

FINAL – October 16, 2018

2018 Annual Report (October 2017-September 2018)

2013 Comprehensive Master Plan and Community Improvement Program

This report includes activities of the City of Brady and Planning and Zoning Commission (P&Z) in relation to the Comprehensive Master Plan, Zoning Ordinances, Subdivision Regulations and Community Improvement Projects (CIP). The Comprehensive Master Plan was adopted in 2013 and should be reviewed and updated by the community every five (2018) to ten (2023) years.

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

Zoning Map Changes: The City amended the zoning for three properties, 104 West 13th Street from Single-Family Residential to Commercial District (Ord 1239); 315 Irish Street from Commercial District to Manufacturer Home District (Ord 1252); and 212 North Church from Commercial District to Central Business District (Ord 1250). The property at 1110 West 11th Street was replatted combining two lots and removing an abandoned drainage easement.

Make the downtown a vibrant destination: The Texas Department of Transportation (TXDOT), Brownwood Region, has scheduled a December 2018 bidding of rebuilding the downtown square streets and sidewalks. The current TXDOT North Bridge Street Improvement Project started in 2018 and is projected to be completed in 2020. (Action Items 14, 17, 21). City Council approved an ordinance to not allow overhead utilities to be located on the Downtown Square (Action Item 10).

Housing: Housing conditions in Brady were analyzed in 2015. Of the 2,056 residential structures, 30% are owned by people who do not live in Brady/McCulloch County. Upon visual reviews, housing conditions of the residential properties show that 32% are in “poor” to “fair” condition (750 houses). Additionally, 68% were ranked “average” condition (966 houses) and “good” to “excellent” condition (863 houses). P&Z and City Council adopted an in-fill ordinance to support development on existing city lots. In-fill housing development is encouraged because utilities and roads are readily available. The city demolished 12 dilapidated houses and owners demolished three (3) structures in 2018.

Brady Lake: The Brady Economic Development Corporation (BEDC) is funded and completed a new Brady Lake Fish House and removed the old Marina, as authorized by voters in 2009.

Development: Trails of Brady Apartments 72-unit apartment complex located on W. 17th and Nine Road opened this year. The old Brady Hotel, historic building on Main Street opened this year as the *TruCountry Inn* and is continuing additional renovations to open soon. The City and TruCountry Inn, entered into a joint public-private agreement to pave the parking lot and open it to public use for the downtown business district. *Pioneer Sands*, on Oglebay Norton Street expanded their plant and other facilities in the City. *CMS Properties* opened the new *Dollar Tree*. Other businesses that opened included *Joe’s Italian Restaurant*, *Mexico City Café*, *Welders Equipment*, *Reza Taqueria*, and *Buffalo Falls Antiques*.

Economic Development Corporation Type A: The City Council, upon recommendation of the BEDC, called city-wide election in May to replace the Type A corporation that receives ¼ cent sales tax funding with a Type B corporation, to increase the flexibility of the projects that an EDC can support in the City.

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.

North Bridge Street: TXDOT Brownwood Region North Bridge Street / Highway 377 N in Brady, construction is addressing utility relocations, intersection reconfiguration at intersection of N Bridge Street at White Street and Crothers Street to improve traffic flow and pedestrian access. (14, 17, 21).

Interstate 14: City is working with McCulloch County, TXDOT and the Gulf Coast Strategic Highway Coalition to plan the route for the newly designated federal I-14 Highway as it nears Brady.

Street Maintenance: The City completed a \$3 million city street reconstruction project in 2002. Asphalt streets need to be reworked at least every 10 years. The City utilizes an asphalt recycler machine to rework city streets. 8 streets were rehabilitated with the asphalt recycler machine. This year 215 tons of material for pot-holes were filled and approximately 45,000 SF of roads were overlaid with cold mix and placed on city streets. City roads are maintained by Street Division employees, equipment and machinery for making up our "in-house" street rehab program under direction of a superintendent and 4 employees. (20 & 22).

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.

Lake Dam and Storm Water/Drainage Plan Study: City completed a Brady Lake Dam Inundation Study and Storm Water Management Plan as required by the Texas Commission on Environmental Quality (TCEQ) (23). The City is working with the Natural Resource Conservation District developing and initiating an annual maintenance plan for the Brady Lake Dam that is now 50 years old. The storm drainage master plan described needed drainage improvements for Hallum Draw (18). This master plan will allow the city to acquire additional grant funds to correct and improve drainage problems identified in the City (19).

