

The Early City Council met in regular session on Tuesday, June 22, 2021 at 6:00 p.m. with the following members present:

Mayor Mangrum  
Council members:  
Leland Acker  
Travis Eoff  
Charles Matlock  
Garry Forisha

City Administrator Tony Aaron  
Economic Development Director Larry McConn  
City Secretary Brenda Kilgo  
City Attorney Mark Bessent

Councilman Benny Allcorn was absent.

David Baird, Kendig Keast Collaborative, attended the meeting via Zoom.

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

#### **Citizen's comments**

No comments from citizens.

#### **Consideration to approve Ordinance 2021-05, for the enactment of the Unified Development Code, consolidating the City's land development ordinances; repealing and replacing specific chapters as stated within this Ordinance as of its effective date.**

Mr. Aaron stated that this very extensive process started approximately 16 months ago, with meetings held 2 days a week and video conference with David Baird every other week, trying to cover the largest part of the many diversities within the community, specific neighborhoods and land uses.

Mr. Baird commented that Early was more engaged in their project than most of his clients.

Chapters 2, 9, 18, 19, 20, 23, 24 and 25 will be repealed and replaced along with new chapters 23 (specific to unified development) and 25 (specific to wireless communication facilities). Nothing in the city that is currently existing will be unlawful based on new UDC, will be 'non-confirming' but still valid.

Planning & Zoning Commission met last night and recommend the adoption of the UDC as presented. Mr. Aaron stated that he and city staff also recommend the approval and adoption of the Unified Development Code.

Mr. Matlock made motion, seconded by Mr. Eoff, to approve **Ordinance 2021-05** to approve and adopt the Unified Development Code as presented. All members present voted "aye".

**Consideration to approve a Hotel Occupancy Tax Fund Grant application for Bass Clubs of Texas Top 6 Tournament, Resolution 2021-CVR01.**

Denise Hudson stated that this tournament was hosted in Early at the Visitors and Events Center for the first time in 2017. The tournament participants (250-275) this year has outgrown the facility; however, as part of the grant the CVB will provide the venue and meal from an Early business. Most of the participants are from out of town and will be staying in hotels in Early.

The Bass Club requested \$6000 for the grant and Ms. Hudson is recommending the funding to be up to the requested amount as in-kind services for the provision of the venue and banquet meal. She also noted that funds are available within this year's budget.

Mr. Matlock made motion, seconded by Mr. Acker, to approve Resolution 2021-CVR01 for a Hotel Occupancy Tax Fund Grant in an amount not to exceed \$6000 to the Bass Clubs of Texas. All members present voted "aye".

**Consideration to approve a Hotel Occupancy Tax Fund Grant application for Brown County Youth Fair Rodeo Supporters, Resolution 2021-CVR02.**

Ms. Hudson explained that this was funded for a first time event last year and that they have moved the event from October to September so it will fall within this budget year. A golf tournament is being added to the "Shooting for a Cause" clay shoot event this year. The request is for \$1000, same as previous year. Ms. Hudson recommends that the funding for this event be handled as a performance type grant in which the CVB will pay for the shooting range and course fees per player. With this type of funding, it will be a post event payment of funds.

Mr. Acker made motion, seconded by Mr. Forisha, to approve Resolution 2021-CVR02 for a Hotel Occupancy Tax Fund Grant as a performance type funding as presented. All members present voted "aye".

**Executive Session in accordance with the provisions of Chapter 551, Texas Government Code, Section, 551-087 – Economic Development.**

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 6:23 p.m.

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

Mr. Matlock made motion, seconded by Mr. Acker, to reconvene into Open Session. All members present voted "aye", reconvening into Open Session at 6:55 p.m.

**Economic Development Municipal Development grant application, Resolution 2021-EDR02, from Crummann Investments, LLC.**

Mr. Acker made motion to approve Resolution 2021-EDR02 for a not to exceed amount of \$75,000 for fiscal year 2020/2021 and an additional amount not to exceed \$75,000 within seven years. Mr. Matlock seconded the motion and all members present voted "aye".

### Administrator's Report

Progressing forward with the budgeted street sign and street scape project, black post street lamps and sign posts will be installed at all intersections from Lucas Drive to the Pecan Bayou. Street signs will remain consistent with the rest of the city, blue and white with City logo in left corner.

### Budget Workshop

Funds for this workshop include Water, Sewer and Sanitation.

Notable items include:

#### Water Fund

- \$15,000 electrical repair/upgrade for backup generator compatibility
- \$46,000 mini excavator (cut from previous budget years)
- \$62,500 System repairs to include water infrastructure on Autumn and McDonald Drive, replacement of 50 transmitters and encoders, and general repairs

#### Sewer Fund

- \$4,250 Genpack attachment for mini excavator
- \$35,000 Trench compactor
- \$40,000 System repairs to include sewer infrastructure on Autumn and McDonald Drive, general repairs

#### Sanitation Fund

- \$38,000 Trailer with roll-off bins
- \$30,000 Grapple trailer for brush pickup

Utility rates – no increase for several years, but may need to review and discuss within next one to two budget years; complete tier structure for Water, base fee for Sewer and Sanitation.

### Adjourn

Completing all business matters, Mr. Matlock made motion to adjourn the meeting. Mr. Forisah seconded the motion and all members present voted "aye", adjourning the meeting at 7:18 p.m.

  
CITY SECRETARY

07-13-2021  
DATE

  
MAYOR