

STATE OF TEXAS

COUNTY OF McCULLOCH

CITY OF BRADY

The City Council of the City of Brady, Texas met in a Regular Meeting on Tuesday April 19, 2022, at 6:00 pm with Mayor Anthony Groves presiding in person. Council Members present were Jane Huffman, Missi Elliston, Jay May, Larry Land, and Jeffrey Sutton. City staff present were Acting City Manager Erin Corbell, Public Works Director Steven Miller, Finance Director Lisa McElrath, Police Chief Steve Thomas, and City Secretary Tina Keys. Also in attendance were Tim Walker, Jimmy Tindol, Lisa Todd, James Griffin, Lisa Dodd, T. Don Dodd, Gina Murray, Ingred McDonald and Michael McDonald.

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

Mayor Groves called the meeting to order at 6:00 p.m. Council quorum was certified.

2. INVOCATION AND PLEDGE OF ALLEGIANCE

Council Member May gave the invocation, and the Pledge of Allegiance was recited.

3. PUBLIC COMMENTS

Jimmy Tindol asked if we are going to be able to find out which properties are for sale and how it is going to be split up. Mayor Groves told him it would be discussed later in the meeting

Lisa Dodd said she came to Council in April 2018 about 901 Bombay. It has been an eyesore, in violation, for over a decade. She said she has talked to city manager and code enforcement. The owner was given a list of items but nothing has been done. It's a hazard, it's nasty. Something needs to be done. Erin Corbell said City staff will bring to council in May for demolition.

4. CONSENT AGENDA

- A. Approval of Minutes for Regular Meeting on April 5, 2022.

Council Member May moved to approve the Consent Agenda. Seconded by Council Member Sutton. All Council Members voted "aye" and none "nay". Motion passed with a 5 – 0 vote.

5. PRESENTATIONS:

- 2nd Quarter Financial Report – FY 22 – Lisa McElrath presented – Council Member Land asked if water is usually a little low leading into the summer and Lisa said she has seen it before, but it usually goes right back up.

6. PUBLIC HEARINGS AND INDIVIDUAL CONCERNS ON PUBLIC HEARING

There were no public hearings

7. INDIVIDUAL CONCERNS

- A. Discussion, consideration, and possible action regarding the **first reading of Ordinance 1338** of the City of Brady, Texas, amending Ordinance 1328, a Schedule of Fees for the Administration of Utility Rates, Programs, Regulations and other Operations of the City; adding a Municipal Golf Course Student Rate and Seasonal Membership Rate. Erin Corbell presented. Council Member Elliston moved to approve the first reading of Ordinance 1338. Seconded by Council Member Huffman. All Council Members voted "aye" and none "nay". Motion passed with a 5 – 0 vote.
- B. Discussion, consideration, and possible action regarding sale of property around Brady Lake. Erin Corbell presented. She doesn't think we should take away any of the public lake access, she recommends looking at selling, on the north side of the lake, the lake house and the property by the retention pond

