

The Early City Council met in regular session on Tuesday, June 27, 2023 at 6:00 p.m. with the following members present:

Mayor Mangrum

Council members:

Benny Allcorn

Leland Acker

Travis Eoff

Garry Forisha

City Administrator Tony Aaron

Economic Development Director Larry McConn

City Secretary Brenda Kilgo

City Attorney Mark Bessent

Council member Charles Matlock was absent.

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 for regular meeting held on June 13, 2023.**

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

**Citizen's comments**

There were no citizen comments.

**Consider Resolution 2023-EDR04, on second and final reading, approving Municipal Development funding request from TMCN Leadership program.**

Mr. McConn provided the second reading of Resolution 2023-EDR04:

*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 TMCN TEEN LEADERSHIP TEAM, AWARDING ECONOMIC DEVELOPMENT SALES TAX FUNDS TO TMCN TEEN LEADERSHIP TEAM LOCATED IN EARLY TEXAS IN THE AMOUNT NOT TO EXCEED \$25,000 FOR FISCAL YEAR 2022/2023; AND AUTHORIZING THE DIRECTOR OF ECONOMIC DEVELOPMENT TO EXECUTE THE NECESSARY DOCUMENTS; AND PROVIDE AN EFFECTIVE DATE.*

A quick update was given on the fundraising efforts by the Leadership team reporting that all the columns for the time indicators of the sundial have been purchased by donors with a total of \$67,000 raised; the brick sales are continuing until June 30<sup>th</sup> and the order will be placed the first week of July.

Mr. Acker made motion to approve Resolution 2023-EDR04 for the funding request of TMCN Leadership program not to exceed \$25,000. Mr. Forisha seconded the motion and all members present voted "aye".

**Discussion and consideration of Resolution 2023-R13 assigning a publishing newspaper for City of Early legal notices and required posting compliance.**

Mr. Aaron stated that this item is not ready for a resolution approval although further research and discussion will be warranted regarding the weekly publication of the Brownwood Bulletin and the challenges for certain legal notice requirements. While legislation has considered the publication requirements of publishing paper and/or online topics no further ruling has been made to change the process. He recommended this item be removed from the agenda at this time, Mayor Mangrum concurred and proceed to the next agenda item.

**Progress report on the Early / Brown County YMCA project.**

Mr. Aaron presented several graphics resulting from the survey participation showing a total of 737 participants that have taken the survey. While there were several items noted within the results Mr. Aaron highlighted the following:

Of 737 participants:

- 179 are residents of Early
- 574 would become a member of YMCA
- 627 would like to see an indoor pool

Within the Adult/Senior activities section, the top 3 interest points were:

- 1) Fitness facility
- 2) Indoor Pool
- 3) Access to Physical Therapy

Support for funding plans to include a Bond Election:

- 75% Yes
- 4% No

David Hendricks of YMCA Board also has access to the survey results and indicated that they are wrapping up the Market Analysis.

Through the many discussions between City staff and YMCA board there have been four different architectural firms vetted. Mr. Aaron anticipates an agenda item for approval to hire an architect upcoming within the upcoming Council meetings.

**Administrator's Report**

- Town Center Update:
  - o Punch list for Lake construction to be discussed with contractor tomorrow
  - o Lighting for the sidewalks are finishing up, preparing for sidewalk contractor to begin construction
- Autumn Drive contractor has been given Notice to Proceed

## Budget Workshop

### Insurance coverage and Employee benefits:

- Health benefits – 25% rate increase for City; currently City contributes \$850/month per employee for medical/dental/vision/dependent coverage; with rate increase proposing \$1025/month per employee for same coverage/benefit; general consensus of Council to proceed with proposed contribution increase
- TMRS – currently employee contributes 5% and city matches at 1.5-1 ratio and City is overfunded liability at 107.7%; information provided for review on increasing employee contribution and / or city contribution with effect on cost and actuarial liability; proposal to change city match from 1.5 to 2; total annual cost to city approximately \$124,000; results in actuarial shortage of approximately \$40,000 but anticipate marginal overfunding the plan to progressively increase the employee % over next few years; increase to a 20-year employee approximately \$400/month.
- Budget Summary provided for CVB, Water, Sewer and Sanitation funds showing Revenues and Expenses without beginning fund balances (carry-over):
  - CVB
    - Revenues \$248,750
    - Expenses \$383,808
    - No significant requests or changes but building/anticipating the Boardwalk to be a “facility” within the CVB fund, having a staffed office located there for management
  - Water
    - Revenues \$1,437,000 (conservative on water sales)
    - Expenses \$1,767,697
    - No projected increases to rates; dependent upon BCWID
    - Department Request for 6% pay rate increase for all employees with Public Works
    - No significant requests or changes
  - Sewer
    - Revenues \$703,300 (includes \$78,000 for agriculture)
    - Expenses \$753,765
    - No significant requests or changes
  - Sanitation
    - Revenues \$583,250
    - Expenses \$703,449
    - Fuel increase 20-30%
    - Maintenance budget better going into this budget year
    - Healthy fund as compared to previous years
      - Benefit of Partnership with City of Blanket

### Announcements

July 11<sup>th</sup> – Regular Council meeting, no budget workshop  
July 18<sup>th</sup> – Special meeting at Noon, with budget workshop  
July 25<sup>th</sup> – Regular Council meeting, with budget workshop

### Adjourn

Mr. Acker made motion, seconded by Mr. Forisha, to adjourn the meeting. All members present voted “aye” adjourning the meeting at 6:50pm.

07-18-2023

DATE

Robert Mangan

MAYOR

Brenda Kilgo

CITY SECRETARY