

CITY OF BRADY ANNUAL REPORT 2014

Comprehensive Master Plan and Capital Improvement Projects

This report includes activities of the City of Brady and the Planning and Zoning Commission in relationship to the Comprehensive Master Plan, Zoning Ordinances, Subdivision Regulations and Capital Improvement Projects.

The 2013 Comprehensive Plan was adopted by City Ordinance on November 19, 2013 and is available on the city website at www.bradytx.us for viewing. There are five (5) goals as listed below, eighteen (18) recommendations, and fifty (50) action items to be implemented over the next five (5) to ten (10) years.

★GOAL ONE: Create a Land Use Plan that promotes the development of quality housing options, recreation, tourism, Brady Lake and a diversified economy.

The City amended the Zoning Ordinance and Map to include the Brady Lake area and added a use for recreation zoning. (Action Item 2). One other zoning change was approved this year at 300 A.L. Reed Street from Single-family Residential to a Commercial District to allow for a parking lot.

In working to make the downtown a vibrant destination, on October 21, 2014 a work/live use category was recommended by P&Z and approved by City Council to include in the Zoning Ordinance for the Central Business District (Recommendation 2).

The Brady Economic Development Corporation is funding repairs to the Brady Lake Marina, authorized by voters in 2009. A Texas Parks and Wildlife boat ramp grant was awarded for repairs and upgrades to the Boat Ramp on the northwest side of the Brady Lake Dam. The City will publicly bid the construction of these projects (Action Item 4).

★GOAL TWO: Improve the City's transportation system by planning for new roadways to improve traffic flow and by prioritizing improvements and maintenance of existing roadways.

TXDOT Brownwood Region has scheduled a 2017 road improvement/reconstruction project for North Bridge Street / Highway 377 N in Brady. Staff is working with TXDOT to address utility relocations, traffic flow options for downtown, truck reliever routes, intersection re-configuration at N Bridge St. and Crothers St. to improve traffic flow and pedestrian access. Utility engineering plans for relocation and upgrades are scheduled to begin in 2015 (Action Items 14, 17, 21).

Brady completed a 2014 street maintenance chip seal-coat project on 7 lane-miles of city streets costing \$84,000 in September. The City has also budgeted to spend \$84,000 for a 2015 maintenance chip seal-coat project. The City completed a \$3 million city street reconstruction project in 2002. This year was the first major street maintenance project for existing city streets in 12 years. The City should plan for annual chip seal-coat programs to maintain the city streets in good condition (Action Items 20 & 22).

The City Council reviewed and updated the city truck routes to reduce wear and tear on the city streets. New truck route signs were installed to better communicate the truck routes to visiting drivers. The speed limit on Oglebay Norton Drive from E. 6th Street to E. 11th Street was reduced to 20 MPH at the request of the adjacent business, Premier Silica, to improve pedestrian safety for their workforce.

★GOAL THREE: Plan for improvements to the City's infrastructure system (water, wastewater, electric lines, parks, physical buildings, etc.) to ensure quality services are available to residents, businesses and tourists.

City Council budgeted and will complete an engineering study of Brady Lake Dam as required by TCEQ (Action Item 23).

City Council hired Enprotec / Hibbs & Todd (eHT) Engineers to address the water quality and capital improvements needed for the existing Brady water system. Final preliminary engineering report will be completed by early 2015 and funding for engineering design is expected in February 2015. This project addresses groundwater (Radium) and surface water quality treatment regulations and standards as mandated by TCEQ and EPA. (Action Items 24, 25, 26, 27). The City maintains an A+ Long Term Credit Bond rating from Standard & Poor's to finance needed utility improvements.

The water distribution utility utilizes a private contractor to perform annual tank maintenance services as mandated by the TCEQ. This year the city's elevated storage tank in South Brady, the North Standpipe from Well 7 and ground storage tanks at Well Sites 2, 6 and 8 all received major maintenance including cleaning and painting. All other groundwater production sites received general tank flushing and cleaning. The city has a seven (7) year maintenance agreement in place with Utility Service Group of Perry, GA. This agreement and service contract allows the city to meet expensive maintenance needs without budgeting for large capital commitments.

Freese & Nichols Engineers will address the capital improvement project to replace the 1960s obsolete wastewater treatment plant and prepare plans for repairs to the sewer collection system. Completion of the preliminary engineering report is expected by late 2015 (Action Items 28, 29, 30).

In July, LCRA completed a two-year study of the city's electrical utility system and prepared a five-year \$500,000 capital improvement plan for the existing distribution system (Action Item 32). The community-owned city electric distribution system relies on the local businesses, schools, and hospital for support to aggregate and purchase the best energy rates available to the entire community. With the new deregulation and dual certified areas within the city limits, the staff continues to analyze and review costs to assure that we remain competitive with other private investor-owned electric service options available. "Buy local power" is required to maintain and expand city services. The community-owned city gas utility department has begun a digital mapping project and engineering for maintenance repairs to the gas distribution system.

