

STATE OF TEXAS

COUNTY OF McCULLOCH

CITY OF BRADY

The City Council of the City of Brady, Texas met in a Work Session on Tuesday, October 6, 2015 at 4:00p.m. at the Ed Davenport Civic Center, 200 Country Club Rd., Brady, Texas with Mayor Anthony Groves presiding. Council members present were Latricia Doyal, Marilyn Gendusa, Kathy Gloria, Jack Turk and Shelly Perkins. City staff present were City Manager Kim Lenoir, City Secretary Tina Keys, Director of Public Works Steven Miller, Director of Finance Lisa Remini, Police Chief Steve Thomas and City Attorney Shannon Kackley. Others in attendance were David Alexander, Jon Chase, Charles Stokes, Jeff Bedwell, and Neal Ulmer.

### 1. CALL TO ORDER, ROLL CALL & CERTIFICATION OF A QUORUM

Mayor Groves called the meeting to order at 4:07 p.m. Roll was then called for Council and a quorum was certified.

STAFF REPORTS FOR THE FOLLOWING ITEMS TO BE COSIDERED AT THE 6:00PM CITY COUNCIL MEETING:

- A. Discussion, consideration, and possible action regarding first reading of Ordinance 1181 to Zoning Ordinance 933, Section 28.10 (Zoning Use Chart) to allow Gun Repair and Sales in the Brady Lake Recreational District (BLR), Retail District (R), Central Business District (CBD), Commercial District (C), and Industrial District (I), and direct Staff as necessary.

Kim Lenoir and Peter Lamont informed the City Council that the current ordinance does not mention firearms sales or gun repair in the zoning use table. Planning and Zoning met and denied the request for this use in home-based businesses and suggested the use be added to the zoning districts as presented. Council Members questions were answered by staff.

- B. Discussion, consideration, and possible action regarding Resolution 2015-038 a resolution of the City Council of the City of Brady, TX authorizing the McCulloch County Agrilife Extension Agent to utilize City property around Brady Lake for guided hunts to manage wildlife on the property, and direct Staff as necessary.

City Manager Kim Lenoir noted that Trevor Dickshat, Ag Extension Agent, brought this forward and Amy Greer, Wildlife Biologist, would be giving a presentation. The proposed resolution would allow the county extension service to run this program and they would coordinate with the city. At this time, the focus would be on the north side of the lake for wildlife management. Peter Lamont said Simpson Lake Club was not included in the study since hunting is not allowed at Simpson Lake Club. The county extension service would be in control of the hunting program. City Manager said that public questions need to be addressed after the presentation during the City Council Meeting. City Manager Lenoir said the focus of this program is managing the wildlife.

- C. Discussion, consideration, and possible action regarding award of Civic Center Bid to low bidder Waldrop Construction or reject all bids, and direct Staff as necessary.

City Manager Lenoir requested that council refer to updated spreadsheet. Contractor and KSA are here. We've asked him to go back and do value engineering, he was able to get to \$1.7M. Staff reviewed the kitchen equipment, tables and chairs, amplifiers – was \$150,000 now at \$59,000. Also we now have to do asbestos removal and inspections. Current cost does not include any contingency. Typically would have 10% contingency. Mayor Groves summarized working with everybody, we are now talking about \$2.M.

