

The Early City Council met in special session on Tuesday, August 15, 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

Council members Leland Acker and Garry Forisha were 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 August 8, 2023.

Mr. Allcorn 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 – Proposed Tax Rate 2023

Opening the Public Hearing at 6:10pm, Mr. Aaron presented the proposed tax rate information.

Proposed Tax Rate	0.39924 (also the De Minimis Rate)
Consisting of:	
City of Early M&O rate	0.25212
City of Early I&S (debt) rate	0.14712

Noting that the Council voted to propose the specified rate in an open meeting on July 25th by record vote of all ‘ayes’ except for Mr. Eoff who was absent. The rate is an increase from 2022 rate of 0.36238.

Mayor Mangrum opened the floor for any questions or discussion regarding the proposed tax rate. An Early citizen, Larry Franks, stepped up to the podium to address the Council. Mr. Franks inquired about the wording of the tax rate notice regarding the make-up of the De Minimis rate (No New Revenue M&O + current debt rate). Noting that the NNR of 0.23017 and the debt rate of 0.14712 did not equal the stated De Minimis/Proposed rate. Mr. Aaron explained that the wording is not very clear and a little confusing, but that the NNR of 0.23017

is not the NNR maintenance & operation rate used in the calculation of the De Minimis rate. Also adding that the formulas and wording are part of the State Comptroller, not the City or even the Appraisal District, form used to calculate the various rates. It was also noted that although the total appraised property values have increased significantly an estimated collection rate of only 56% of those property tax values, and the amount of revenue on which the budget is prepared, is due to the a pending lawsuit disputing their property values.

Mr. Franks thanked Mr. Aaron and the Council for explaining, discussing and answering his concerns and inquiries.

Have no further questions, Mayor Mangrum closed the Public Hearing at 6:13pm.

Discuss and consider approval of entering into an agreement with an architect consultant regarding the Early YMCA project.

Mr. Aaron presented a proposal from SSARCO, an architectural consultant, for services and scope of work to include an architectural design concept and rendering of plans for the YMCA facility at the Early Town Center. The conceptual design and renderings will be a tool to promote the capital campaign for donations or endowments as well as the presentation for a county bond election.

The proposal for services and the scope of work described within the agreement is \$32,000 plus reimbursable expenses such as travel. Product delivery expected 90-120 days from execution of the contract.

Mr. Aaron noted that the community response has been very positive and continued interest for a YMCA is continuing to grow.

Mr. Eoff made motion, seconded by Mr. Matlock, to approve the entering into an agreement with SSARCO for the amount of \$32,000 plus reimbursable expenses as presented. All members present voted "aye".

Administrator's Report

Town Center development ongoing; construction / pouring of more sidewalks; several conversations continue regarding commercial interest and activity; anticipate scheduling a Council tour in the upcoming weeks to see all the progress.

Also anticipate an item on the next agenda regarding a formal request for the sale of land at Town Center.

Budget Workshop

A Budget Summary was provided showing all funds:

General Fund – Revenues \$5,880,446 / Expenses \$5,853,450 / Ending Balance \$26,996
Capital Projects - Revenues \$5,093,250 / Expenses \$5,030,000 / Ending Balance \$63,250
General I&S - Revenues \$701,000 / Expenses \$670,000 / Ending Balance \$31,000
CVB Fund - Revenues \$393,279 / Expenses \$388,214 / Ending Balance \$5,065
MDD Fund - Revenues \$1,434,474 / Expenses \$1,373,006 / Ending Balance \$61,468
Water Fund - Revenues \$1,738,559 / Expenses \$1,703,750 / Ending Balance \$34,809
Sewer Fund - Revenues \$939,740 / Expenses \$909,324 / Ending Balance \$30,416
Sanitation Fund - Revenues \$728,693 / Expenses \$703,480 / Ending Balance \$25,213

Total Budget - Revenues \$16,909,441 / Expenses \$16,631,224 / Ending Balance \$278,217

Majority of the revenue source of funds is Sales Tax receipts and other income vs. Property Tax revenue.


Mr. Aaron inquired if there were any suggestions or recommended changes for the budget before public hearing and proposed adoption at next week's meeting. Council members had no other suggestions or recommendations to the budget but noted the continued growth and financial position of the City.

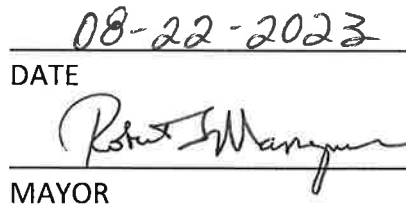
Announcements

August 22nd 6:00PM - Public Hearing - 2022/2023 Fiscal Year Budget

Adjourn

Mr. Matlock made motion, seconded by Mr. Allcorn, to adjourn the meeting. All members present voted "aye" adjourning the meeting at 6:32 p.m.


CITY SECRETARY


DATE
MAYOR