

**REGULAR CALLED MEETING
City Council
February 10, 2026**

The City Council of the City of Brownwood, Texas met in a Regular Called Meeting on Tuesday, February 10, 2026, at 4:00 p.m., in the Council Chambers, City Hall, 501 Center Avenue, Brownwood, Texas, with the following members present:

Stephen E. Haynes	:	Mayor
H D Jones	:	Councilmember Ward 1
Ed McMillian	:	Councilmember Ward 2
Melody Nowowiejski	:	Councilmember Ward 3
Draco A. Miller	:	Councilmember Ward 4
Pat Chesser	:	City Attorney
Marshal McIntosh	:	City Manager
Christi Wynn	:	City Secretary

with Councilmember Walker Willey absent, constituting a quorum of the City Council.

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 Councilmember Miller.
ITEMS TO BE WITHDRAWN: None
INTRODUCTIONS, ANNOUNCEMENTS, AND RECOGNITIONS: None

CITIZENS PRESENTATIONS:

Janet Nash, a citizen, addressed the Council regarding an issue with her neighbor's chickens running loose into her yard and damaging her flower beds. Mrs. Nash stated that the current ordinance does not appear to be effective or is not being enforced. She expressed a desire to trap the chickens but is unsure what to do with them once they are contained. Mrs. Nash asked if there is anything the City can do to assist with the situation. Mayor Haynes responded that the City would review the existing ordinance and applicable State laws and will follow up with Mrs. Nash to determine whether the issue can be resolved.

APPROVAL OF MINUTES:

A motion was made by McMillian, seconded by Jones, to approve the Regular Called Meeting, January 23, 2026, and the State of the City, January 23, 2026, as presented. Upon vote, the motion carried unanimously.

CLAIMS AND ACCOUNTS:

Staff Accountant, Misti Fraser, was available for questions regarding the checklist. A motion was made by Miller, seconded by McMillian, that the Claims and Accounts dated February 4, 2026, be approved for payment as submitted. Upon vote, the motion carried unanimously.

REQUESTS AND PRESENTATIONS:

Consider an Order of General Election setting the May 2, 2026, Election to elect a Mayor, and Council positions for Ward 1 and Ward 4.

A motion was made by Nowowiejski, seconded by Miller, to order the General Election to be held on May 2, 2026, to elect a Mayor and Council positions for Ward 1 and Ward 4. Upon vote, the motion carried unanimously.

ORDINANCES AND RESOLUTIONS:

Consider a resolution declaring items and equipment from various departments as surplus property.

Public Works Director, Henry Wied, reported that the City has accumulated a number of vehicles, equipment, and other items that are beyond repair, have exceeded their useful life, have been replaced, or are no longer needed. We are requesting Council authorization to sell, scrap, or donate these items. Office equipment will first be offered for donation to a nonprofit organization, as such items typically do not perform well at auction; any remaining items will be scrapped.

Proceeds from the sale of the landfill wheel loader and articulated dump truck will be applied toward paying down the associated note. All other proceeds will be deposited into the Capital Improvement Fund.

Councilmember McMillian inquired about the mileage on several of the trucks. City Manager McIntosh explained that items marked with a single or double asterisk in the photos have either been absorbed into the Enterprise Fund or have already been replaced.

Mayor Haynes asked for confirmation that proceeds from the landfill wheel loader and articulated dump truck would be used to pay down the note. Mr. Wied confirmed and stated that the items will be listed on GovDeals with reserve pricing based on John Deere's guaranteed buyback amount, in an effort to maximize potential proceeds.

A motion was made by Nowowiejski, seconded by McMillian, to declare old vehicles, parts, furniture, and equipment as surplus property and authorize staff to sell, scrap, or donate. Proceeds from the landfill wheel loader and articulated dump truck will be used to pay down the note while all other proceeds are to be placed in the capital improvement fund. Upon vote, the motion carried unanimously.

RESOLUTION NO. R-26-04

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BROWNWOOD, TEXAS, DECLARING THE ITEMS LISTED IN THIS RESOLUTION AS SURPLUS PROPERTY AND AUTHORIZING THE DISPOSITION OF SAME.

Consider a resolution accepting the petition from the Brownwood Municipal Development District (BMDD) to annex approximately 3.27 acres located at CC Woodson into the City limits of the City of Brownwood.