Need to look thru and see what all value engineering did and see if council is comfortable. Options are open to council to direct staff. Go with what's here, make more changes; or option B knock walls out, use this bldg. add 25' to west which would decrease capacity from 765 to 580 people but it would free up \$300,000 if you don't add 30' to the south to the bldg. Council Member Doyal questioned why different signs show different capacity. Peter Lamont answered capacity is based on standing. Council member Doyal said numbers have changed. Mayor Groves interjected that KSA looked at it and said by the rules, you can get 400 people in that space. Jeff Bedwell asked if there was an option C to let people do a market research to see what is really needed. Answer, "No", direction in vote was to renovate and expand. There WAS an option C, which is renovate what we currently have which costs \$850,000 but didn't increase capacity. Council Member Gloria asked if \$1.758m figure is our final figure. Waldrop said he didn't update the architect did but he can walk you through it. Yes. Discussion continued about changes. Entryway flanked by 2 columns. Council Member Doyal commented that Mr. Waldrop did Brady High School, Brady Middle School, as well as, Richland Springs schools and has an excellent reputation. General Conditions includes all non-brick costs of doing job: toilets, clean up, supervision, etc. Landscape is cleanup around site once it's finished. We can cut down concrete on site, retain parking area where it was before, there was a driveway that the parking area was directly connected to. Width of parking area had concrete, took that out and left an access isle for handicap accessibility so there is a sidewalk. That cut off a little. Removed overhangs correct? It includes a redesigned entry porch about 20' wide. The \$50,440 removed what. A little bit was concrete went from a pre-engineered metal bldg. Contractor anticipates doing a weld up mainframe, which is a rafter that goes around – would have to add one. Contractor would do away with pre-engineered design, which is a lot quicker and cheaper to build. Is KSA ok with all of this? In theory, yes, KSA will review during submittal process. Masonry. We took off all the masonry columns, 10 or so and also they were a stick on type of stone product where you have to build a box around each column then stick on stone. It usually ends up costing more. Substituted cultured stone with other options. Wainscot on front of bldg all stays the same. Council Member Gendusa asked if we will still have the masonry required by code? Yes. Reduction in masonry takes off another \$4758. Structural steel 6" round steel tubes that come out of the ground was removed. Will have concrete wheel stops there.

Work Session recessed at 5:49 p.m. for regular council meeting and reconvened at 8:32pm.

Carpentry remained the same. Countertops took off solid surface top, went to laminate. Council Member Gloria commented that laminate won't last very long and she asked what is best product that will hold up? Answer, stainless steel or granite – granite is \$35 sq. ft., laminate is \$12 sq. ft. countertops are in bathroom and serving area. Metal bldg. and insulation – taking off \$50,000. Joint ceilings, hardware, includes exterior and interior metal doors and frames. Interior doors are cheap hollow doors. Hollow metal doors is good for outside of building. But not to go into kitchen. Number includes commercial doors with commercial hardware – interior and exterior. Number can be reduced if you go to residential doors. Front door will be an aluminum store front door. Each door budgets around \$2500 per door and 35-40 sq. ft. for glass around doors. \$22,000 for doors, deduct appx \$9,000 for residential interior doors. Next deduct was access doors minus \$1,000 – access doors into plumbing chase areas – not required by code. Access doors were included because we were uncertain if air conditioning quote includes access doors but they do. So those figures are removed. Reduced the cost of the drop down doors over kitchen serving window – all were OK with that. Have to have a door per fire regulations. The architect recommended stay with commercial doors. \$16,500 to have residential doors on inside. \$13,000 for exterior doors. Combined price \$31,774 to do everything for all metal hollow doors. If you just did doors to restroom the difference would be \$800 more each. How many interior doors are there? 16. Council Member Gloria asked with the budget we outlined so far, we need to find \$215,000 to get to where we need to be. Contingency, we usually have 5%. Then we need another \$127,000. That gives us, with 5%, \$1,927,537. Tables, chairs, staging, amplifiers. What is listed is only for ½ the capacity. Council Member Gloria stated "we can work on those restaurant supply figures later, we need to work on bldg. right now". Staff explained that everything on backside of spreadsheet is intended to be taken out of contract and city will purchase. Which is a total of what? What's on the back is \$150,000 budget for FFE, trying to make sure none of the FFE was in his bid. Left column is what was in

