

The Early City Council met in regular session on Tuesday, August 9, 2022 at 6:00 p.m. with the following members present:

Council members:	City Administrator Tony Aaron
Benny Allcorn	Economic Development Director Larry McConn
Leland Acker	City Secretary Brenda Kilgo
Travis Eoff	City Attorney Mark Bessent
Charles Matlock	

Mayor Mangrum and Council member Garry Forisha were absent.

Establishing a quorum present, Mayor Pro-Tem Benny Allcorn called the meeting to order. Mr. Acker gave the invocation and led the Pledge of Allegiance.

**Consideration of the minutes of regular meeting held on July 26, 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 – 2022 Tax Rate**

Mayor ProTem Allcorn opened the Public Hearing at 6:01 p.m. and turned it over to City Administrator. Mr. Aaron provided the following information regarding the proposed tax rate:

2021 Tax Rate	0.49930
2022 No New Revenue Rate	0.22957
2022 Voter Approval Rate	0.29955
2022 Di Minimis Rate	0.36238
2022 Proposed Tax Rate	0.36238

The proposed tax rate is a 27.4% reduction from the 2021 rate and the lowest rate the City of Early has proposed in over 10 years. Mr. Aaron explains that although the proposed tax rate is lower and with the increase in property values show an increase in tax revenue, a pending litigation regarding the values in the industrial sector will actually result in approximately a \$200,000 loss in property tax revenues to the City of Early.

There were no citizens present for the Public Hearing. Having no further discussion from the Council, the Public Hearing was closed at 6:04 p.m.

**Consideration to ratify EMDD agreement with Volkert, Inc. for engineering services on Parkway Drive property.**

Mr. McConn stated that the EMDD Board approved to enter into an agreement with Volkert in their August 1st meeting. The agreement includes engineering services for the property to be purchased by the EMDD located on Parkway Drive, adjacent to the Petco. It is anticipated that

the 1.4 acre lot will need some drainage work along with some build up to ensure it is above the flood plain. Volkert, Inc. has proposed a cost of \$15,000 for their services on this property.

Mr. Matlock made motion, seconded by Mr. Eoff, to approve the agreement between EMDD and Volkert as presented. All members present voted "aye".

### **Administrator's Report**

- Kelcy Way – curbs and gutters are being installed; sidewalk project coming soon; anticipate paving to be completed before September 30<sup>th</sup>.
- Town Center Lake – due to some inquiries and changes regarding the scope of work, the bid acceptance date was extended to August 15<sup>th</sup>; plan to award bid at the August 19<sup>th</sup> meeting; 4 to 5 contractor inquiries so hopeful we'll have some competitive bids.

### **Budget Workshop**

- Budget summary includes all funds; total net revenue \$11,216,361 (0.85% decrease from last year), total net expenditures \$10,835,939 (4.16% increase from last year), total net ending fund balances \$380,422 (58.19% decrease from last year)
- Town Center
  - o Detail of funds show the project and where monies coming from (City funds, grants, donations, etc.)
  - o Items moved from current year in to next year budget include lake project and batting cage
  - o Boardwalk – phase 1 of construction included within proposed budget; approximately 1/3 of complete project
- ARPA Projects
  - o Approximately \$780,000 total funds from American Rescue Plan
  - o Budget breakdown of fund uses to included WWTP replacement equipment (\$115,965); Fire department Air packs, bunker gear, station repairs (\$36,000); Town Center walkway and public restrooms (\$300,000); Water line repairs, hydrants, meter replacements, pump station repairs (\$145,000); Crescent Street sewer project (\$100,000)
- TWDB Project – Crescent Street sewer rehab; remaining funds \$785,000 used for construction and contractors for phased-type project plan
- Capital Improvement Plan; revolving 5-year plan for large projects; current 5-year total beginning 22/23 budget \$12,641,837
- Overall Budget
  - o change in Fire department to add (2) full-time positions to moderate/limit overtime, brings department to (6) full-time firefighters, scheduling for 2 firefighters on 24-hours a day
  - o not in this budget but anticipate for next budget discussion to include a Resource Officer at the school, participate funding and MOU with ESID.

### **Executive Session in accordance with the provisions of Chapter 551, Texas Government Code, Section 551.074 Personnel Matters, regarding City Administrator employment agreement.**

Mr. Acker made motion, seconded by Mr. Matlock, to enter into Executive Session. All members present voted "aye" entering into closed session at 6:31 p.m.

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

Reconvening into Open Session at 7:11 p.m., Mr. Acker made motion to extend the City Administrator employment agreement for one year, including a 6% salary increase and increasing the vehicle allowance to \$1,000 per month. Mr. Matlock seconded the motion and all members present voted "aye".

**Announcements**

Public Hearing on 2022/2023 Budget – August 19<sup>th</sup> 12:00 (Noon); lunch at 11:30 a.m.

**Adjourn**

Concluding all business, Mr. Matlock made motion to adjourn the meeting. Mr. Acker seconded the motion and all members present voted "aye", adjourning the meeting at 7:13 p.m.

Brenda Kilgo  
CITY SECRETARY

08/19/2022  
DATE  
Robert J. Mangione  
MAYOR