Deputy City Manager Ray Tipton reported that the BMDD owns property located at C.C. Woodson (Property ID 78350) that is currently outside the city limits of Brownwood. In order to bring the property into the city limits, the BMDD must submit a petition to the City requesting voluntary

annexation. The BMDD currently owns seven parcels of land, two of which are located outside the city limits. The C.C. Woodson property has potential for economic development, and staff believes annexation would provide consistency and better alignment with the City's planning and development efforts. The remaining parcel outside the city limits is located in the industrial park. He recommended leaving that property outside the city limits to preserve flexibility should a prospective company seek to develop the site and negotiate a Payment in Lieu of Taxes (PILOT) agreement.

A motion was made by McMillian, seconded by Jones, to approve a resolution accepting the petition from the BMDD to annex 3.27 acres located at CC Woodson into the City limits of the City of Brownwood. Upon vote, the motion carried unanimously.

RESOLUTION NO. R-26-05

A RESOLUTION ACCEPTING A PETITION FROM PROPERTY OWNER BROWNWOOD MUNICIPAL DEVELOPMENT DISTRICT REQUESTING ANNEXATION OF AN APPROXIMATELY 3.27 ACRE TRACT OF LAND; SETTING A DATE, TIME, AND PLACE FOR A PUBLIC HEARING ON THE PROPOSED ANNEXATION; DIRECTING CITY STAFF TO PREPARE AND NEGOTIATE AN ANNEXATION SERVICES AGREEMENT WITH THE PROPERTY OWNER PURSUANT TO SECTION 43.0672 OF THE TEXAS LOCAL GOVERNMENT CODE; AND AUTHORIZING AND DIRECTING THE CITY SECRETARY OF THE CITY OF BROWNWOOD TO PUBLISH NOTICE OF SUCH PUBLIC HEARING.

Consider a resolution for the Brownwood Police Department to submit a grant application to the Office of the Governor for new body worn cameras.

Assistant Police Chief Jesse Mares stated that the Brownwood Police Department has utilized the WatchGuard camera system for the past seven years. The current body-worn cameras have become obsolete and are no longer covered under a maintenance warranty. Many of the cameras have reached the end of their service life and are no longer repairable. These cameras are used daily by patrol officers and detectives to record interactions with the public. In the past, the Department has been able to purchase a limited number of replacement cameras; however, this grant opportunity would allow the Department to place a larger order and transition all patrol officers to the same system without impacting the City's overall budget. The Department anticipates purchasing approximately twenty cameras and two charging stations.

A motion was made by Miller, seconded by Nowowiejski, to approve a resolution for the Brownwood Police Department to submit a grant application to the Office of the Governor for new body worn cameras. Upon vote, the motion carried unanimously.

RESOLUTION NO. R-26-06

AGREEMENTS AND CONTRACTS:

Consider authorizing the City Manager to sign a contract with Keep Texas Recycling (KTR). Public Works Director, Henry Wied, reported that Landfill Staff currently contact vendors to arrange the sale of recycled materials. Once a buyer is secured, staff are responsible for loading and transporting the materials to the vendor, with each trip averaging approximately 200 miles round trip.

The City has secured a two-year contract with KTR, a program within Keep Texas Beautiful, to provide hauling services. In the past, the City was not always able to contract hauling services due to insufficient volume to meet full truckload requirements. Through its network of recycling partners, KTR is able to coordinate both full and partial load pickups on the City's behalf. The cost for KTR's services is 10% of the sales revenue from the recycled materials, which is less than the cost incurred by staff to haul the loads. Additionally, partnering with KTR provides the City access to grant funding opportunities that are no longer available following the dissolution of Keep Brownwood Beautiful.

A motion was made by McMillian, seconded by Miller, to authorize the City Manager to sign a contract with Keep Texas Recycling (KTR). Upon vote, the motion carried unanimously.

Consider awarding a contract for the Riverside Park Phase II construction improvements.

City Manager, Marshal McIntosh, reported that in December, City Council authorized staff to solicit competitive sealed proposals for the Riverside Park Phase II improvements project. Five proposals were received from ASD Consultants, Inc., Covington Contracting, Inc., The Fain Group, LLC, UTZ Environmental Services of Austin, and West Fork Construction. Proposals were evaluated and scored based on price, completion time, experience, and conformance with the Request for Proposals. The submissions were reviewed by Taylor Engineering. Based on the evaluation process, Taylor Engineering and staff recommended awarding the contract to UTZ Environmental Services of Austin for the Riverside Park Phase II base bid improvements in the amount of \$1,997,204.34.

