

Annual Report 2017 (October 2016-Sept 2017)

2013 Comprehensive Master Plan and Community Improvement Projects

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 will be reviewed by the community every five (5) years. A community review is due in 2018.

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 one property, 406 Boston Street, from Single-Family to Manufacture Homes. The City replatted the Davee Addition at Brady Lake into ½ acre lots, zoned Manufacture Homes.

Make the downtown a vibrant destination: The Texas Department of Transportation (TXDOT), Brownwood Region, has scheduled a 2017 road improvement/reconstruction project for North Bridge Street / Highway 377 N in Brady and the downtown square improvements. Bids in July were not accepted and now TXDOT will rebid only the North Bridge Project in 2018. (Action Items 14, 17, 21). City Council approved ordinances to not allow overhead utilities to be located on South Bridge; North Bridge; W. Commerce; and 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 seven (7) dilapidated houses and an owner demolished one (1) house in 2017.

Brady Lake: The Brady Economic Development Corporation (BEDC) is funding a new Brady Lake Fish House and removed the old 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 completed the boat ramp projects with new docks (Action Item 4). The fish house is 90% Complete. Pioneer Sands held a day of service at Brady Lake cleaning up the old marina and assisted in trash pick-up. Clean-up and fix-up of the lake is continuing. The City Council approved an Axis Deer trapping program to reduce the deer at the lake to improve the environmental habitat that is being overgrazed.

Development: *Trails of Brady Apartments* 72-unit apartment complex located on W. 17th and Nine Road is near completion. Owner of the *Brady Hotel* is renovating the historic building on Main Street and the square. *Premier Silica*, now known as *Pioneer Sands*, on Oglebay Norton Street expanded their plant and is expanding some other facilities in the City. *CMS Properties* is moving forward with construction plans for new buildings on S. Bridge Street, *Dollar Tree* is expected to open by January 2018. *Brady Communications, LLC* is expanding Fiber Optic Communications in Brady with the newly city council approved franchise agreement. Burger King opened in March, Cricket Wireless opened in May, Carter Home Health Care opened in June, and The Locker’s Pizza Parlor opened in July.

City Limits: After a study of annexations since 1906, the City adopted a new city limit map. The 1906 western city limit line has been identified with an on-ground survey. The city is working to remove numerous “county holes” within the city limits to clarify city jurisdiction and improve code compliance for 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 and Downtown: TXDOT Brownwood Region has rescheduled a North Bridge Street / Highway 377 N in Brady, construction to begin in 2018. Staff is working with TXDOT to address utility relocations, intersection reconfiguration at N Bridge St and Crothers St to improve traffic flow and pedestrian access. Design plans are completed, rebidding of the project will be in 2018 (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 acquired new equipment, an asphalt recycler, to rework city streets. South Blackburn and Belton Streets were reworked with the new asphalt recycler equipment. This year 500 pot-holes were filled and 80,000 SF of roads were overlay with cold mix and 72,000 SF of millings were placed on city streets and roads by our “in-house” street rehab program under direction of city street superintendent and 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 LAN Engineers of Austin completed a Brady Lake Dam Inundation Study and Storm Water Management Plan as required by the Texas Commission on Environmental Quality (TCEQ) (23). 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) 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 September 2018 and construction is estimated to be completed late 2020.

Water and Wastewater System Distribution maintenance: The city continues to repair distribution lines as needed. Replacement water lines were installed as part of civic center improvements to include six (6) inch & four (4) inch mains, approximately 1,500 L.F. A new sewer extension was constructed to the civic center allowing for future development and a major repair of an existing sewer main was completed for the McCulloch County Law Enforcement Center jail site. A new/upsized sewer collection

line was installed near 17th Street and Nine Road by and for the Trails of Brady 72-unit apartment complex. 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. 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 30% complete. Project is expected to bid in late 2018. (28, 29, 30). TCEQ Permits are required and new construction is expected in 2019. Emergency repairs have been made to the WWTP bridge structure spanning the aeration carousel this year and replacement of some pumps is underway.

