

The Early City Council met in regular session on Tuesday, June 8, 2021 at 6:00 p.m. with the following members present:

Mayor Mangrum

City Administrator Tony Aaron

Council members:

Economic Development Director Larry McConn

Leland Acker

City Secretary Brenda Kilgo

Travis Eoff

City Attorney Mark Bessent

Benny Allcorn

Charles Matlock

Garry Forisha

Establishing a quorum present, Mayor Mangrum called the meeting to order. Mr. Acker gave the invocation and led the Pledge of Allegiance.

Citizen's comments

No comments from citizens.

Consideration of Ordinance 2021-04, for a permanent abandonment and road closure of approximately 0.459 of an acre and being all of Mulberry Street lying between Block 1 and Block 4, Orchard View Addition.

Mr. McConn explained that this item was discussed, in relation to the next item on the agenda, in the meeting held on February 23, 2021. A plat of the property and a copy of the appraisal was provided to the Council. As formal procedure to sell the property, the approval of the abandonment and closure is required.

Mr. Allcorn made motion, seconded by Mr. Forisha, to approve Ordinance 2021-04 for a permanent abandonment and closure of Mulberry Street as presented. All members present voted "aye".

Consideration of approval to award bid for the purchase of property, 0.459 of an acre and being all of Mulberry Street lying between Block 1 and Block 4, Orchard View Addition.

The required bid notification process for sealed bids was followed, with a receipt deadline of June 4, 2021 at 3:00 p.m. The bid notice specified a minimum bid of \$6,000, based on the appraised value of \$4,800. Only one bid was received from Joe Cabrera for an amount of \$6,000. Mr. Cabrera owns adjacent property and will use this section as private access to his property.

Mr. Matlock made motion to accept and award bid of \$6000 to Mr. Cabrera for the purchase as stated. Mr. Allcorn seconded the motion and all members present voted "aye".

Consideration of a Resolution, 2021-EDR01, approving the use of Municipal Development funds to purchase a scoreboard at Early City Park.

Mr. McConn stated in the June 5th EMDD meeting the Board approved the use of Municipal Development funds for the purchase of a scoreboard, in the amount of \$7,343.60, for the ballparks at Early City Park. He noted that in 2019 the Softball Association was approved for an economic development grant to purchase a scoreboard but the grant process was never completed. The funds are available within this budget. A copy of the design was provided to the Council.

Mr. Matlock made motion, seconded by Mr. Eoff, to approve Resolution 2021-EDR01 for use of Municipal Development funds in the amount of \$7,343.60 to purchase the scoreboard. All members present voted “aye”.

Consideration of approval to accept donation from Canidae LLC for the purchase of a scoreboard for the Early City Park.

Mr. Aaron explained that he was approached by a local company, Canidae LLC, about sponsoring a scoreboard at the Early ballparks for advertisement. Through several discussions and various correspondence, a design, similar to the scoreboard to be purchased by EMDD funds, to include Canidae’s name and logo along with the City’s logo was presented with a donation in the amount of \$7,343.60 to purchase the scoreboard. Mr. Aaron stated that this scoreboard will be placed on baseball field #2. With the approval to accept the donation, city staff will place the order for the scoreboard as designed.

Mr. Acker made motion to accept the donation as received for the purchase of the scoreboard. Mr. Forisha seconded the motion and all members present voted “aye”.

Consideration of a Resolution, 2021-R10, supporting City of Early’s application to Texas Department of Transportation 2021 Transportation Alternatives Set-Aside (TA) call for projects.

The TA grant is to provide connectivity between residential, commercial and school locations within the City. Mr. Aaron stated that the available \$1.3 million grant is 100% funding with no required matching funds from the City due to the point system and the current status of point tally. In March, the Council gave verbal approval of the grant application; this resolution is a formal approval requirement of the application process.

Mr. Allcorn made motion, seconded by Mr. Matlock, to approve Resolution 2021-R10, supporting the TA grant. All members presented voted “aye”.

Presentation by Kendig Keast Collaborative on the progress of the Unified Development Code.

Mr. Aaron requested that the Mayor move on to item E. on the agenda, as the presenter for items number 6 and 7 has not arrived yet. Mayor Mangrum stated that if Mr. Baird is ready to present we will circle back to these two items after his presentation.

David Baird with Kendig Keast stated that he was ready and provided the last formal presentation on the UDC project via Zoom. He recapped the primary goals of the project and the specific chapters of the original City Code that are addressed within the UDC. He noted that this has been approximately a 16-month process and plans to have final draft to the Council for review within the next couple of days with adoption before the end of the month.

