

The Early City Council met in regular session on Tuesday, June 14, 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  
Garry Forisha

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. Eoff gave the invocation and led the Pledge of Allegiance.

**Consideration of the minutes of regular meeting held on May 10, 2022.**

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

**Citizen's comments**

There were no citizen comments.

**Public Hearing – Variance to Section 22-91 to allow a secondary water supply source from a third party supplier for 123 Northline Drive.**

Mayor Mangrum opened the Public Hearing at 6:01 p.m. and allowed Mr. McConn to present the request regarding 123 Northline Drive. Mr. McConn stated that Ordinance 95-07 established the language stated within the City's Code of Ordinance Section 22-91. Mrs. Andra lafrate requested the variance to allow an irrigation meter from Brown County Water Improvement District (BCWID) to be reinstated at 123 Northline Drive. Mrs. lafrate was present at the meeting and addressed the Council regarding the request. She stated that they did not realize that the irrigation line existed until it was run over by a lawnmower in 2021 shortly after they purchased the property. She is requesting to have the meter and account reinstated by the Water Improvement District for the purpose of outdoor usage such as watering the yard, filling swimming pool, etc.

Mr. McConn concluded with some history of the irrigation (untreated water) lines within the city limits as far back as 1995; however, it is also noted that once an account is disconnected the reconnection is not allowed by the BCWID. According to the BCWID account records, the irrigation account for 123 Northline Drive was disconnected in 2019 due to non-payment.

In closing of the Public Hearing, Mr. McConn stated that Staff does not recommend the granting of the variance as requested by Mrs. lafrate.

**Consideration to approve a request for a variance to Section 22-91 to allow a secondary water supply source from a third party supplier for 123 Northline Drive.**

No motion was made and therefore no action was taken on this item.

**Discuss and consider to approve Ordinance 2022-03, amending Unified Development Code, Chapter 23, Articles 2, 8, and 10 relating to Trailer Sales and Rentals.**

As stated at the time of the UDC adoption, updates were to be expected as further review and processing of plans and developments within the city. This amendment request is specifically for trailer sales regarding the land uses and type of businesses. (Articles 2, 8, and 10)

Currently, the closest type of business for trailer sales is auto sales; but, the land use for that type of business is overly restrictive to business development as related to trailer sales. After review of the current UDC and the development plan for trailer sales business, it is the staff's recommendation to amend the UDC as presented in the Ordinance.

Mr. Matlock made motion, seconded by Mr. Eoff, to approve Ordinance 2022-03 amending the UDC as provided. All members present voted "aye".

**Consideration to approve Ordinance 2022-04, to change the zoning designation from SF to GC for approximately 0.98 acres of Francis Hunt, Survey 18, Abstract 408, known as 102 Oak Street.**

Mr. McConn stated that the property owners of 102 Oak Street, Early Trailer Sales, submitted a request for a zone change from the (SF) Single-Family District to (GC) General Commercial District for the back portion of the lot. The lot is 500-feet deep and 80-feet wide, with the back 200-feet zoned as SF.

The P&Z Commission met on June 6<sup>th</sup> regarding this item and it is their recommendation to approve the zone change. There were eleven (11) notice letters mailed to surrounding property owners and other than two inquires as to the nature of the letters there were no other responses for or against the request.

Mr. Allcorn made motion to approve Ordinance 2022-04 to change the zoning designation for 102 Oak Street from SF to GC. Mr. Forisha seconded the motion and all members present voted "aye".

**Consideration to approve Ordinance 2022-05, to change the zoning designation from SF to MH for Homewood Subdivision, Block 2, Lot 8 and Lot 9, known as 103 and 105 West Street.**

Property owner, Levi Carter, submitted a request for a zone change from Single-family (SF) to Manufacture Home (MH) for 103 and 105 West Street. Mr. McConn stated that a Special Use Permit was issued to Mr. Carter for 103 West Street back in 2017 for a manufactured home on that property. At this time, Mr. Carter would like to place a manufactured home at 105 West Street for a family member to reside. With the adoption of the UDC the issuance of a Special Use Permit is no longer an option. The property is adjacent to a Manufactured Home District on the back property line. With the location it is recommended to change the zoning district for these two properties from SF to MH.