Water System Improvements: City Council hired Enprotec / Hibbs & Todd (eHT) design engineers to address the water quality and capital improvements needed for the existing Brady water treatment and distribution system. The preliminary engineering report (PER) was completed in 2015. An Economically Distressed Areas Program (EDAP) Grant funded 100% final engineering design (\$1.8 million) is now 100% complete. This project addresses groundwater (Radium) and surface water quality treatment regulations and standards as mandated by TCEQ and the U.S. Environmental Protection Agency (EPA). This project improves water quality, fire protection and water pressure improvements for the entire city. (Action Items 24, 25, 26, 27). Funding of this \$26M construction project is expected to be available through the Texas Water Development Board in November 2018, construction begins mid-2019, and construction is estimated to be completed late 2020.

Water and Wastewater System Distribution maintenance: The city continues to repair distribution lines as needed. Sewer line cleaning and maintenance has been enhanced through the recent acquisition of a vacuum/jetting machine. The City completed a Utility Rate Study that outlines a 5 to 10 year plan to fund water and sewer infrastructure needs.

Waste Water System Improvements: City Council hired Freese & Nichols, Inc. design engineers to address the major capital improvement project of replacing the 1960s obsolete wastewater treatment plant (WWTP) and to prepare plans and specifications for specific repairs to the sewer collection system. The

major task of engineering services underway includes an engineering feasibility report, permitting and environmental documentation for review by TCEQ and TWDB. Construction plans are now 90% complete. Project is expected to bid in late 2019. (28, 29, 30). TCEQ Discharge Permit has been re-issued and new construction is expected in 2020. Emergency repairs have been made to the WWTP.

Electric System: Our community-owned city electric distribution system relies on the local businesses, industry, schools, and the hospital for support to aggregate and purchase at the best transmission rates available for 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 city services. City of Brady completed new distribution line improvements on S. Wall Street and multiple specific site improvements in 2018. City of Brady also continues to support a major transmission powerline improvement from AEP utilities to bring into Brady the third major transmission line from Menard, Yellowjacket Transmission Project. This \$27 million project is funded by the Electric Reliability Council of Texas (ERCOT) and will improve tremendously the reliability of our electric grid.

Gas System: The community-owned city gas utility division completed a digital mapping project and engineering for maintenance repairs to the gas distribution system. Localized repairs, gas main upgrades, and annual gas leak surveys were implemented to maintain the gas system in meeting Texas Railroad Commission (TRRC) regulations and guidelines. Local city gas rates have remained unchanged for 8 years.

Conduct Facility Assessment for a new Public Safety Facility for Fire, Emergency Medical Services (EMS), Dispatch, Police and Emergency Management (33): The 2016 study reviewed numerous sites and determined the best location is at the GR White Complex on 1600 W. 17th Street. Due to limited funds, the possible construction plans are on hold until the water and sewer construction projects are bid and underway.

City Buildings: The City and County purchased the old South Ward Brady Independent School District (BISD) Cafeteria for a future Senior Citizens/Community Activity Center (35). Design and cost estimates are completed. Construction funds are not available to begin this project, but a grant request is underway to fund \$500,000 of this project. The annual budget now includes a five-year projection of Community improvements and equipment replacement needs to allow for improved financial planning to maintain a comprehensive repair and maintenance plan for all city facilities and streets.

Animal Control Facility: The city has been leasing the Mays Veterinary Clinic facility for 3 years. City Council approved construction of a 72-hour stray hold facility to meet the state requirements for Animal Control in the City, but construction cost have been greater than budget funds available. City Council also amended the Animal Ordinance.

Airport: The City Council has accepted a grant to prepare a Master Business Plan for the Curtis Field Airport, which will be completed in late 2018. In a cost savings move, airport city staff hours have been reduced, adjusted seasonally, and after-hour service is now on-call. The military contracts have continued at the airport.

Ballfields & Playgrounds: City Council received a \$400,000 50/50 Texas Parks and Wildlife Outdoor Recreation Grant to upgrade the Richards Park Baseball/Softball Complex and a \$75,000 50/50 Small Cities Recreation Grant for playground improvements at Willie Washington Park. The Willie Washington Project

is 99% complete with the first new shaded playground ever for a Brady city park (34). Construction is underway for Fields 1 and 2 ballfields should be open in late Spring 2019. LCRA organized a volunteer clean-up day at the ballfields painting the concession stand and restrooms. Community volunteer clean-up projects are always encouraged.

