

The Early City Council met in regular session on Tuesday, September 14, 2021 at 6:00 p.m. with the following members present:

Mayor Mangrum

Council members:

Leland Acker

Travis Eoff

Benny Allcorn

Garry Forisha

Economic Development Director Larry McConn

City Secretary Brenda Kilgo

City Attorney Mark Bessent

Councilman Charles Matlock and City Administrator Tony Aaron were absent.

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

Consideration of the minutes of special meeting held on August 20, 2021.

Mr. Forisha made motion, seconded by Mr. Eoff to approve the minutes as written. All members present voted "aye".

Citizen's comments

Walter Reed, new resident in Ridgewood Gardens as well as the county, addressed the Council stating that his main reason for attendance this evening was to learn more about the community but since he has moved he notice that most of the houses and business do not have address numbers visible on the structures. Mr. McConn stated that within the recent changes to the City's Code within this last year any new construction must have the address visible on the structure.

Public Hearing – Petition of Annexation – Longhorn Subdivision

Mayor Mangrum opened the Public Hearing at 6:04 p.m. and indicated for Mr. McConn to provide the information. Mr. McConn stated that the Sunrise Property Group has petitioned to annex approximately 113 acres located on Longhorn Drive and across from McDonald Park. The request for annexation is for the portion of the property that is not already included within the city limits. All notices and publications as required by the State has been met within the specified timeline prior to tonight's Public Hearing.

Having no questions or further discussion, Mayor Mangrum closed the Public Hearing at 6:07 p.m.

Consideration to approve a Service Agreement for Annexation at Longhorn Subdivision.

Mr. McConn explained that State statute for annexation now requires the City to enter into an agreement with the property owner detailing the services available and to be provided by the City for the property to be annexed. Services included within this agreement are all services available within the City: fire suppression, law enforcement, drainage code, water, sewer and sanitation utility services. Also stated within the agreement is that it is the developer's responsibility for the waterline and sewer infrastructure on the property and to the structures.

City Attorney stated that the full surveyed meets and bounds of the property should be included within the services agreement. Mr. McConn noted that he would contact the surveyor to request that information to be included within the agreement.

Mr. Allcorn made motion, seconded by Mr. Eoff, to approve the service agreement as presented with the inclusion of the full legal description as recommended by the City Attorney. All members present voted "aye".

Consideration to approve Ordinance 2021-11 to annex approximately 113 acres of W F Brown Abstract 154 and Joseph Hagelin, Abstract 415, into city limits.

As stated in the Public Hearing, the petition for annexation is for approximately 113 acres as requested by the property owners. City Attorney recommends that the full meets and bounds of the property to be annexed to be included with the map in Exhibit A of the Ordinance as well.

Mr. Eoff made motion, seconded by Mr. Allcorn, to approve Ordinance 2021-11 to annex the requested property as petition to include the full legal description as part of Exhibit A attached to the Ordinance. All members present voted "aye".

Consideration to approve Resolution 2021-R12, authorizing a 380 agreement between City of Early and Ja-Man Holdings, LLC regarding Phase 2 development at 340 Live Oak Dr.

Mr. McConn stated that a similar 380 agreement was approved about a year and a half ago for Phase 1 of this development. The agreement states that the developer/owner of the property will pay for the materials for the water and sewer line infrastructure and that the City will provided the labor to install the materials. The development plan for Phase 2 includes for at least 11 more units but limited to a total of 13 units within the agreement.

Mr. Acker made motion, seconded by Mr. Forisha, to approve Resolution 2021-R12, authorizing a 380 agreement with Ja-Man Holdings LLC. All members present voted "aye".

Consideration to approve Ordinance 2021-12, amending Chapter 23, Section 3-4-2, Signs requiring a permit, of the Unified Development Code.

Mr. McConn explained that with the recent adoption of the Unified Development Code staff was aware that some modifications would be necessary to make sure all areas are covered within the Code. Upon receipt of construction plans for a commercial development (Cefco) it was determined that the newly adopted UDC did not include for accessory signage. The amendment presented includes for the size, quantity and location allowed and required for directional or accessory signs.

Mr. Allcorn made motion, seconded by Mr. Forisha, to approve Ordinance 2021-12 amending Chapter 23, Section 3-4-2, of the Unified Development Code as presented. All members present voted "aye".

Consideration to approve Resolution 2021-R13, approving the negotiated settlement between Atmos Cities Steering Committee and Atmos Energy regarding the 2021 Rate Review Mechanism filing.

Atmos Steering Committee negotiated the settlement of the 2021 Rate Review Mechanism filing with Atmos Energy and presents the recommended Resolution for the Council's approval.

Mr. Acker made motion, seconded by Mr. Acker, to approve Resolution 2021-R13, regarding Atmos Energy 2021 RRM as presented. All members present voted "aye".

Consideration to approve the closure of Wills Way for National Night Out event.

Residents of Ridgewood Gardens submitted a request for both ends of Wills Way to be closed for thru-traffic for approximately two to three hours during the National Night Out event on Tuesday, October 5th. Homeowners and residents will be able to access their property during this time.

Mr. Forisha made motion to the closure of Wills Way as requested. Mr. Acker seconded the motion and all members present voted "aye".

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

No Executive Session.

Administrator Report

There was no Administrator Report.

Announcements

September 15th, 7pm – Early ISD Homecoming Parade

September 22nd, 12pm – West Central Texas Council of Governments Sub-Regional Meeting

October 5th – National Night Out

October 14th – Early Chamber of Commerce Banquet at Hideout Resort and Golf Club

Adjourn

Completing all business matters, Mr. Acker made motion to adjourn the meeting. Mr. Eoff seconded the motion and all members present voted “aye”, adjourning the meeting at 6:26 p.m.

Brenda Kilgo
CITY SECRETARY

09.28.2021
DATE
Robert Wang
MAYOR