Riverside Park Phase II advances Council's direction for improvements to the City's largest park and implements priorities identified in the adopted Parks Master Plan. The project is primarily funded through a \$750,000 Texas Parks and Wildlife Department grant and focuses on enhancing accessibility, expanding family-friendly amenities, increasing functionality, and improving the overall park experience along the Pecan Bayou. Council set aside \$500,000 in our capital improvement funds in the budget year 24/25 specifically for the parks match, and then we have a remaining \$315,000 for American Rescue Funds and that would be interest or the left-over funds from Riverside Park Phase I, which were previously authorized by Council for the Phase II improvements. We anticipated around \$250,000 to be spent from City reserves. Riverside Phase II was packaged with a base bid and two add alternates to allow flexibility for pricing negotiations. Staff recommends awarding the base bid only leaving out the add alternates to reduce the overall cost of construction. The reduction of the two add alternates includes the removal of a small sidewalk near the pavilion, landscaping at the back nature trail, and the additional monument sign at the disc golf course and nature trail. The recommended motion on the Council briefing sheet includes authorization of an additional \$52,046. This is the playground portion of the project. At the last meeting, the BMDD approved \$450,000 for an additional playground. This is through a Buy Board contract. The \$52,046 is the remaining amount for additional sidewalk and furnishings around that playground. The park will remain open during Phase II of the project.

Following formal award by the Council, including determination of any additive proposals to be accepted, Taylor Engineering will issue a Notice of Award along with unexecuted contract documents to the selected proposer for review and execution.

A motion was made by McMillian, seconded by Jones, to award a contract for TPWD Project No. 48-01274 – Riverside Park Phase II to UTZ Environmental Services of Austin for \$1,997,204.34 for Riverside Park Phase II improvements and authorize an additional \$52,046 for additional expenses outside of the awarded Request For Purchase for the project. Upon vote, the motion carried unanimously.

REPORTS:

Budgetary Control Report

Finance Director, Melanie Larose, presented the City's Budgetary Control Report for the quarter ending December 31, 2025, 25% complete, which included: 1) Budget Summary – Total revenue collected 22.96% or \$10,967,923 and expenses were at 26.07% or \$12,455,976 2) Summary of Revenue – Mrs. Larose spoke about departments trailing high and low; A pie chart of Total Revenue shows Sales Tax 18%; Ad Valorem Tax 15%; Sewer revenue 14%; and Water revenue at 14%; 3) Expenditures – Mrs. Larose spoke about departments trailing high and low; A pie chart shows Total Expenditures with the Sanitation 13%, Water 13%, Police Department 12%, and the Fire Department 9%. 4) ARPA Grant Funds show a balance of \$312,973 remaining. 5) Comparative Investment Balance Analysis – There was \$14,095,158 in the Operating Funds compared to \$15,441,120 in 2024; The number of days in reserves is 108 days compared to 123 last year. 5) Sales Tax Analysis through January collected \$2,520,455 and is up \$188,896 compared to budget or 8.1% and up \$201,814 or 8.7% compared to last year. 6) Water Consumption and Sales Analysis – year to date, we have collected \$2,005,601.

Investment Report

Mrs. Larose presented the Investment Report for the quarter ending March 31, 2025. The total TexPool investment balance is \$20,226,742 and earned \$208,340 in interest. The total TexStar investment balance is \$37,229,491 and earned \$341,044 in interest. CNB total investment balance is \$37,519,274 and earned \$346,171 in interest. The investments are at TexPool 54%, TexStar 45%, and Citizens National Bank 1%. A pie chart for Type of Investments shows we have 46% in Bond Proceeds Funds; 41% in Operating Funds, 7% in Internal Designated Funds; and 6% in Special Use Reserve Funds. A line graph of Investment Interest Earnings shows we earned \$435,060. Comparison of Investments by Type – Operating Funds - Fourth Quarter 2023 \$15,617,600; Fourth Quarter 2024 \$15,441,119; and Fourth Quarter 2025 \$14,095,157.

EXECUTIVE SESSION:

Council convened into Executive Session at 4:56 p.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 551.072 – Deliberation Regarding Real Property

- A. Property located at 521 E. Baker
- B. Property located at 116 Brown Street

Council reconvened into open session at 5:21 p.m.

ACTION TAKEN AS A RESULT OF THE EXECUTIVE SESSION:

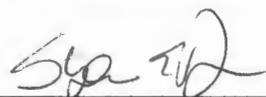
Section 551.071 – Consultation with Attorney

Section 551.072 – Deliberation Regarding Real Property

A. and B. A motion was made by McMillian, seconded by Miller, to authorize Deputy City Manager, Ray Tipton, to negotiate contracts to be brought back to Council for ratification and/or discussion for 521 E. Baker and 116 Brown Street. Upon vote, the motion carried unanimously.

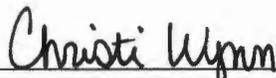
ADJOURNMENT:

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



STEPHEN E. HAYNES, Mayor

ATTEST:



CHRISTI WYNN, City Secretary