The P&Z Commission met on June 13<sup>th</sup> regarding this item and it is their recommendation to approve the zone change. There were thirteen (1) notice letters mailed to surrounding property owners with no responses for or against the request.

Mr. Forisha made motion to approve Ordinance 2022-05 to change the zoning designation for 103 and 105 West Street from SF to MH. Mr. Matlock seconded the motion and all members present voted "aye".

**Consider approval of Resolution 2022-R06, suspending the effective date of Oncor Electric Delivery Company's requested rate change.**

Oncor filed an application on or about May 13, 2022 with cities retaining original jurisdiction seeking to increase system-wide transmission and distribution rates by approximately 4.5% over present revenues. If approved, an 11.2% increase in residential rates and a 1.6% increase in street lighting rates will be effective August 1, 2022 (changed from original date of June 17, 2022). The Steering Committee of Cities Served by Oncor recommends that the City approve the resolution to suspend the effective date to allow for review of the application.

Mr. Allcorn made motion, seconded by Mr. Acker, to approve Resolution 2022-R06 suspending the effective date of Oncor's requested rate change. All members present voted "aye".

**Consideration to approve Resolution 2022-R07, regarding the approval of subdivision plats for property located in the city limits of Early and its Extraterritorial Jurisdiction.**

Mr. Aaron explained that this resolution would relieve the County Surveyor of the responsibility to review and approval process for permanent record of plats within Early city limits or its ETJ and accept the approval of licensed surveyor that issued the plat and provided all necessary documents to the City. The City will continue to file all records at the Court House with the County Clerk.

Mr. Matlock made motion, seconded by Mr. Forisha, to approve Resolution 2022-R07 as presented. All members present voted "aye".

**Executive Session in accordance with provisions of Chapter 551, Texas Government Code, Section 551.072, Real Property and Section 551.071, Consultation with Attorney**

Mr. Allcorn made motion, seconded by Mr. Matlock, to enter into Executive Session. All members present voted "aye", entering into closed session at 6:41 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 7:04 p.m.

**Consideration to approve entering into a land lease agreement with Solaris Oilfield Infrastructure.**

Mr. Allcorn made motion to approve authorization for City Administrator to enter into a land lease agreement with Solaris Oilfield Infrastructure. Mr. Matlock seconded the motion and all members present voted "aye".

### Administrator's Report

#### Early Town Center progress report

- Road Construction – moving along, getting ready for curb/gutter and sidewalks to be formed and poured by contractor; working on landscape and lighting plan to include trenches and materials for irrigation and electrical service; Oncor to set poles for power.
- Pond – plans are about 95% complete; estimated approximately 900,000 cubic yards of the pond base to be removed
- Boardwalk – very excited with the design on the preliminary artist renderings; final renderings expected by end of the month
- MDD Board approved the solicit bids for the sale of property, site F of the Town Center Master Plan.


### Budget Workshop

- Department requests have been submitted and working through those; no large ticket items included at this time, mainly cost of operations (fuel/materials/equipment/maintenance); more focus on Town Center budget for both City and MDD budgets; TWDB sewer project still awaiting final approval for use of funds; working on budget estimates for the Orchard intersection project.
- TML insurance rates for employee health benefits has increased approximately \$100/month per plan for next budget year; currently City contributes \$800/month per employee for medical plan and overage is applied to dental/vision/dependent coverage/HRA or HSA; propose to increase defined contribution to \$850 to split the increase in cost; overall increase to budget total approximately \$19,000. General consensus of Council agrees to \$850 defined contribution per employee for 2022-2023 budget year.

### Adjourn

Concluding the budget workshop and having no further announcements, Mr. Matlock made motion to adjourn the meeting. Mr. Acker seconded the motion and all members present voted "aye", adjourning the meeting at 7:20 p.m.

  
CITY SECRETARY

07-12-2022  
DATE  
  
MAYOR