

## City of Brady Annual Report 2015

### Comprehensive Master Plan and Capital Improvement Projects

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

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

*Zoning Ordinance Use Chart:* The City amended the Zoning Use Chart after the May election, authorizing Liquor by the Drink sales in Brady. The Zoning Ordinance now includes Alcoholic Beverage Liquor by the Drink as a Specific Use Provision (SUP) in the Brady Lake Recreational District (BLR), Retail District (R), Central Business District (CBD), and Commercial District (C). Gun Repairs & Sales was also added to the Use Chart for the same zoning districts listed above.

*Zoning Map Changes:* An Industrial District (I) was established on 16.62 acres on the east side of Oglebay Norton Drive which is adjacent and requested by Premier Silica. The city also approved zoning change at the east corner of West 17<sup>th</sup> Street and Nine Road from Commercial to Multi-Family for a future Trails of Brady Apartment Complex (construction planned 2016). A zoning change from Single Family Residential (SF) to Commercial(C) in the 1600 block of South High Street between 14<sup>th</sup> and 15<sup>th</sup> Street was approved.

*Make the downtown a vibrant destination:* Several new businesses in 2015 moved in to downtown – The Locker Sports Bar, T-Byrd’s Sign Shop, JK Awards and Designs, Main Street Cutlery, Reno’s on the Square, and DRT of Texas Community Room. TXDOT completed a traffic study to consider optional traffic flow in downtown for truck traffic. The conclusion was to turn northbound traffic to the left/west and southbound traffic to the right/west. Consideration of a one-way traffic circle was ruled out due to stacking congestion as traffic models were analyzed during the morning, noon and evening heavy traffic flow time periods.

*Housing:* Housing conditions in Brady were analyzed over a year-long review by citizen volunteer, Jim Griffin. Of the 2056 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, 36% were ranked “average” condition (966 houses) and 32% were ranked in the “good” to “excellent” condition (863 houses). P&Z and City Council clarified the ordinance for the masonry requirements for residential structures. The city demolished 3 dilapidated houses and cleared 4 hazardous lots in 2015. Infill housing development is encouraged, in that utilities and roads are readily available.

*Brady Lake:* The Brady Economic Development Corporation is funding repairs to the Brady Lake Marina, as authorized by voters in 2009. A Texas Parks and Wildlife boat ramp grant was awarded for repairs and upgrades to the Boat Ramps on the north and south sides of the Brady Lake Dam. The City has been authorized to publicly bid the construction of these projects and construction should be completed in 2016 (4). Brady Lake Park is undergoing clean-up and fix-up projects to enhance its appeal to visitors.

**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 and Downtown:* TXDOT Brownwood Region has scheduled a 2017 road improvement/reconstruction project for North Bridge Street / Highway 377 N in Brady and downtown improvements. Staff is working with TXDOT to address utility relocations, traffic flow options for downtown, truck reliever routes, intersection reconfiguration 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 2016 (14, 17, 21).

*Street Maintenance:* The City completed a \$3 million city street reconstruction project in 2002. In 2014 the first major street maintenance project for existing city streets was completed in 12 years. The City requested bids for a 2015 annual chip seal-coat project, but received no bids due to heavy TXDOT work. The City did acquire new equipment to maintain a regular/consistent pothole filling program of 810 potholes and completed approximately three-quarters of a mile of "in-house" street rehab work on city streets with our city crew of 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 received a grant and are requesting proposals for an engineering study of Brady Lake Dam Inundation Study and Storm Water Management Plan as required by TCEQ. Study is projected to be completed in 2016 (23).

*Water System Improvements:* 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 was completed and EDAP Grant fund of \$1.8m for engineering design was received. Construction plans will be completed late in 2016. This project addresses groundwater (Radium) and surface water quality treatment regulations mandated and standards as mandated by TCEQ and EPA and fire protection and water pressure improvements for the entire city. (Action Items 24, 25, 26, 27). The City also improved this year the Long Term Credit Bond rating from Standard & Poor's (up to a AA-) to finance needed utility improvements in 2017. The City also received the Platinum Level Texas Comptroller Leadership Circle Award for financial transparency.

*Water system distribution maintenance:* The city uses a private contractor to perform annual tank maintenance services as mandated by the TCEQ. The city has a six (6) more years on this maintenance agreement 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.

*Waste Water System Improvements:* City Council hired Freese & Nichols Engineers to address the capital improvement project to replace the 1960s obsolete wastewater treatment plant and 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 (28, 29, 30).

