

The Early City Council met in regular session on Tuesday, March 8, 2022 at 6:00 p.m. with the following members present:

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

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

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 regular meeting held on February 8, 2021.**

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

**Citizen's comments**

No citizen comments.

**Consider adopting an Ordinance, 2022-01, cancelling the General Election for May 7, 2022 and declaring the unopposed candidates elected.**

Mr. Forisha made motion, seconded by Mr. Matlock, to approve Ordinance 2022-01 cancelling the General Election for May 7, 2022 and declaring the unopposed candidates elected. All members present voted "aye".

**Consideration to approve Resolution 2022-R05, authorizing the execution of an Advance Funding Agreement with the Texas Department of Transportation for a Transportation Alternatives Set-Aside (TASA) project.**

Mr. Aaron stated that the TASA project is the sidewalk grant for connectivity within various areas of Early. The TxDOT budget for this project is \$686,000 and with the transportation credits the City of Early has received we qualify for a zero dollar cash match. This Resolution is affirming the support for the project and agreeing to the terms of the grant, stating that the City is responsible for 100% of the overage but none is anticipated. TxDOT will let for all construction bids and oversee the construction of the complete project.

Mr. Allcorn made motion to approve Resolution 2022-R05 authorizing the execution of the Advance Funding Agreement with TXDOT for a TASA project. Mr. Matlock seconded the motion and all members present voted "aye".

**Consider approval to enter into a contract agreement with Volkert, Inc. for materials testing and inspection on Kelcy Way project.**

Mr. Aaron stated that this is the second part of the engineering cost for the materials testing and inspections on the Kelcy Way project. The agreement proposal is for an amount not to exceed \$30,000 and is within the budget for the project.

Mr. Allcorn made motion to approve the agreement with Volkert for an amount not to exceed \$30,000. Mr. Matlock seconded the motion and all members present voted "aye".

**Discuss and consider authorization for the City of Early to issue requests for proposals (RFP) for administrative services and requests for qualifications (RFQs) for professional services for the Economic Adjustment Assistance (EAA) Program.**

Mr. Aaron explains that the Economic Adjustment Assistance Program is a funding opportunity up to \$4 million for economic development infrastructure such as water and sewer lines. The first step of the process is the RFP/RFQ for administrative and professional services.

Mr. Matlock made motion, seconded by Mr. Acker, to approve authorization to issue RFP/RFQ for administrative and professional services for Economic Adjustment Assistance Program. All members present voted "aye".

**Discuss and consider approval of parameters for a Memorandum of Understanding (MOU) with May Volunteer Fire Department regarding the sale and transfer of vehicle and equipment.**

Early Fire Department has a 2013 Chevrolet Tahoe available for sale or transfer and had discussed this unit with the May VFD and they have requested to purchase the vehicle if approved. Sale or transfer to a non-profit organization allows the ability to waive the bid process requirement. A draft Memorandum of Understanding includes the value of the vehicle between \$3,000 and \$5,000.

Mr. Matlock made motion, seconded by Mr. Forisha, to approve the sale and transfer of the unit to the May VFD for \$3,500. All members present voted "aye".

**Discuss and consider approval of parameters for a Memorandum of Understanding (MOU) regarding the sale and transfer of Early Fire Department military vehicle and equipment.**

The vehicle of discussion is a 1983 5-ton chassis brush truck that was acquired by the Early VFD through a grant for a military unit. It has not been used within the fleet in quite some time but would be of some value to another department. Since it was received through a grant we are able to transfer ownership but not sale for monetary value. The Potosi VFD has expressed interest. It is the recommendation that the unit be approved for transfer of ownership to another department within a Memorandum of Understanding (MOU) holding similar parameters as the MOU with May VFD except with no monies to be exchanged for the unit.

Mr. Acker made motion to approve the transfer of ownership to Potosi VFD within a Memorandum of Understanding as stated. Mr. Forisha seconded the motion. The motion passed with four (4) ayes and one (1) nay from Benny Allcorn.

**Consider approval for the use of American Rescue Plan Act (ARPA) funds for ARPA Project 01-2022 WWTP Replacement Equipment.**

Mr. Aaron explained that replacement equipment, a wastewater grinder and an irrigation barge, would be secondary or reserve items for the WWTP. These items are allowable expenditures under the American Rescue Plan Act. The estimated cost is approximately \$75,000 and will be solicited for bids.

Mr. Matlock made motion to approve the use of ARPA funds for the equipment as presented. Mr. Forisha seconded the motion and all members present voted "aye".

**Executive Session in accordance with the provisions of Chapter 551, Texas Government Code Section 551.072 Real Property and Section 551.086 Economic Development.**

Mr. Allcorn made motion, seconded by Mr. Matlock, to enter into Executive Session. All members present voted "aye" and moved into closed 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" and reconvened at 6:36 p.m.

**Economic Development Municipal Development grant application, Resolution 2022-EDR03, from Laserwash of Early.**

Mr. Forisha made motion to approve Resolution 2022-EDR03 for an economic development grant to Laserwash of Early.

There was some discussion regarding the sale of City owned property, Lots 14 and 16 of Block 2 Fawn Ridge Estates. As it was not a specific agenda item no action was taken and is expected to be on the agenda for a future meeting.

**Administrator's Report**

Town Center – have some developer interest on certain properties; working through some challenges; certain legal restrictions on the sale of city property for economic development; exciting prospects; anticipate engineer design plans of the boardwalk soon; hopeful to have first legitimate buyer and end user within the next month.

Texas Parks & Wildlife Grant – anticipate the award information on the \$1.7 million grant regarding the recreational plan for Town Center very soon.

Petco – announcement last week; approximately 11,000 square-foot building at corner of C.C. Woodson and Early Blvd; new prototype for rural areas, hobby farmers not just dog and cat supplies; anticipate it to be a great sales tax generator.

Kelcy Way – in progress; scheduled for approximately 6-month construction but hope to see near completion by June; some delay due on City side of the project regarding the water and sewer infrastructure.

Town Center Pond – awaiting geo-testing after the initial drain; try to determine best way to proceed with digging it out with a current water present; 30% completion of plan delivery.

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 6:45 p.m.

Brenda Kilgo  
CITY SECRETARY

03-22-2022  
DATE  
Robert May  
MAYOR