

The Early City Council met in regular session on Tuesday, May 10, 2022 at 6:00 p.m. with the following members present:

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

City Administrator Tony Aaron
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. Allcorn gave the invocation and led the Pledge of Allegiance.

Consideration of the minutes of regular meeting held on April 12, 2022.

Mr. Allcorn made motion, seconded by Mr. Acker to approve the minutes as written. All members present voted “aye”.

Citizen's comments

There were no citizen comments however, Mayor Mangrum took this time to read a letter received from the TEXOMA Touring Club, thanking the City and more specifically Denise Hudson-Brian for her involvement with their Car Club Tour event. The letter expressed their appreciation for all of her assistance, knowledge and recommendations for the area, creative ideas and “goody-bags”.

Administer Oath of Office to Elected Officials

Mayor Mangrum administered the Oath of Office to Benny Allcorn, Charles Matlock and Leland Acker.

Proclamation – Public Works Week

Mayor Mangrum read aloud a proclamation of appreciation and recognition of National Public Works Week sponsored by the American Public Works Association. May 15 – 21, 2022 marks the 62nd annual event. This year's theme is “Ready and Resilient”.

Proclamation – National Police Week

Mayor Mangrum read aloud a proclamation of recognition of National Police Week. May 15th is proclaimed as National Peace Officers Memorial Day and the calendar week in which the 15th falls is designated as National Police Week, May 15 – 21, 2022.

Consideration to elect a Council member as Mayor Pro-Tem.

Mr. Eoff made motion to elect Benny Allcorn as Mayor Pro-Tem. Mr. Matlock seconded the motion and all members present voted “aye”.

Consider Resolution 2022-EDR04, on second and final reading, approving Municipal Development funding request from JMCA Enterprises, Inc.

Mr. McConn read aloud:

A RESOLUTION OF THE EARLY MUNICIPAL DEVELOPMENT DISTRICT A POLITICAL SUBDIVISION OF THE CITY OF EARLY, TEXAS, APPROVING AN AGREEMENT BETWEEN THE EARLY MUNICIPAL DEVELOPMENT DISTRICT AND JMCA ENTERPRISES, INC. DBA LEON RIVER MERCANTILE, AWARDING ECONOMIC DEVELOPMENT SALES TAX FUNDS TO JMCA ENTERPRISES, INC. DBA LEON RIVER MERCANTILE LOCATED AT 515 EARLY BLVD. IN EARLY TEXAS IN THE AMOUNT NOT TO EXCEED \$33,000 FOR FISCAL YEAR 2021/2022; AND AUTHORIZING THE DIRECTOR OF ECONOMIC DEVELOPMENT TO EXECUTE THE NECESSARY DOCUMENTS; AND PROVIDE AN EFFECTIVE DATE.

Mr. McConn stated that the requested funds are to be used for façade improvements and new signage. Further noting that the owners of Leon River Mercantile are very happy with their location in Early leading to the decision to invest in the improvement to this location versus building a new store in another city.

Mr. Acker made motion, seconded by Mr. Matlock, approve Resolution 2022-EDR04 for a Municipal Development grant for JMCA Enterprises, Inc. for an amount not to exceed \$33,000. All members present voted "aye".

Department Reports

Mayor Mangrum announced that he would modify the agenda to move the Department Report presentations before going into Executive Session.

Public Works Department (Nathan Land, Public Works Director):

- Quarterly Report covering January – March 2022
- 108 work orders – Water & Sewer
- 100 work orders – Sanitation
- 12-inch main water line break in January; repaired 3 times throughout the week; approximately a 20-yard section of poly pipe water line; installed a second valve for better isolation for future occurrence; boil water notice issued for (7) customers vs. entire city or area.
- Hired Street/Right-of-way crew; (1) Full-time, (1) Part-time; doing a great job staying on top of all areas throughout the city; take pride in their work and presentation for City/Community
- Installation of infrastructure (water/sewer lines) for two new businesses, HTeaO and Petco
- Materials/inventory – increase in costs and availability a continued problem; try to keep as much in inventory of most used parts (for 6-inch) as possible and replace as used.
- Full staff for all departments; recent new hires have been good finds and fits to the organization.

Parks Department (David Gist, Parks & Recreation Director):

- Quarterly Report covering January – March 2022

- Softball season just ended; Baseball season starting; lots of compliments regarding all of the improvements to the City Park, fields and facilities.
- Field 5 improvement for this fiscal year; new dugouts, new bleachers (by donation), better accessibility to the field for players and spectators, parking lot under construction currently
- Pavilion at McDonald Park – largely by donation with some City labor and materials; rock cages around piers, similar to City Park fence/entrance
- New scoreboards at ballparks; wireless; very sharp/impressive look; well received by all
- State Baseball Tournament to be hosted in Early in June; approximately 15 teams; huge impact for Early tourism, hotel stays, sales tax and community presentation.
- Maintenance – playing surfaces of fields; level-up; end fields in good condition with ‘good’ dirt

Finance Department (Brenda Kilgo, City Secretary)

- Revenues – Sales tax at 84% of annual budget; average increase for this quarter from last year at same time is 134%, 143% average increase from pre-COVID (2018/2019); Property taxes budgeted at 86.6% collection rate but actual is closer to 80%; CVB facility rental revenues at 145% of annual budget
- Expenditures – most all at average 50% milestone; overage in Street Improvements due to Kelcy Way budgeted between City and MDD but actual all through City with transfer from MDD
- Utility Revenues – base price increases show increase in Sewer and Sanitation considerable over 2020/2021; for Water, base rate increase offset some by decrease of per gallon usage rates, so actual receipts shows decrease in revenues for this quarter over 2020/2021;
- Checking account balances of \$5,719,551 are securely covered as of 3/31/2022 Market Value pledged bonds of \$7,986,515

Executive Session in accordance with provisions of Chapter 551, Texas Government Code, Section 551.087, Economic Development and Section 551.071, Consultation with Attorney

Mr. Eoff made motion, seconded by Mr. Matlock, to enter into Executive Session. All members present voted “aye”, entering into closed session at 6:43 p.m.

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

Mr. Acker made motion, seconded by Mr. Matlock, to reconvene into open session. All members present voted “aye”, entering back into open session at 7:05 p.m.

No further action was taken regarding any items discussed in Executive Session.

Administrator’s Report

2022/2023 Budget Planning Calendar – all budget workshops and required public hearings currently planned for regular scheduled meeting dates; Budget and Tax Rate adoption slated for August 22nd, 71st day before uniform Election Day

Early Town Center progress report – Pond plan delivery expected within 2 weeks, solicit for bids after plan delivery; Walking Trail plans anticipated for August; Kelcy Way some delay mainly to water/sewer materials and installation, mixer delivered today; Surveyor lined up and commercial appraiser onsite today, complete reports within couple of weeks, both survey and appraisal needed before able to ‘sell’ for development.

Announcements

Smart City Expo – May 12th at McDonald Park, 4pm – 7pm

LCRA grant check presentation – May 19th at 106 ½ Early Blvd, 10:30 a.m.

Adjourn

Completing all business matters, Mr. Acker made motion to adjourn the meeting. Mr. Matlock seconded the motion and all members present voted “aye”, adjourning the meeting at 7:11 p.m.

06/14/2022

DATE

Ronald Mangum

MAYOR

Brenda Kitgo

CITY SECRETARY