G Rollie White Complex Vision: In May 2017, the County and the City appointed a GRW Steering Committee to identify a future vision for the complex (36). The committee toured facilities in Uvalde, Sonora, Dripping Springs and Llano. In August 2018, a master plan was presented and a request for a county-wide “Hotel Occupancy Venue Tax” election is requested in 2019 to ask county voter approval to assist in funding the new vision of the 100-acre facility.

Developers: 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 has monthly predevelopment design review committee (DRC) meetings to review all the options and utility services for developers to help make the process as streamlined as possible. A full and active Planning and Zoning (P&Z) Commission and Zoning Board of Adjustment (ZBA) greatly benefit the city in timely responses to development.

Financing: The City’s Long Term Credit Bond rating from Standard & Poor’s is AA-. In efforts to promote transparency in government, the City was awarded the Gold Star by the State Comptroller for its financial transparency efforts on the website.

Goal Four: Improve the City’s visual appearance and identity.

Communicate Brand: City Council adopted updated Mission-Vision-Purpose–Value Statements (41). New logos for the airport, Brady Lake, and the golf course are complete. City street signs meeting the new federal regulations (larger size and reflective) continue to be installed throughout the city. The consistency of the signage will improve the visual appearance and identity of the city. Staff is working on replacing the faded signage to city facilities. Redeemer Church adopted the old billboards as visitors enter the city on the San Angelo Highway and South Bridge Street with a new “We Love Brady” campaign.

Municipal Code Court: City Council appointed JT Owens Municipal Judge, who holds weekly office hours to address cases in a timely manner. The Municipal Court has reviewed 975 cases this year of which property code compliance citations were 26 cases.

Keep Brady Beautiful: Brady won the \$130,000 Landscape Award from Keep Texas Beautiful and TXDOT recognizing the City of Brady and community groups that help with environmental programs and clean-ups. (40). City employees adopted two (2) miles of highway at Brady Lake to clean at least 4 times a year. McCulloch County held a tire clean-up, City did curb-side bulk trash clean-up, two leaf pick-ups, and a Spring and Fall Community-wide clean-ups were held this year.

Signage: City Council approved a sign regulation ordinance for the City of Brady (Recommendation 11).

Goal Five: Promote recreational opportunities to support tourism and to provide a benefit to local residents.

Tourism promotion and events: With Hotel Occupancy Taxes (HOT), the City contracts with the Brady/McCulloch County Chamber of Commerce for tourism promotion and some event planning. The City 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. (42, 45, 47). Hotel-Motel Occupancy Tax Funds continue to be 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. In 2018, events supported included the Heart of Texas Country Music Festival, Memorial Weekend Golf Tournament, July Jubilee, World Championship BBQ Goat Cook-Off, TruCountry Concert and filming with RFD-TV and Hogtoberfest.

With Hotel Motel Occupancy Tax proceeds, the Chamber and City hired tourism consultant *Cygnat Strategies, LLC* who completed a two-year study that included a secret shopper for Brady's attractions and assisted in changes for the Annual World Championship BBQ Goat Cook-off. A renewed two-day GCO was held this year. A report was presented to the City and the Chamber in May with a Tourism Strategic Plan to begin a "Visit Brady" Program in 2019.

Special thanks to our citizen volunteers, city council members, commissioners, directors, board 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; Jim Griffin, Mayor Pro Tem; Council Members Rey Garza, Place 1; Missi Davis, Place 2; Jeffrey Sutton, Place 3; and Jane Huffman, Place 4.

Planning & Zoning Commission: Nick Blyshak, Chair; Ronnie Aston, Vice Chair; Commissioners Amy Greer, Connie Easterwood, Thomas Flanigan, Jeff Bedwell, Cathy Ewert, and Alternate Lauri Smith.

Brady Economic Development Corporation: Jason Valdez, President; Don Miller, VP; Directors Lauren Bedwell, Erin Betts, and Michele Derrick. Type B EDC added Directors Amy Greer and Billie Davis.