Electric System: After a year-long study and voter approval (November 2015), the City was planning to sell two electric substations to LCRA for \$350,000. The contract was not completed. Staff is now working with TCEQ to clear environmental issues at the Old Power Plant site at the North Substation. Proceeds from the sale of the substations will be dedicated to repairs and maintenance upgrades outlined by a system-wide study for our electric distribution system (32). Our community-owned city electric distribution system relies on the local businesses, 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. American Electric Power (AEP) upgraded their North Brady Substation and improved connections to City of Brady North Substation. City of Brady is preparing for new distribution line improvements on S Wall Street and S. China Street in 2018. City of Brady also continues to work with transmission provider AEP utilities to bring into Brady the third major transmission line from Menard. 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 7 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: City Hall received a long over-due new roof this year and the Service Center had major roof repairs completed (33). 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. 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 2 years. City Council approved construction of a 72-hour stray hold facility at the GR White Complex to meet the state requirements for Animal Control in the City. Construction begins later this year.

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. Financially the airport was able to break-even for the first time in many years. The AWOS equipment was replaced with a 75/25 grant from TXDOT-Aviation and the City of Brady.

Civic Center Renovation: The City Council and Brady Economic Development Corporation dedicated in January the newly “expanded and renovated” Ed Davenport Civic Center with Type B sales tax funds, a \$1.7M, per a citizen vote in 2009. The facility has been used to support several record setting events from the Annual Chamber of Commerce Banquet, “Hope from the Heart”, and the Country Music Festival.

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 90% complete with the first new shaded playground ever for this park. Design work for the Richards Park project is complete, bidding in October (34). Construction is projected to begin in early 2018 and ballfields will be closed Spring 2018. LCRA organized a volunteer clean-up day at Richards Park with over 50 volunteers building retaining walls on the trail and repairs to the Old Show Barn. Community volunteer clean-up projects are always encouraged.

Brady Creek Trail: This trail was initially installed in 1986 with a state trails grant. The City received another grant TPWD Trail Grant in 2012 to replace the old trail. In 2017, the new concrete trail from Richards Park to downtown Richard Street has been completed and is heavily used by the public.

G Rollie White Complex Vision: In May, 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.

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 in 2014 for its financial transparency efforts on the website. In 2015 the City achieved Platinum status, or the highest level under the same program. In 2017 the Comptroller launched a new program that now requires some of the most rigorous standards for financial transparency for local governments. The City of Brady is currently working to obtain recognition under this program as well.

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 Bill Spiller Municipal Judge, who now holds weekly office hours to address cases in a timely manner. The Municipal Court has reviewed 844 cases this year of which property code compliance citations were 43 cases. The City Council approved a second code enforcement officer to assist in enforcing code compliance throughout the city.

Keep Brady Beautiful: City of Brady employees are now an affiliate with Keep Texas Beautiful. Council authorized a position in code enforcement to assist in coordination of community clean-ups and beautification efforts (40). City employees adopted two (2) miles of highway at Brady Lake to clean at least 4 times a year. Brady held a tire clean-up, free dump passes, bulk clean-up, and a new Fall Swept Clean-up this year.

Landscaping: Central Texas Master Gardeners Association dedicated the 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 maintains the TXDOT gateway entry features to the City and the County Courthouse grounds to improve the visual appearance of the City. More tree planting and landscaping is needed.

Signage: The City Council has a moratorium on billboard signs within the City. City Council is currently working on the first sign regulation ordinance for the City of Brady (Recommendation 11). City Council regulated Storage/Shipping Containers in the city, requiring permits in residential areas.

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 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. (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 2017, 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 Christmas in the Heart.

With Hotel Motel Occupancy Tax proceeds, the Chamber and City hired tourism consultant Cygnet Strategies, LLC for two years, to be a secret shopper for Brady’s attractions and to assist in changes for the Annual BBQ Goat Cook-off. A renewed GCO was held this year. A report was presented to the City and the Chamber with follow-up projects for both entities to pursue, as well as, suggestions for improving internet and mapping services for local businesses.

Golf Course: For the fourth year, Two Pro Golf Consultants from Brownwood/San Angelo continue to assist the Brady Municipal Golf Course 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 that supported an irrigation system. A new putting green was installed in 2017.

Special thanks to our citizen volunteers, city council members, commission and 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, Shelly Perkins, 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, Kathy Gloria, and Cathy Ewert.

Brady Economic Development Corporation: Lauren Bedwell, President; Don Miller, VP; Directors Jason Valdez, Erin Betts, and Michelle Derrick.

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; Peter Lamont, Director of Community Services; Kim Davee, Code Compliance; Lisa Remini, Director of Finance; Brian Meroney, 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, 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, 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 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, Sharyland Utilities, Oncor Electric Delivery, 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 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 10, 2017; City Council approved October 17, 2017; Printed in compliance with Brady City Charter Section 5.04 – November 21, 2017