

The Early City Council met in regular session on Tuesday, March 28, 2023 at 6:00 p.m. with the following members present:

Mayor Mangrum

Council members:

Benny Allcorn

Leland Acker

Garry Forisha

Charles Matlock

Travis Eoff

City Administrator Tony Aaron

Economic Development Director Larry McConn

City Secretary Brenda Kilgo

City Attorney Mark Bessent was absent.

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

**Consideration of the minutes for regular meeting held on March 14, 2023.**

Mr. Forisha 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.

**Consideration to approve Ordinance 2023-04, to change the zoning designation from SF to GR for approximately 3.16 acres of Jacob Duckworth, Survey 56, Abstract 240, known as 720 Longhorn Drive. (Item tabled from last meeting)**

Mayor Mangrum stated that it has been recommended to table this item until the next meeting to continue research of the legalities for the City's authority as it pertains to the property's status of both in and out of the city limits.

Mr. Acker inquired as to why there would not be an action taken tonight if the Council plans to not approve the zoning change. Mr. Aaron responded that the further research is to confirm the process so a precedent is (or is not) set for and future request of similar matters.

Mr. Forisha made motion to table this item until the next meeting to allow city staff and attorney to research the topic further. Mr. Allcorn seconded the motion and all members present voted "aye".

**Consideration to approve excused absences of Council members for scheduled Council meetings.**

Mr. Aaron reported that a couple of Council members have missed February and March meetings due to family illness. Section 22.041 of Local Government Code and Title II, Article 3, Section 7.07 of Municipal Law and Procedures Manual require that an excused absence must be obtained in order for the member's office not be considered vacant after 3 consecutive absences. While

neither Council member have missed 3 consecutive meetings, only 2 regular scheduled meetings have been missed by both, it is recommended to approve the excused absences at this time to alleviate any concern.

Mr. Acker made motion to approve the absences as excused as recommended. Mr. Forisha seconded the motion and all members present voted "aye".

**Consideration to approve the disposal or sale of items as salvage or surplus.**

Chief Mercer reported that there are several items from the Police Department available to be sold or destroyed. The items listed include patrol car equipment (bumpers, gun racks, etc.), electronics equipment (computer mounts, old radios, charges, etc.) and an old window AC unit from storage. He also noted that anything in good condition and of value will be placed on a government auction site for sale; anything with no value will be destroyed.

Mr. Acker made motion to approve the list of items for sale or destroy as presented. Mr. Matlock seconded the motion and all members present voted "aye".

**Consider approval to add cash-application/digital wallet options to receive payments and donations on the City of Early Beautification bank account.**

Mr. Aaron explained that this application would only be applied to the one account and the main purpose is for the ability to receive donations for the TMCN Leadership project and fundraising efforts. It would also be set up to only receive payments not to make payments from the account. Still doing some research on how information is recorded/reported for each transaction. There are some other municipalities allowing these digital wallet options for utility payments but we are not recommending that approval at this time.

Mr. Acker made motion to approve to addition of the cash-app/digital wallet option to receive payments on the Beautification bank account. Mr. Forisha seconded the motion and all members present voted "aye".

**Consideration to approve Resolution 2023-R08, for the purchase, renovation and financing of property by Brown County Appraisal District for an appraisal office.**

Mr. Aaron acknowledged the attendance of Chief Appraiser Britt McKibben and Patrick Mooney from the Brown County Appraisal District at the meeting. Mr. Aaron explained that the Appraisal District is looking to purchase/finance the property located at 3804 Highway 377 South in Brownwood with the intent to renovate and use as their office location.

There will be no additional cost added to each entities budget payments, BCAD has already included and prepared for this transaction within their budget. The Appraisal District must receive a super approval (12 out of 15 entities) in order for them to proceed with this transaction. This resolution is an approval and show of support from the City of Early, there is no commitment of funds other than the already budgeted funds for the fiscal year.

Mr. Matlock made motion to approve Resolution 2023-R08 for the purchase, renovation and financing of the property by BCAD as presented. Mr. Acker seconded the motion and all members present voted "aye".

**Consideration to approve Ordinance 2023-06, amending City of Early Code of Ordinances Chapter 5 Animals and Fowl.**

As part of the ongoing ordinance review, revisions have been made to this section to update statutory corrections and language to be more conducive to present actions. With being a General Law Type A entity State law gives the governing board authority to make these revisions and updates as long as the changes are not outside any State law statutes.

Code Enforcement Officer Mason Fabbiani states that the current code dates as far back as 1972 and that certain details were just not included at that time. For example, in section 5a-13 pertaining to prohibited or dangerous animals only included for dogs, no livestock or fowl, etc. The proposed revisions reference Texas State Health and Texas Parks and Wildlife regulations as well as offer more detail and clearer language for citizens and officers to reference within the corporate city limits.

Mr. Forisha made motion to approve Ordinance 2023-06 amending Chapter 5 as presented. Mr. Matlock seconded the motion and all members present voted "aye".

**Administrator's Report**

Grant application close to finalization and submittal:

CDBG – McDonald Drive reconstruction (submittal by end of month)  
EDA – Town Center > Mangrum Street, drainage and water/sewer infrastructure

Town Center projects progressing:

- Less than 30 days for finalizing gradework on the lake
- Shoreline stabilization, dock installation, filling of the lake to be completed by the end of summer 2023 (city labor for majority of this project partnering with TPW expertise)
- Several ongoing conversations and lots of interest with developers/end users

Autumn Drive reconstruction bid opening April 6<sup>th</sup>

Skyview Drive – widening of road for the Longhorn Subdivision development (Mobley Construction was low bidder on that project)

Ambulance Committee – RFP review of 3 proposals; negotiations in progress; anticipate approximately 30-40% increase to total contract cost; expect some trickle into dispatch costs as well.

**Announcements**

April 4<sup>th</sup> – Accel Health grand opening

April 14<sup>th</sup> – State of the City event at Visitors and Events Center

April 27<sup>th</sup> – Smart City Expo at McDonald Park

Adjourn

Concluding all business, Mr. Matlock made motion to adjourn the meeting. Mr. Eoff seconded the motion and all members present voted "aye", adjourning the meeting at 6:35 p.m.

04-11-2023

DATE

Robert Maynor  
MAYOR

Brenda Kilgo

CITY SECRETARY