Staff completed a five-year roof maintenance assessment and plan for all city buildings; including City Hall, Service Center, Police Station, and Fire/EMS Station Building (Action Item 33). The City acquired the old Jones Dry Cleaners building next to the Police Department Building for future expansion. The annual budget now includes a five-year projection of capital improvements and equipment replacement needs to allow for improved financial planning to meet the needs of the community.

City Council applied for a Texas Parks and Wildlife Outdoor Recreation Grant to upgrade the Richard's Park Baseball/Softball Complex and a Small Cities Recreation Grant for playground improvements at Willie Washington Park. Grant awards will be announced end of January 2015. The Council funded and completed a concrete parking lot for the Ernest O. Martin Memorial Park / Aquatic Center in conjunction with a lease agreement for the VFW parking lot that was approved in 2008. (Action Item 34).

City staff, Chamber of Commerce staff, and TXDOT are working on design plans for wayfinding signs for the numerous public and private attractions in the City (Action Item 37).

To improve economic development services, the city has initiated a one-stop permit issuance and zoning/permit assistance for any development project. The city staff will set-up pre-development meetings to review all the options and utility services for developers to streamline the process.

★GOAL FOUR: Improve the City's visual appearance and identity.

Master Gardener's certified employee will work on a wildflower planting project for the gateways to the City and in the city parks (Action Item 40). The City has established a new standard for street signs that meets new federal regulations. The consistency of the signage will improve the visual appearance and identity of the city.

The City now maintains the TXDOT gateway entry features to the City and the County Courthouse grounds to improve the visual appearance of the City.

★GOAL FIVE: Promote recreational opportunities to support tourism and to provide a benefit to local residents.

The Director of Community Services is working closely with the Chamber of Commerce, McCulloch County, and AgriLife Extension Service to continue downtown community events and to promote additional activities at the G Rollie White Complex. In 2014, the city completed some bleacher seating maintenance and facility repairs at GRW and will continue to do more this winter to maintain the complex in good condition (Action Items 42, 45, 47). The City renewed a 5 year contract agreement with the McCulloch County Junior Livestock Association to utilize city facilities at GRW.

Hotel-Motel Occupancy Tax Funds are now distributed to tourism projects on an annual contract bases to offer and encourage new events to be developed by a larger variety of event planners and local agencies.

The City hired Two Pro Golf experts from Brownwood/San Angelo to assist the Brady Municipal Golf Course employees in improving the maintenance and operations of the golf course. Memberships, tournament play, daily play and revenues have increased as the condition of the course have improved. The City Council appreciates the partnership and support of the Brady Golf Association who provided new equipment and manpower to improve this public facility this year.

Special thanks to our citizen volunteers, city council members, contractors and city employees for a productive and proactive year of community development projects and programs for the City of Brady.

CITY COUNCIL: Anthony Groves, Mayor; Latricia Doyal, Mayor Pro Tem; Kathy Gloria, Place 1; Linda Lott, Place 2; Marilyn Gendusa, Place 3; Jack Turk, Place 5

PLANNING & ZONING COMMISSION: Kenneth Young, Chair; Kim King, Nick Blyshak, Connie Easterwood, Lewis Jordan, Ronnie Aston, Amy Greer

CITY MANAGEMENT STAFF: Kim Lenoir, City Manager; Steven Miller, Director of Public Works; Peter Lamont, Director of Community Services; Carey McBride, Building Official/Code Compliance; Lisa Remini, Director of Finance; Lyle Daniel, Fire Chief; Charlie Derrick, Police Chief; Christy Badilla, City Secretary

City of Brady works with the following partners and membership organizations and agencies: Brady Economic Development Corporation, Brady Golf Association, Brady/McCulloch County Chamber of Commerce, McCulloch County Junior Livestock Association, McCulloch County Commissioners Court, McCulloch County Hospital District, Brady ISD, McCulloch County Appraisal District, AgriLife Extension Service, Concho Valley Council of Governments, Area Agency on Aging of the Concho Valley, Texas Midwest Community Network, Lower Colorado River Authority, Texas Municipal League, Texas Economic Development Council, Texas Downtown Association, Texas Public Power Association, Texas Commission of Environmental Quality, Texas Railroad Commission, Texas Department of Transportation, Texas Water Development Board, Texas Parks and Wildlife Department, Texas Comptroller's Financial Transparency Recognition, AEP Utilities, Sharyland Utilities, West Texas Gas, The Governor's Office of Economic Development and Tourism, International City Management Association

