

The Early City Council met in regular session on Tuesday, October 10, 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

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

**Consideration of the minutes for regular meeting held on September 12, 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 of Resolution 2023-R18, supporting the passage of Proposition 9 that will provide a cost-of-living adjustment to qualifying individuals receiving annuity from Teacher Retirement System of Texas**

Mrs. Nancy Byler, retired Brown County teacher, addressed the Council on the behalf of retired teachers of Brown County and the State of Texas. Mrs. Byler provided a printout showing some statistics regarding retired teachers (annuitants) of the Teachers Retirement System that will be affected by the outcome of Proposition 9 on the November 7<sup>th</sup> election. The proposition is a constitutional change providing a COLA (Cost of Living Adjustment) to anyone receiving a monthly annuity from Teacher Retirement System of Texas. She also stated that most retired teachers are not able to draw Social Security since only 17 school districts are fully implemented.

Mr. Acker made motion for to approve Resolution 2023-R18 in support of the passage of Proposition 9 on the November 7<sup>th</sup> election.. Mr. Matlock seconded the motion and all members present voted "aye".

**Consideration to approve a Hotel Occupancy Tax Fund Grant application for Texas Bank Holiday Basketball Classic, Resolution 2023-CVR03.**

CVB Director Denise Hudson-Brian presented the request received from Brownwood High School girls basketball coach and Holiday Classic tournament coordinator. Mrs. Brian stated that this tournament brings approximately 43 teams from outside Brown County and have already secured 17 rooms at the Holiday Inn and 12 rooms at the Comfort Inn in Early. She noted that the request was submitted for \$5000 but that the top sponsorship level was prices at \$2500; her recommendation is to approve the grant for \$2500.

Mr. Allcorn made motion, seconded by Mr. Forisha, to approve Resolution 2023-CVR03 for a hotel occupancy tax grant for Texas Bank Holiday Basketball Classic in the amount of \$2,500. All members present voted "aye".

**Consideration to award bid proposal, RFP 2023-07, Parkway – Drainage improvements.**

Mr. McConn explained that this work is for the drainage improvements to the property located at 201 Parkway, behind Petco. Two proposals were received:

Mobley Construction - \$49,052 (Nov. 3 – Dec. 31)

Grider Enterprises - \$121,467 (30-day contract)

MDD Board approved the bid for Mobley Construction after some discussion and consultation with the City Attorney regarding the wording of the RFP concerning the length of the contract, number of working days. Mr. McConn stated that Grider included hauling the materials (dirt) to the site and that the RFP included the City doing that portion. On behalf of the EMDD, he requests that the Council award the bid to Mobley Construction in the amount of \$49,052.

Mr. Matlock made motion to award the bid proposal to Mobley Construction for an amount not to exceed \$49,052. Mr. Acker seconded the motion and all members present voted "aye".

**Consideration to award bid proposal, RFP 2023-08, Water and Sewer Materials.**

Mr. Aaron stated that the Atmos Cities Steering Committee negotiated the RRM filing with the billing rate impacts as follows:

Residential – average monthly rate impact \$6.47, a 7.31% increase

Commercial – average monthly rate impact \$24.72, a 5.19% increase

Mr. Allcorn made motion, seconded by Mr. Matlock, to approve Resolution 2023-R15 as recommended by Atmos Cities Steering Committee. All members present voted "aye".

**Consideration to award bid proposal, RFP 2023-08, Water and Sewer Materials.**

RFP 2023-006 is to purchase all the materials needed to install water and sewer lines for the Longhorn Subdivision development. The 380 Agreement states that the Developer will purchase the materials and the City will provide the labor to install the materials. The Developer has already submitted payment to the City of Early of approximately \$175,000 for the purchase of these materials.

Two bids were received:

Benmark        \$119,615.26

APSCO         \$127,577.16

Water and Sewer taps are included with this material list and installation. The taps will be installed and capped at each lot so won't have to come back at later date to install the taps.

Mr. Allcorn made motion to award the bid proposal to Benmark in the amount of \$119,615.26. Mr. Forisha seconded the motion and all members present voted "aye".

**Consider authorization to solicit a Request for Proposals for the construction of the Boardwalk at Town Center.**

Mr. Aaron stated that the plans are about 99.5% complete and is requesting the authorization to move forward with the RFP process so that we'll be ready to begin by the time the plans are complete.

Mr. Forisha made motion, seconded by Mr. Matlock, to authorize the solicitation of Request of Proposals for the construction of the boardwalk at Early Town Center. All members present voted "aye".

**Progress report on the Early YMCA project.**

Mr. Aaron provided a report sharing that a meeting was held last week with the architects, YMCA director and potential stakeholders (Early ISD School Board and Administration, Brown County Judge and Precinct 3 County Commissioner as well as Waldrop Construction). The square footage (33,000-35,000) as well as to the amenities of the facility are being narrowed down to the best fit for the area. A footprint with elevations was provided to help with an idea of cost and view for the contributors and a basis for a bond election strategy. An estimated cost for the facility was mentioned at approximately \$15 million.

Reception of the information is very favorable on all levels and a May 2024 election is targeted and will continue to market for educating the public in preparation for the bond election.

**Executive Session in accordance with the provisions of Chapter 551, Texas Government Code, Section 551.071, Consult with Attorney; Section 551.072, Real Property; Section 551.087, Economic Development.**

Mr. Acker made motion, seconded by Mr. Matlock, to enter into Executive Session. All members present voted "aye", entering into closed session at 6:32 p.m.

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

Mr. Acker made motion, seconded by Mr. Matlock, to reconvene into Open Session at 7:25 p.m. All members present voted "aye".

**Administrator's Report**

No report.

**Announcements**

- Early Chamber of Commerce Annual Banquet - Thursday, October 19th 6PM
- Dr. and Cheryl Mangrum will be honored by Howard Payne University - Friday, October 13<sup>th</sup> 5:30pm
- TMCN Conference, presentation of Time to Shine sundial project - Wednesday, October 25th

Adjourn

Mr. Matlock made motion, seconded by Mr. Acker, to adjourn the meeting. All members present voted "aye" adjourning the meeting at 7:28 p.m.

Brenda Kilgo  
CITY SECRETARY

11-14-2023  
DATE  
Robert Mangum  
MAYOR