

**REGULAR CALLED MEETING
City Council
February 28, 2023**

The City Council of the City of Brownwood, Texas, met in a Regular Called Meeting on Tuesday, February 28, 2023, at 9:00 a.m., in the Council Chambers, City Hall, 501 Center Avenue, Brownwood, Texas, with the following members present:

Stephen E. Haynes	:	Mayor
HD Jones	:	Councilmember Ward 1
Ed McMillian	:	Councilmember Ward 2
Melody Nowowiejski	:	Councilmember Ward 3
Walker Willey	:	Councilmember Ward 5
Pat Chesser	:	City Attorney
Emily Crawford	:	City Manager
Christi Wynn	:	City Secretary

Councilmember Draco Miller passed on February 16, 2023. A sash with flowers and a picture was set up where he sat.

CALL TO ORDER: Mayor Haynes called the meeting to order.
PLEDGE OF ALLEGIANCE: Pledge of Allegiance was led by Councilmember Jones.
INVOCATION: Invocation was given by Mayor Haynes.
ITEMS TO BE WITHDRAWN: None

INTRODUCTIONS, ANNOUNCEMENTS, AND RECOGNITIONS: Draco Jr. "Tony" was recognized, and condolences were given.

CITIZENS PRESENTATIONS: None

APPROVAL OF MINUTES:
A motion was made by McMillian, seconded by Willey, to approve the minutes of the Regular Called Meeting on February 16, 2023, as presented. Upon vote, the motion carried unanimously.

CLAIMS AND ACCOUNTS:
Chief Accountant, Leah Thomas, was available for questions regarding the checklist. A motion was made by McMillian, seconded by Nowowiejski, that the Claims and Accounts dated through February 24, 2023, be approved for payment as submitted. Upon vote, the motion carried unanimously.

REQUESTS AND PRESENTATIONS:
Consider ratification of the Brownwood Municipal Development District Board for a Building Improvement Incentive grant in the amount of \$25,000 to Brownwood Fitness Center, LLC for a building located at 104 Center Avenue.

Executive Director of the Brownwood Municipal Development District, Ray Tipton, stated that Brownwood Fitness Center located at 104 Center Avenue is planning a façade improvement to their building. They plan to remove the existing façade, replace soffits and fascia, rebuild the face of the building, add new paint, repair the leaky windows, and replace the exterior lighting. The total estimated cost of this project is \$55,000. Under the BMDD guidelines, they would qualify for a 50% matching grant not to exceed \$25,000.

A motion was made by Willey, seconded by Nowowiejski, to ratify the BMDD Board action to approve a Building Improvement Incentive Program (BIIP) grant in the amount of \$25,000 to Brownwood Fitness Center, LLC for a building located at 104 Center Avenue. Upon vote, the motion carried unanimously.

ORDINANCES AND RESOLUTIONS:

Consider approving a resolution to support Brownwood Pioneer Crossing, LLC's application to the Texas Department of Housing and Community Affairs for a tax credit Senior Living housing development.

A representative for the Housing Lab by BETCO, Michael Beard, stated that a survey has been conducted that confirms an easement exists to the adjacent property. An environmental study has been conducted with no complications. A noise level study came in just above the allowed level of .65 at .67. The initial site plan and feasibility plan were received this morning and they are on track to submit the plans tomorrow. There was a discussion regarding the income threshold and subsidized rent rates. Mayor Haynes expressed his concerns regarding subsidized housing being: 1) it turns into something it wasn't intended to be (Section 8 or 9 housing.) and 2) The impact on market-rate apartments. Mr. Beard explained their recording requirements for tax credit developments that will help keep the program running as it is intended. He stated that this facility will be near the hospital and medical plaza and would be an asset to our community. Councilmember McMillian expressed his favor for the project saying that senior housing is needed in our community. Councilmember Willey stated that this is a good location and will be a small number of units. Mr. Beard stated if approved, the project will cost around \$12 million to construct and will take around twelve to eighteen months.

A motion was made by McMillian, seconded by Willey, to approve a resolution to support Brownwood Pioneer Crossing, LLC's application to the Texas Department of Housing and Community Affairs for a tax credit Senior Living housing development. Upon vote, the motion carried unanimously.

RESOLUTION NO. R-23-03

Consider a one-reading ordinance canceling the May 6, 2023, General Election.

Mayor Haynes stated that the filing period for the General Election ended February 17, 2023, at 5:00 p.m. Three incumbents, Ed McMillian, Ward 2; Melody Nowowiejski, Ward 3; and Walker Willey, Ward 5, have filed for the four-year term. The last day to file as a write-in candidate was February 21, 2023, to which no one filed. The swearing-in will be on May 9, 2023, after the General Election would have taken place. Mayor Haynes asked

the City Secretary to read the ordinance. After the reading of the ordinance, a motion was made by Willey, seconded by Jones, to approve the ordinance canceling the May 6, 2023, General Election. Upon vote, the motion carried unanimously.