Key changes within the UDC include a consolidation and restructure of the zoning districts and land use types as follows:

Zoning Districts:

- AG – Agriculture (New)
- GR – General Residential
- MH – Manufactured Homes
- TC – Town Center (New)
- GC – General Commercial
- IN – Industrial

Land Use Types:

- P – Permitted
- L – Limited
- T – Temporary
- S – Specific
- Prohibited

There are also specific changes to Sign regulations and types as well as development review procedures.

Mr. Aaron noted that variances that have previously been brought to the Council for review should be reduced within the new UDC by the land use types and districts. The UDC provides decision criteria for more specific variances, so still allowable but not as frequent.

Presentation regarding the design, dredge and construction of a “Neighborhood Fishin’ pond.

Michael Homer with the Texas Parks & Wildlife Fisheries office in Abilene arrived and provided information to the Council regarding various programs, grants and procedures available for enhancements to the pond area on the Town Center property.

Mr. Homer stated that the three plus acres Town Center pond is one of only a few of its kind in the Big Country area and presents a unique opportunity for Early and the eligibility of these

programs and grants. Texas Parks & Wildlife has preliminarily approved \$45,000 toward this project. The funds would be solely for habitat restoration. The project would establish vegetation, restoration of native vegetation, install shoreline stabilization and erosion control with various means such as gravel beds, rock piles or artificial habitat structures. Water quality enhancements, such as aerators, may also be included. With the City's approval of commitment, TPWD will draft a project proposal including each entities responsibilities and requirements for the project. The application deadline is August 20, 2021 with a project completion of August 31, 2023. To proceed with the application, TPWD is looking for a commitment from the City for the project over a two year period.

He noted that the City would be responsible for the dredging of the pond. The best method for dredging is to drain the pond, most likely by flood irrigation. Once drained and dredged, the outside line of the pond can be reshaped and designed to plan concept. TPWD will work with the City to relocate the fish from the pond to Pecan Bayou. The pond, once complete, will be added to the TPWD Water Body Code list for scheduled stocking of fish.

Mr. Homer ended his presentation by reiterating the excitement and potential of the pond and the opportunity for other programs and grants toward this project/location to reach its full scope of design.

Consideration for approval of support and commitment to the “Neighborhood Fishin’” pond project.

Mr. Aaron reported statistics from the recent Public Hearing and survey on the recreational uses for the Town Center project. There were 96 responses to the online survey; 48 Early residents; 44 of the 96 selected both fishing and a dock as things they would like to see; 99.9% of comments were positive to the project as a whole.

Based on the response and the level of interest, he recommended the approval of the Council for support and to proceed with the project. He also noted that proposals for expenditures will be brought to the Council for approval prior to payment.

Mr. Matlock made motion, seconded by Mr. Eoff, to approve support and commitment for the project and the grant application as presented. All members present voted “aye”.

Executive Session in accordance with the provisions of Chapter 551, Texas Government Code, Section, 551-072 – Real Property.

Mr. Acker made motion to enter into Closed Session. Mr. Matlock seconded the motion and all members voted “aye” to enter into Executive Session at 7:22 p.m.

Reconvene into Open Session and consider action, if any, on items discussed in executive session.

Mr. Matlock made motion, seconded by Mr. Forisha, to reconvene into Open Session. All members present voted "aye", reconvening into Open Session at 7:35 p.m.

Consideration of approval to award bid for the purchase of property at 405 Early Boulevard and authorize Executive Director, Larry McConn, to enter into contract for the sale of such property.

Mr. Matlock made motion to approve and award bid to Crummann Investments, LLC in the amount of \$475,000 for the purchase of 405 Early Boulevard. Mr. Eoff seconded the motion and all members present voted "aye".

Administrator's Report

A request for street improvements for Broken Arrow was submitted on See/Click/Fix App by Mr. Thomas that included a photo and comment regarding citizens doing repairs on the street. Response was provided from Mr. Aaron explaining the process, schedule and budget factors regarding street repairs and improvements. A five-year Capital Improvement Plan is in development for such improvements, of which Broken Arrow is included within that plan.

Announcements

Annual Cyber Security training deadline, June 25, 2021

Next scheduled meeting and Budget workshop, June 22, 2021

Adjourn

Completing all business matters, Mr. Acker made motion to adjourn the meeting. Mr. Matlock seconded the motion and all members present voted "aye", adjourning the meeting at 7:40 p.m.

07-13-2021
DATE

Robert W. May
MAYOR

Brenda Kilsby
CITY SECRETARY