totaling 110 acres. Also, on the south side, formerly known as Mudualistic, and she pointed out where the area was. The dotted line on the survey indicates 1762 foot elevation. Total acreage on that side is 480. Council Member Huffman asked if we would have to do longer tracts because of the flood line, Erin Corbell answered yes, that way everyone would have access to the water. Corbell said she had received a phone call saying we could not restrict lake access to the public, but she hasn't seen that in her documents. Council Member Sutton asked who gave or sold that land to the City. Council Member May said Winters Ranch sold it to us. Council Member Land asked if it is going to be broken down or what. Erin said we can break it down. It's up to the council if they want to sell as a lump sum or break into 50 acre tracts or what. There's not a serviceable water line to any of the land. Council Member Elliston said she would want to see how much interest we have from local citizens before we decide to sell as a whole to a developer. "Citizens should have the option to buy." Council Member Huffman said a developer can buy a few tracts and still develop. Corbell said we will have to have it surveyed once we determine tract size then have it appraised. Council would also have to decide if it would go to auction or what. Council Member Huffman said she thinks we can sell the north property as a whole, the lake house separate. She thinks we should list it and it be an open listing and we have guidelines set. We need to set a meeting and invite all local realtors. It's a set commission of 3%, they have to do all the showings, present all offers and buyers have to have a realtor. There's no way we can choose a realtor to list the property. Council Member Sutton said he thinks if we sell it by lot, that the city is going to have to build streets, bring in water, etc. Council Member Huffman said we're not doing that; we can have stipulations on what can and cannot be on the property. Corbell said we would need to rezone, she recommends single family 10, lots cannot be smaller than 10,000 square feet. Council Member May said you can't build around Simpson Lake Club because it's in the flood plain. Corbell said you would have to elevate to 2' above flood plain. Council Member May pointed out on the map what belongs to Simpson Lake Club. Steven Miller said the development rules apply both to developer and the City. The utilities are pretty tapped out because of Simpson Lake Club. There will be challenges with water. Council Member May said thinks we need to go at least 50 acre lots. The problem with this here is you're not going to get a water tap. Electric will be ok. Council Member May said if we don't somehow promise a water tap, it's going to be worth less money. Council Member Land asked if we can sell all the way to the lake. Council Member Huffman said it would City property along the shoreline, but it like it's your property. Council Member May said you can't keep anybody from going across there, but people take care of it all the way to the lake. Council Member Huffman said if our goal is 50 acre tracts, some will end up being 40 acres and others 70 or 80 because of the layout. Council Member May said he thinks it's a great idea, we just have to figure out what we want to do. Council Member Huffman said we should try to get it to where every property has lake frontage. Mayor Groves said if we sell that land, we are obligated to provide water and electric. Steven Miller said if we divide any land into 2 or more parcels, it's classified as a subdivision and there are requirements we have to follow. Council Member Huffman asked if there is any leeway to that, if we make it clear to the buyer, there's no water. Tim Walker said just sell it as a whole and you don't have to worry about water. Council Member Huffman said she would like to provide the opportunity for citizens to have lake property. She struggles with selling as a whole or to a developer. She thinks there will be more local people wanting to buy for their family to use. Council Member May thinks we needs to put it out there to the public and see what happens. If it doesn't sell, we can divide it. Gina Murray asked if it's in the City, would you not have to provide water regardless? Council Member Huffman said not if we sell as a whole. Only if we divide into 2 or more sections. Erin Corbell said the lake house property wasn't surveyed separately so she doesn't know how many acres there are. Council Member May said he wondered about dividing that property where the road divides. Council Member Huffman mentioned the other 100 acres on the south side of the road. Council Member Elliston asked what would be the benefit of selling as a lump or splitting it up. Erin Corbell said the property can be put up for sale or through public auction or sealed bid. An appraisal would be done and that amount would be the minimum bid. Council Member Huffman said she would like to move forward

with getting an appraisal on the ranch land so we can sell it. Council Member Elliston agreed. Council Member May suggested we put it up for sale by owner. We don't need to go through a broker. Erin Corbell said maybe we can set a showing at a certain date and time. Council Member Huffman also said she would like an appraisal on the lake property. Council Member Elliston moved to direct staff to get appraisals and work north side property and bring back to Council for approval in two weeks. Seconded by Council Member May. All Council Members voted "aye" and none "nay". Motion passed with a 5 – 0 vote. South side. Erin said she could come back with costs on appraisals because we have to list for fair market value. Council Member Elliston moved to direct staff to come back in two weeks with a more definite concept for the south side property. The motion was seconded by Council Member May. All Council Members voted "aye" and none "nay". Motion passed with a 5 – 0 vote.

8. STAFF REPORTS

A. Monthly Financial / Utility Reports

B. **Monthly Activity Reports:** Seniors, Golf, BPD, Fire-EMS Calls, BVFD Expense Report, Animal Control, Airport, Code Enforcement, Chronic Code Complaints and Structures Inhabited without utilities, Municipal Court

C. Upcoming Special Events/Meetings:

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| April 23 | Happy Birthday Missi Elliston |
| May 3 | Regular City Council Meeting, 6:00 |
| May 16 | Budget Work Session, 10:00 a.m. |
| May 17 | Regular City Council Meeting, 6:00 |
| May 26 | BISD Early Release – End of school year |
| May 30 | Memorial Day Holiday – City offices closed – Altered Trash Schedule |

9. ANNOUNCEMENTS

Mayor said the Damrusch Music Club will host a community concert for National Music Week

10. EXECUTIVE SESSION

The City Council of the City of Brady adjourned into Executive Session for the following:

- Pursuant to Section 551.071 (Consultation with Attorney), the City Council will consult with the City Attorney about pending or contemplated litigation or on a matter in which the duty of the attorney to the City under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act
- Pursuant to Section 551.072 (Deliberations about Real Property), the City Council will deliberate the purchase, exchange, lease, or value of real properties of the City as the deliberation in an open meeting will have the detrimental effect on the position of the City in negotiations with a third person

Regular Session was closed at 7:27 p.m. Executive Session was opened at 7:40 p.m. and closed at 7:50 p.m. and Open Session resumed at 7:51

11. OPEN SESSION ACTION ON ANY ITEMS COMING OUT OF EXECUTIVE SESSION

No action was taken as a result of Executive Session

12. ADJOURNMENT

There being no further business, the Mayor adjourned the meeting at 7:52 p.m.


Mayor Anthony Groves

Attest: 
Tina Keys, City Secretary

