “aye” and none “nay”. Motion carried with a 5 – 0.
- D. Discussion, consideration and possible action regarding **Resolution 2021-018** to nominate Members to the McCulloch County Appraisal District Board of Directors. Mayor Groves presented. Council Member Elliston moved to nominate the current board members splitting the 201 votes evenly between the three current members whose terms are expiring. Seconded by Council Member Huffman. All Council Members voted “aye” and none “nay”. Motion carried with a 5 – 0.
- E. Discussion, consideration and possible action on awarding lowest responsive bid to Fambro Construction, LLC of Stephenville, TX the N. Davidson Water Main Improvement – Phase II involving the installation of new six-inch water main and replacing two-inch water main. Steven Miller presented. Council Member Elliston asked if we’ve ever used Fambro. Miller said our engineers, KSA, said we have actually used the before but he doesn’t remember using them. Council Member May moved to award the N. Davidson St. Water Main Improvements – Phase 2 to Fambro Construction LLC of Stephenville, TX in the amount of \$49,862.00. Seconded by Council Member Land. All Council Members voted “aye” and none “nay”. Motion carried with a 5 – 0.
- F. Discussion, consideration and possible action regarding the **first reading of Ordinance 1330** of the City of Brady, Texas to amend FY 2021 Budget for municipal purposes to provide architect fee design services for a fire/EMS and police stations (\$142,000). Lisa Remini presented. EIKON reps presented as well. Council Member Huffman asked if we could just specify the funds be spent on the fire/EMS and police projects rather than earmarking them for engineering services only. Lisa Remini said yes and said budget descriptions do reflect that. Council Member Sutton said we never voted on what exactly is going to be done and where. Council Member Ellison said we’ve talked about it at multiple workshops. Council Member Huffman said we need to figure out what we want to do first. Mayor Groves said we can take out “architect fees” on the ordinance and bring back for second meeting. Council Member Huffman moved to approve the first reading of Ordinance 1330 as amended to say for municipal purposes with the authorization for funds to be used for police and fire utilization. Seconded by Council Member Elliston. All Council Members voted “aye” and none “nay”. Motion carried with a 5 – 0.
- G. Discussion, consideration and possible action regarding authorization for City Manager to enter into agreement with EIKON Consulting Group, LLC, Sanger, Texas in the amount of \$142,000 for

architectural/engineering services for bid ready construction documents related to relocation of city departments of fire and police services. Mayor Groves said if you approve the item, he feels it approves moving police and renovating current location for fire department. Council Member Huffman doesn't think everything can be done for the amount stated. She wants to know what it costs to build a new reasonable facility, what we really need. She said she wanted the real number and doesn't think we make a decision when we don't know what real costs are for all options. Mayor Groves said first lets address the police station. He thinks moving police facilities to cafeteria is being done is a go. He said he feels like council liked that idea. Council Member Huffman said if it's financially the best option, it is what she wants but doesn't feel like we have received real numbers on what we really need. Mayor Groves said it needs to be decided whether we move the fire station or not, and do we want to move the PD or not. EIKON could come up with some master plans. They use historical data for construction costs. That's what they presented last time. Council Member May said if we build new, it's going to cost a lot more. We can renovate a facility to be as nice as a build new. Council Member May thinks the idea of building for both departments is way more than we want to spend. EIKON said we can get close to the budget with a metal building but it won't last long. Mayor Groves called for a motion. There was no motion. Item failed for lack of a motion. James Stewart said he has been following this item for the last 25 years. The problem has never gone away. Putting a band-aid on either building is a waste of time and money. He understands the cost of a new building is cost prohibitive. But you're going to have problems if you put a band-aid on the problem. The question is how do we get a new facility that serves our purpose. He challenges the City and volunteers to come up with a solution. He said the council should explore the option with the volunteer department helping pay for it. You're going to end up spending too much money on something that shouldn't be done. You need to spend tax dollars wisely.

- H. Discussion, consideration and possible action to engage Haynie & Company to audit the City's financial statements for fiscal year 2021 and issue a formal report of financial statements and findings. Lisa McElrath presented. Council Member Huffman moved to approve the accounting firm Haynie & Company to perform the audit for the Fiscal Year 2021, and authorize the Mayor to sign the engagement letter. Seconded by Council Member Elliston. All council Members Voted "aye" and none "nay". Motion carried by a 5 – 0 vote.

- I. Discussion, consideration and possible action regarding the renewal of Dodge Heights Addition existing lease agreements with expiration dates of 2025 and earlier. Dennis Jobe presented. Council Member Huffman is concerned about it dragging out so long, and said we need to get this done. Council Member Elliston asked if we can do this in a year. Jobe said yes. Council Member Huffman said she thinks it needs to be a year and we need to get it done. Council Member Elliston is worried if we move it to 2025, it will be put on the back burner. One citizen in attendance said she is concerned about the zoning. Council Member Elliston said she thought the new zoning grandfathered all existing homes but any new builds have to be a single family home not manufactured home. Dugan Sewell asked if an existing property with a manufactured home is sold, would they be able to keep the manufactured home. Council Member May thinks we should do a year. Dugan Sewell asked if leases are going to be at same cost. Council Member Huffman thinks those with committed leases would be at the same price until we have everything platted out. Dennis Jobe said they would not change. Dugan Sewell requested something in writing. Mayor Groves said he would get it. Someone suggested lakefront lots be sold all the way to the lake. Mayor Groves said that will all be part of the meeting. Council Member Elliston moved to approve existing leases, extending to the end of FY 2022, October 1, 2022, have a town meeting to discuss options, complete replat, appraise replats and new leases drafted to sell lots. Seconded by Council Member Huffman. All Council Members voted "aye" and none "nay". Motion passed with a 5 – 0 vote.

8. STAFF REPORTS

A. Upcoming Special Events/Meetings:

Sept 21	Regular City Council Meeting – 6:00 p.m.
October 5	Regular City Council Meeting – 6:00 p.m.
October 11	Columbus Day – City offices closed / altered trash schedule
October 19	Regular City Council Meeting – 6:00 p.m.
November 2	Regular City Council Meeting – 6:00 p.m.
November 11	Veteran’s Day Holiday – City offices closed – altered trash schedule
November 16	Regular City Council Meeting – 6:00 p.m.
November 23	HAPPY BIRTHDAY JEFFREY SUTTON
November 25	Thanksgiving – City offices closed / altered trash schedule
November 26	Thanksgiving Holiday – City offices closed / altered trash schedule

9. ANNOUNCEMENTS

There were no announcements

10. EXECUTIVE SESSION

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

- A. 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 or Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act

Regular Session was recessed at 7:42 p.m. Executive Session was opened at 8:07 p.m. and closed at 8:50 p.m.

Regular Session was reconvened at 8:50 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, the Mayor adjourned the meeting at 8:51 p.m.


Mayor Anthony Groves

Attest: 
Tina Keys, City Secretary