

The Early City Council met in special session on Wednesday, February 22, 2023 at 4:00 p.m. with the following members present:

Mayor Mangrum

Council members:

Benny Allcorn

Leland Acker

Garry Forisha

Travis Eoff

City Administrator Tony Aaron

Economic Development Director Larry McConn

City Secretary Brenda Kilgo

City Attorney Mark Bessent

The following were absent:

Council members Charles Matlock

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

Citizen's comments

There were no citizen comments.

Discuss and consider adoption of an Ordinance, 2023-01, authorizing the Issuance and Sale of City of Early, Texas Combination Tax and Revenue Certificates of Obligation, Series 2023; levying an annual Ad Valorem Tax and providing for the security for and payment of said Certificates of Obligation; providing an effective date; and enacting other provisions relating to the subject.

Mr. Erik Macha and Mr. Kristopher Vasquez, Hilltop Securities, joined the meeting via video conference at 4:06 p.m.

Issuance details include an effective rate of 4.14% (compared to +/- 6% quoted in November); \$4.139 million total cost for closing in March; with insurance of 27base points saves approximately \$20,000 to \$30,000 on the total cost of the issuance; principal payments begin 2027 (current general refunding debt matures 2027); principal and interest payments approximately \$345,000 annually.

Use of the Certificate of Obligation funds are for water and sewer infrastructure, street construction, parks and recreational walking trail and boardwalk for the Town Center development. Total of \$4 million will be deposited on the day of closing, March 21, 2023.

Mr. Macha stated that they are pleased with the rate considering the recent market. He also noted that the COs have a callable option in 2032 if City wanted to pay off early and/or refinance.

Mr. Aaron briefly discussed the spreadsheet reviewed in last week's meeting that showed the potential revenue to include property sales for hotel, restaurants and retail of approximately \$3.35 million. It also showed estimated annual revenue projections for sales tax, property tax, alcohol tax and hotel occupancy tax, as well as utility revenues for the City of Early. These annual projections for the City of Early were approximately \$2.62 million.

Mr. Eoff made motion approve Ordinance 2023-01 authorizing the issuance and sale of City of Early Certificates of Obligation, Series 2023. Mr. Forisha seconded the motion and all members present voted "aye".

No Executive Session

No Administrator's Report

Announcements

TMCN Leadership Program Press Release – March 1st 11AM at Early Visitors and Events Center
Memorial service for Brownwood Council member Draco Miller – March 4th 1PM Brownwood Coliseum

Adjourn

Concluding all business, Mr. Acker made motion to adjourn the meeting. Mr. Eoff seconded the motion and all members present voted "aye", adjourning the meeting at 4:15 p.m.

Brenda Kilgo
CITY SECRETARY

03-14-2023
DATE
R. J. May
MAYOR