ORDINANCE NO. 23-01

AN ORDINANCE DECLARING UNOPPOSED CANDIDATES IN THE MAY 6, 2023, GENERAL CITY ELECTION, ELECTED TO OFFICE; CANCELING THE ELECTION; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

BIDS:

Consider awarding a bid for an automatic tarping machine for the Landfill.

Public Works Director, Henry Wied, stated that the Landfill's current ATM was purchased in 2006 and needs replacement. The ATM is used for covering the trash at the end of the day instead of utilizing dirt which decreases space in the Landfill. The Landfill has budgeted \$110,000 for a new ATM, a request for purchase was solicited and the City received two bids, Tarpomatic Inc. \$87,860; and Tarparmor \$98,845.

A motion was made by Willey, seconded by Nowowiejski, to award the bid for the automatic tarping machine to Tarpomatic Inc. for \$87,860. Upon vote, the motion carried unanimously.

REPORTS:

BMDD Annual Report

Executive Director of the Brownwood Municipal Development District, Ray Tipton, presented the annual report. The general services the BMDD provides are 1) Loans and incentives, offering assistance to many sizes and types of businesses looking to grow and expand their operations in Brownwood. 2) Consultation and education, walking through the process of starting or expanding a business and connecting entrepreneurs with an array of business resources. 3) Marketing and promotion, highlighting the community's success to new businesses, residents, and visitors is an important component. 4) Site selection, finding the perfect location for a business. Mr. Tipton went over Sales Tax numbers and stated that 2022 was a record year. In 2022, the BMDD collected \$2,222,849 in sales tax, a 4.1% increase from the prior year. The sales tax base continues to grow. Since 2013, sales tax collections have increased by approximately \$2,900,000. Certificates of Occupancy for commercial properties are issued for new buildings or after a remodel, expansion, or a change in classification of an existing building. In 2022, 32 commercial COs were issued, of which 27 were for new businesses. Mr. Tipton spoke about employment statistics. The 2022 average-unemployment rate for Brown County was 4.13% which is about a 1% improvement over last year. In Real Estate there were 261 residential real estate sales in 2022 in the Brownwood city limits and there were 262 in 2021. Mr. Tipton spoke about Direct Visitor Spending and how much it has increased over the years. In 2020, it was \$49,100,00 and in 2021 it was \$62,200,000. He went over the Annual Building Valuation. This is tracked by the City Development Services Department and represents residential, commercial, and infrastructure construction inside the city limits. In 2022, it was \$37,632,998 compared to 2021 at \$19,320,397. Mr. Tipton spoke

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about the Building Improvement Incentive Program and the return on investment in our community. In 2022, the BMDD's investment was \$216,618, and the private investment was \$1,652,991. City Manager Crawford spoke about the back page of the report which is an overview of the Highway 377 area and spoke about how far we have come since 2015.

Council may view the new Fire Engine.

Council viewed the new Fire Engine.

EXECUTIVE SESSION:

Council convened into Executive Session at 9:57 a.m., in the Haynes Conference Room, pursuant to the provisions of the Open Meetings Law, Chapter 551, Government Code Vernon's Texas Codes Annotated, in accordance with the authority contained therein to discuss the following:

Section 551.071 – Consultation with Attorney

Section 551.087 – Deliberation Regarding Economic Development Negotiation

A. Consider the sale of City-owned property for a new industrial company.

Council reconvened into open session at 10:19 a.m.

ACTION TAKEN AS A RESULT OF THE EXECUTIVE SESSION:

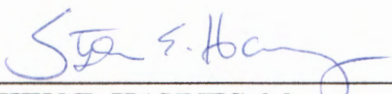
Section 551.071 – Consultation with Attorney

Section 551.087 – Deliberation Regarding Economic Development Negotiation

A. A motion was made by Willey, seconded by Nowowiejski, to approve the sale of City-owned property located at 4406 and 4500 George M. Shelton Drive, to the Brownwood Industrial Foundation, an independent foundation, for the sale and development of the property to Bravo 5-2, LLC as a medical supply distribution facility and enter into a Chapter 380 agreement to forgive the purchase price. Upon vote, the motion carried unanimously.

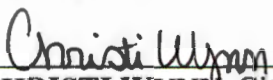
ADJOURNMENT:

There being no further business, Mayor Haynes declared the meeting adjourned.



 STEPHEN E. HAYNES, Mayor

ATTEST:



 CHRISTI WYNN, City Secretary