

The Early City Council met in regular session on Tuesday, January 11, 2022 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
Charles Matlock	City Attorney Mark Bessent
Benny Allcorn	
Garry Forisha	

Council member Travis Eoff was absent.

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

Consideration of the minutes of regular meeting held on December 14, 2021.

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

Citizen's comments

No citizen comments.

Annual Racial Profile Report

Mayor Mangrum stated Chief Mercer was unable to attend the meeting and that the report would be provided at the next meeting.

Consider adoption of a Resolution, 2022-R01, creating 2022 Building Early, Texas Initiative; an economic development program under Chapter 380 of the Texas Local Government.

The program waives all permit and inspection fees for any new Single-family Residential (SF) or General Residential (GR) zoning construction, which could save the contractor \$1,000 to \$2,000. In 2021 the new homes constructed under this incentive were valued at approximately \$3 million for an estimated cost of \$10,107 and an estimated property tax receipts increase of \$8,800 in addition of utility revenues associated with the new residences.

Mr. Acker made motion, seconded by Mr. Matlock, to approve Resolution 2022-R01 creating 2022 Building Early, TX Initiative. All members present voted "aye".

Economic Development Municipal Development grant application, Resolution 2022-EDR01, to City of Early for Kelcy Way project.

The 2021/2022 Budget for EMDD included \$500,000 within Special Projects (economic development grant funds) for the construction of Kelcy Way. As a matter of housekeeping and correct accounting procedure, this resolution provides the details for the economic development

grant funds to the City for the expenses associated with the Kelcy Way project. All expenses for the project will be paid by the City. The MDD Board met on January 3rd and approved the Resolution and, due to the amount of the grant, the Council's approval is also required.

Mr. Matlock made motion, seconded by Mr. Forisha, to approve Resolution 2022-EDR01 as presented. All members present voted "aye".

Consider award of bid proposal, RFB No. 2021-001 for Kelcy Way project.

Bid specifications for the Kelcy Way project include 1300 feet of street (Kelcy Way) with the parking lot located at the west end of the street, located approximately behind Humphrey Pete's, and to connect with an entrance street from Early Blvd (Buena Vista).

Notification of the Request for Proposals for a competitive sealed bid was published on the City's website and in the Brownwood Bulletin as well as some direct solicitations that also included TXDOT bidders. Two bids were received.

Grider Paving LLC – total bid \$882,517.11
Kelcy & Son Paving – total bid \$971,900.80

Project engineers estimate the total construction for the project to be \$826,469.20. After review of both verified and valid bids received, it is the engineers as well as City staff to recommend awarding the bid to Grider Paving, LLC.

Mr. Acker made motion, seconded by Mr. Forisha, to approve and award Kelcy Way project bid RFB 2021-001 to Grider Paving LLC in the amount of \$882,517.11. All members present voted "aye".

Consideration to approve final plat for Singletree Subdivision.

Mr. McConn stated that this property is what was annexed into the city limits last month. The property consist of one 10-acre lot that is subdivided into 11 lots with a cul-de-sac as shown on the plat. The Planning & Zoning Commission met last night to review the plat. Based on their review, there are two points that are contrary to the UDC requirements:

1. Section 4:22 states that the maximum length of a cul-de-sac is 450 feet, the cul-de-sac on this plat is approximately 600 feet. Mr. McConn explained that length stated in the UDC was not the original request and that a proposal to change the language is currently in progress. There are other cul-de-sacs within in the city that are at least or more than 600 feet.
2. Lot 11 is smaller than a required lot size per the UDC. The Code requires a minimum lot size of 80-foot wide and 9,000 square-feet; Lot 11 is only 50-foot wide and approximately 4700 square-feet. It is the developers have a desire to purchase the lot adjacent to this one and request to keep Lot 11 as a right-of-way for the adjacent property. As a resolution to this contradiction, the developer will own Lot 11 and cannot transfer ownership for further development. In addition, a requirement of the deed language would state that Lot 11 be divided and revert to Lot 9 and Lot 10 in the case of the developer not able to purchase the adjacent property or decides not to continue with any future development plans.

The P&Z Board approved the plat with the two points as stated and it is their recommendation for the Council to offer final approval.

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

Executive Session in accordance with the provisions of Chapter 551, Texas Government Code Section 551.086 Economic Development.

Mr. Acker made motion, seconded by Mr. Allcorn, to enter into Executive Session. All members present voted "aye" and moved into closed session at 6:22 p.m.

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

Mr. Allcorn made motion, seconded by Mr. Acker, to reconvene into Open Session. All members present voted "aye" and reconvened at 6:28 p.m.


Economic Development Municipal Development grant application, Resolution 2022-EDR02, from Crummann Investments II, LLC.

Mr. Matlock made motion, seconded by Mr. Acker, to approve Resolution 2022-EDR02 for an economic development grant to Crummann Investments II, LLC for an amount not to exceed \$32,000. All members present voted "aye".

Adjourn

Having no Administrator's report and 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 6:31 p.m.


CITY SECRETARY

02-08-2022
DATE

MAYOR