*Electric System:* After a year-long study and voter approval (Nov 3), the City will sell two electric substations to LCRA for \$350,000. These funds will be dedicated to complete, in 2016, the repairs and

maintenance upgrades outlined by a system-wide study for our electric distribution system (32). The community-owned city electric distribution system relies on the local businesses, schools, and hospital for support to aggregate and purchase the best transmission 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. **Local city electric rates have remained unchanged for 5 years.** “Buy local power” is required to maintain and expand city services. City of Brady also continues to work with AEP to bring into Brady the third major transmission line authorized and funded by ERCOT to improve the reliability of our electric grid.

*Gas System:* The community-owned city gas utility department completed a digital mapping project and engineering for maintenance repairs to the gas distribution system. Section repairs and upgrades will be bid this year to maintain the gas system in meeting TRRC regulations and guidelines. **Local city gas rates have remained unchanged for 5 years.**

*City Buildings:* 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 (33). The City repaired the roofs of the Police Stations and the adjacent Municipal Court building, currently under renovation. The annual budget now includes a five-year projection of capital 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.

*Civic Center Renovation:* The City Council is proud to announce, that with the 2009 citizen vote to “expand and renovate” the Ed Davenport Civic Center with 4B sales tax funds, award of \$1.7M bid to Waldrop Construction LLC of Brownwood in October. Construction will begin soon, construction projected to be completed in 8 months.

*Ballfields & Playgrounds:* City Council received a \$400,000 50/50 Texas Parks and Wildlife Outdoor Recreation Grant to upgrade the Richard’s Park Baseball/Softball Complex and a \$75,000 50/50 Small Cities Recreation Grant for playground improvements at Willie Washington Park. Design work for these projects will be underway in 2016 (34).

*Signage:* 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 (37). The Chamber added a digital community events sign at their office on South Bridge and 1<sup>st</sup> Street.

*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.

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

*Communicate Brand:* City Council adopted Vision – Purpose – Mission – Value Statements (41).

*New Municipal Code Court:* In 2015, City Council hired 2 alternate Municipal Judges and started a new Municipal Code Court that meets monthly to address quickly code violations. The new Municipal Code Court addressed 91 cases so far this year.

*Landscaping:* Marvin Smith, PPM Supervisor completed Master Gardener's certification program and is working with Master Gardener's to complete a Monarch Garden at EO Martin Park. Wildflower planting projects will continue for the gateways to the City and in the city parks (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 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.**

*Tourism promotion and events:* With Hotel Occupancy Taxes (HOT), the City contracts with the McCulloch / Brady Chamber of Commerce for tourism promotion and some event planning. 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, such as the successful first Hogtoberfest this year. The city completed additional bleacher seating maintenance and facility repairs at GRW and will continue to do more this winter to maintain and improve the complex (42, 45, 47). 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. In 2015 events supported included the Heart of Texas Country Music Festival, McCulloch County Historical Commission Living History Weekend, Morgan Military Aviation Museum Fly-In, Memorial Weekend Golf Tourney, July Jubilee, World Championship BBQ Goat Cook-Off, Hogtoberfest, and the upcoming Christmas in the Heart event.

*Golf Course:* For the second year, Two Pro Golf experts from Brownwood/San Angelo were hired 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 has improved. The City Council appreciates the partnership and support of the Brady Golf Association which provided new equipment and manpower to improve the public facility this year.

*Brady Creek Trail:* Bids are currently under review for a concrete hike and bike trail on Brady Creek from Richards Park to downtown. This is a Texas Parks and Wildlife Trail Grant project that will be completed mid-2016.

Special thanks to our citizen volunteers, city council members, 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, Latricia Doyal, Mayor Pro Tem, Kathy Gloria, Place 1, Shelly Perkins, Place 2, Marilyn Gendusa, Place 3, and Jack Turk, Place 5

Planning & Zoning Commission: Nick Blyshak, Chair, Ronnie Aston, Vice Chair, Amy Greer, Connie Easterwood, Thomas Flanigan, Jeff Bedwell, and JoAnn Coffey

Brady Economic Development Corporation: Jon Chase, President, Charles Stoke, VP, Tracy Pitcox, Charlotte Harper, and Lauren Bedwell

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, 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, 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, McCulloch County Master Gardeners, 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 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

*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 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](http://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.*

City Council approved 11-17-2015

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