Zoning Board of Adjustments: Heath McBride, Chair; Rod Young, Vice Chair; Board Members Holly Groves, James Stewart, and Chris Green.

Airport Advisory Board: Board Members Bob Rice, Richard Lenoir, Richard Jolliff, Kirk Roddie, Stan Amyett, Carey Day, and Dale Scott.

Charter Review Commission: JoAnn Coffey, Chair; Teresa Leifeste, Vice Chair; Commissioners Bill Derrick, Rex Ewert, Patsy Cole, Kelly Green, and Chad Blankenship.

City Management Staff: Kim Lenoir, City Manager; Steven Miller, Director of Public Works; Dennis Jobe, Director of Community Services; Walter Holbert, Code Compliance; Lisa Remini, Director of Finance; Lloyd Perrin, Acting Fire Chief; Steve Thomas, Police Chief; and Tina Keys, City Secretary.

City of Brady works with the following partners, membership organizations and agencies:

Brady Economic Development Corporation – Type A and B, Brady Golf Association, Brady/McCulloch County Chamber of Commerce, McCulloch County Junior Livestock Association, McCulloch County Commissioners Court and Sheriff Office, McCulloch County Hospital District, Heart of Texas Healthcare System, Brady ISD, McCulloch County Appraisal District, Texas A&M AgriLife Extension Service, Central Texas Master Gardeners Association, Hickory Underground Water Conservation District No. 1, Concho Valley Council of Governments, Area Agency on Aging of the Concho Valley, Concho Valley Transit System, Texas Midwest Community Network, Association of Rural Communities in Texas, 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 Office and Financial Transparency Recognition, AEP, Oncor Electric Delivery, West Texas Gas, The Governor's Office of Economic Development and Tourism.

Keep Texas Beautiful, Inc., McCulloch County Justice Court, Texas Office of Court Administration, Texas Department of Public Safety, Texas Municipal Courts Association, Texas Municipal Courts Education Center, Omni Base Services of Texas, Texas Secretary of State, Texas Ethics Commission for elections, Texas Municipal Clerks Association, Texas Alcoholic Beverage Commission, Junction Police Department, The Haven Woman's Shelter, Brady Independent School District, Lohn Independent School District, Rochelle Independent School District, McCulloch County Child Welfare Board, Mason County Sheriff's Office, Menard County Sheriff's Office, Kimble County Sheriff's Office, Texas Police Chief's Association (TPCA), Law Enforcement Management Institute of Texas (LEMIT), Texas Commission on Law Enforcement (TCOLE), Texas Law Enforcement Telecommunications System (TLETS), 452nd Judicial District, Texas Border Prosecution Unit, Texas Sex Offender Registry, Federal Bureau of Investigations (FBI), Texas Crime Information Center, National Crime Information Center, Drug Enforcement Administration (DEA), Bureau of Alcohol, Tobacco and Firearms (ATF), Immigration and Customs Enforcement (ICE), National Law Enforcement Telecommunications System (NLETS), National Missing Persons and Exploited Children, National Association of Animal Control Officers (NAACO) and Texas Association of Animal Control Officers (TAACO), H.O.T. (Heart of Texas) Crimestoppers, McCulloch County Crimestoppers, Texas Commission on Fire Protection, Texas Fire Chief's Association, International Association of Fire Chiefs, State Fireman and Fire Marshal's Association, Texas State Fire Marshal's Office, Texas Department of Insurance, Texas Fire Incident Reporting System, National Fire Incident Reporting System, and United States Fire Administration, Texas Department of State Health Services, Concho Valley Regional Advisory Council, US Drug Enforcement Administration, Department of Transportation, National Plan and Provider Enumeration System, and United States Centers for Medicare and Medicaid Services, United States Department of Homeland Security, Texas Department of Homeland Security, Texas Department of Emergency Management, Federal Emergency Management Administration, Texas Commission on Environmental Quality, Environmental Protection Agency and Concho Valley Council of Governments

As required by City Charter Article 5 Section 4, this report includes activities in relation to the Comprehensive Master Plan, Zoning Ordinances, Subdivision Regulations and Community 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 goals, eighteen recommendations, and fifty (50) action items to be implemented over the next five (5) to ten (10) years.

Recommended by Planning and Zoning Commission on October 9, 2018; City Council approved October 16, 2018.

Printed in compliance with Brady City Charter Section 5.04 – November 20, 2018