proposal. Right column we searched out pricing. Came up with a savings of \$7900. Lumped all for the floor finishes into a resilient flooring price \$29,000 included VCT throughout entire area – a resilient flooring. All the places where we are pouring new concrete, using sealed concrete. Includes epoxy floor in kitchen as required. The asbestos removal will remove existing flooring. Epoxy floor would be another \$9-10,000. Flooring cost would get you a solid color epoxy. Council Member Gloria stated “We want the epoxy flooring”. \$41,000 includes the epoxy. The concrete would be sealed concrete floor (in the restrooms). Removal of ceramic tile – one is a shiny glazed ceramic tile, the other is a natural, stoney look – would be behind toilets in all 4 bathrooms - \$3,080 – the rest of the walls would have epoxy latex on them. Council Member Gloria wants ceramic tile. Council Member Perkins is for Plan B and prefers ceramic tile. Talking \$1500 price difference - \$3,080 for ceramic tile behind toilets in all 4 restrooms. \$16,200 for doors – if you do kitchen and 2 big bathrooms \$20,200 for all metal. Remaining 12 doors would not be metal. Painting - \$41,485 – includes inside, some on outside but took off \$2,439 for that. Signs kept \$2,000 for interior signs - handicap, etc. No exterior signage. Can use current exterior sign. Exterior sign on bldg. plus interior signs was \$28,000 included lighting the sign. Toilet partition and accessories – no louvers, \$10,000 for partitions, \$2,000 accessories – soap dispensers, faucets, dryers, towel dispensers, etc. Fire extinguishers and cabinets are the same. Back of the page shows breakdown of food service equipment. Projection screens were removed. Roller window shades the same. Fire sprinkler unchanged. A/C recommend substituting a different brand. Brady Elec, gave \$20,000 deduction on electric. Fire alarm is included in electrical. Builders Risk \$3,000. Contingency – don’t need more than 5%. He is liable if there is an unforeseen condition. \$10,000 contingency suggested. If he adds it all up \$1,820,000 without a contingency. \$1,738,809 revised total, \$59,452 FFE, plus \$11,500 for asbestos, 5,000 testing, \$5,000 inspections – \$1,819,761 total. Don’t need cloth chairs. Peter Lamont to go back and reprice chairs similar to what we have. To clarify, the \$1,819,761 includes everything plus equipment? Yes basically. We don’t need an ice maker. One other thing is the water lines. There are 3 lines, we need to consolidate all that into one. What is contingency for? Is \$10,000 enough? Concern about what you might find when you start tearing things down. Council Member Gendusa regarding the kitchen equipment, we’re going to look at a cheaper route? Yes. We can get it down some more. We don’t need a commercial fridge. We don’t need an ice machine. Remove ice machine. Need to agree on contingency. Are you comfortable? Maybe \$50,000. \$10,000 contingency minus the ice maker we’re about \$26,000 over budget. Contingency, if we don’t need it is it deducted off? No. It’s included as a line item but it’s really just a convenience item so you don’t have to write change orders. 10% is \$173,810. 5% would be \$86,905. Council Member Gendusa asked about sound system. Peter Lamont responded that bid and spec is microphone jacks with wiring into mechanical room and speakers wired into mechanical room and need the amplifier to connect the two. Doesn’t say anything about speakers. 500-800 amp should work - \$1000. Charles Stokes - Have you considered wireless microphones? May cost a little more. Peter Lamont responded that we can go that route but was looking at budgets. Council Member Gendusa asked if we could use microphones we have now? Peter Lamont strongly advises against it.

No action can be taken today. Staff and contractor will look for more cost saving options and bring back to city council for consideration.

- D. Discussion, consideration, and possible action regarding revised Purchasing Policy, and direct Staff as necessary. Council Member Doyal ask questions and staff addressed them.
- E. Discussion, consideration, and possible action Resolution 2015-039 to authorize a noise variance for Ironhorse Motorcycle Club Rally (October 16-18, 2015), and direct Staff as necessary. No comments
- F. Discussion, consideration, and possible action regarding Resolution 2015-040 for the annual designation of naming *Brady Standard-Herald* as City of Brady’s official newspaper as required by City Charter Section

13.02, and direct Staff as necessary. No comments

- G. Discussion, consideration and possible action to engage DarilekButler to audit the City's financial statements and issue the audit report no later than March 1, 2016. No comments

Work Session recessed at 5:49 p.m. for regular council meeting. Work session reconvened at 8:32pm

## 12. ADJOURNMENT

There being no further business the Mayor adjourned the work session at 9:54 p.m.

  
Mayor Anthony Groves

Attest:   
Tina Keys, City Secretary