

The Early City Council met in regular session on Tuesday, September 28, 2021 at 6:00 p.m. with the following members present:

Mayor Mangrum

Council members:

Leland Acker

Travis Eoff

Benny Allcorn

Charles Matlock

Economic Development Director Larry McConn

City Secretary Brenda Kilgo

City Attorney Mark Bessent

Councilman Garry Forisha was absent.

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

**Consideration of the minutes of special meeting held on September 14, 2021.**

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

**Citizen's comments**

No citizen comments.

**Consideration to approve final plat for Longhorn Subdivision Phase 1.**

Mr. McConn explained that the plat design is for Phase 1 of 4 within the Longhorn Subdivision located between Bluebonnet Drive and Skyview. Phase 1 consist of approximately 34 lots with streets as well as a retention pond and recreational park area of about 6.5 acres across from McDonald Park.

Planning & Zoning Commission met last night to review the plat. The plat was approved for recommendation for final approval by City Council.

Further discussion included information regarding an easement for the cemetery access, City obtained 10-foot right-of-way on Skyview for the purpose of widening the street in needed; inter-development streets have 60-feet right-of-way to include for 32-foot street width plus curb and gutter.

Mr. Allcorn made motion, seconded by Mr. Matlock, to approve the final plat as presented for Longhorn Subdivision Phase 1. All members present voted "aye".

**Discuss and consider to approve the Longhorn Subdivision master plan design.**

As part of the discussion on the previous item, Mr. McConn stated that the developers plan to develop the subdivision one phase at a time based on the layout of the Master Plan design. By developing phase by phase it allows for adjustments to lot sizes as demand to sell. The streets as recorded as approved by each platted phase and the City could retain right-of-way for those streets if necessary.

Mr. Allcorn made motion, seconded by Mr. Matlock, to approve the Master Plan design as presented for Longhorn Subdivision. All members present voted "aye".

**Consideration to appoint members for Planning & Zoning Commission.**

Three members have expiring terms: Gary Stovall, Brian Callaway, and Gordon Warren; additionally, Mr. Warren and Greg Ehlers have moved out of the district. With four seats open, it is staff's recommendation to re-appoint Mr. Stovall and Mr. Callaway and consider a call for resume or information for public interest on social media and our website to fill the other two open seats.

Mr. Eoff made motion, seconded by Mr. Acker, to re-appoint Gary Stovall and Brian Callaway to the Planning & Zoning Commission as recommended. All members present voted "aye".

**Consideration to appoint members for Municipal Development District Board of Directors.**

Two members have expiring terms: David Mercer and Kris Sparks; based on EMDD by-laws, Mr. Sparks has completed his second full term and is not eligible for re-appointment. It is staff's recommendation to re-appoint Mr. Mercer and consider a call for interest and information or resume on social media and our website for the remaining open seat.

Mr. Acker made motion, seconded by Mr. Matlock, to re-appoint Mr. Mercer and poll for interest for fulfillment of the open seat. All members present voted "aye".

**Consideration to approve Ordinance 2021-13, amending 2020-2021 Fiscal Year Budget.**

Mr. Aaron explained that the amendment presented includes for the General Fund and MDD Fund mainly to acknowledge the receipt of additional revenues received by one-time sales tax audit collection as well as the receipt of the final CRF Grant funds into the General Fund and the expenditures for which those funds were used as detailed in the exhibit provided.

The Early MDD Board reviewed and approved the MDD budget amendment in their last meeting held on September 13<sup>th</sup>.

Mr. Matlock made motion, seconded by Mr. Acker, to approve Ordinance 2021-13 amending 2020-2021 fiscal year budget 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.**

No Executive Session.

**Administrator Report**

**1. Amendments to Personnel Policy:**

\* As required by latest Legislative Session:

- \*Mental Health Leave must be provided for peace officer(s) involved in the response to or investigation of a traumatic event that causes unusual or strong emotional reactions having the potential to interfere with their ability to function during or after the incident. This policy defines the basis for the leave, the duration of leave available, the request and process of the leave as well as mental health services and resources available for the peace officer(s).
- \*Paid Quarantine Leave must be provided for fire suppression employees, peace officers, and emergency medical technicians who are ordered to quarantine or isolate due to possible or known exposure to a communicable disease while on duty, with no reduction in compensation or benefits. This policy defines the criteria of eligibility, return to work requirements, as well as specific language regarding no reduction in compensation and/or benefits of the eligible personnel.
- Volunteer Fire Fighter Compensation defines an incentive pay policy for active volunteer fire fighters for response on operational duty and/or administrative & training activities. The policy defines the eligibility criteria, the compensation criteria, the payment schedule, and the funding resources and limitations.

2. Texas Parks and Wildlife Department grant status – approximately \$1.7 million total grant of which the City's match portion should not exceed \$950,000 in cash, in-kind for labor & materials over the next two budget cycles; 21-22 budget is estimated for the land and in-kind labor, equipment and materials to be around \$500,000 (\$310,000-land; \$200-in-kind); 22-23 budget year is roughly estimated at \$150,000-\$200,000.

#### Announcements

October 5<sup>th</sup> – National Night Out

October 14<sup>th</sup> – Early Chamber of Commerce Banquet at Hideout Resort and Golf Club

#### Adjourn

Completing all business matters, Mr. Matlock made motion to adjourn the meeting. Mr. Acker seconded the motion and all members present voted “aye”, adjourning the meeting at 6:43 p.m.

10-12-2021

DATE

Robert May

MAYOR

Brenda Kiles  
CITY SECRETARY