

The Early City Council met in regular session on Tuesday, December 12, 2023 at 6:00 p.m. with the following members present:

Mayor Mangrum

Council members:

Benny Allcorn

Charles Matlock

Travis Eoff

City Administrator Tony Aaron

Economic Development Director Larry McConn

City Secretary Brenda Kilgo

City Attorney Mark Bessent

Council Members Garry Forisha and Leland Acker were 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 November 14, 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.

Consideration to approve Resolution 2023-R19 ratifying the agreement with Brown County for contracted EMS ambulance services and the City of Early's pro-rata share of the annual subsidy.

Mr. Allcorn, as a member on the Ambulance Committee, explained that this Resolution ratifies the contract agreement with Brown County and American Medical Rescue (AMR) for ambulance services within the Brown County. City of Early will subsidize the County each year based on a per capita calculation. Early's subsidy for the first year will be \$26,010; current annual subsidy is less than \$7,000. The contract provides a 5-year term with a 1-year extension option provided and includes a 3% price increase over the term of the contract.

Mr. Matlock made motion for to approve Resolution 2023-R19 as presented. Mr. Eoff seconded the motion and all members present voted "aye".

Consideration to approve entering into an agreement with Volkert for surveying services of Delaware Creek area.

A map was provided on the screen showing the referenced area to include the 1500 block of Early Blvd and around 719 Longhorn. Volkert proposed a fee of \$13,000 to provide a topographical survey of the area indicated on the map deemed as the Delaware Creek area. Mr. Aaron noted that requests were submitted to two other firms for the same services with no response from one and the seconded provided a similar total but at an hourly rate. It is staff's recommendation to approve the proposal from Volkert.

Mr. Allcorn made motion, seconded by Mr. Matlock, to approve entering into an agreement with Volkert as recommended for surveying services at a cost of \$13,000. All members present voted "aye".

Discuss and consider approval a supplement agreement with Stantec Consulting Services expanding the scope of work for the cultural assessment for Early Town Center project.

The Texas Historic Commission required an archeological study for the Early Town Center project and after the original scope of work was completed the Texas Historic Commission expanded the scope of work to include heavier digging services with a backhoe. The original proposal was \$25,600, the expanded scope of work increases that total by \$10,800. Staff recommends the approval for \$11,000 to keep the project moving forward.

Mr. Matlock made motion to approve the supplement agreement with Stantec Consulting Services in the amount of \$11,000. Mr. Allcorn seconded the motion and all members present voted "aye".

Progress report on the Early YMCA project.

- Several Stakeholder meetings have been held to include County Commissioners, surrounding ISD superintendents and School Board members, and construction contractors.
- Proposed location at Early Town Center, East of Mangrum Street
- Footprint narrowed down to approximately 35,000 square-foot, 2-story building.
- Diagram of the footprint includes:
 - o 1st floor – Child care with outside play area; gymnasium with full-size basketball court to allow for pickleball courts and volleyball; demonstration kitchen; fitness machines and natatorium (swimming pool area)
 - o 2nd floor – elevated track overlooking the gymnasium and therapy pool; small group organized workout class area
 - o Common area courtyard with a fountain can be seen from the fitness area and natatorium
- Staff for the YMCA would be managed by Abilene YMCA
- Operating agreement between YMCA, Brown County and City of Early
- Working on a presentation for the Brown County Commissioners Court to educate and allow information for County to call a bond election for the construction of the facility – allowing the voters of the community to decide if they would like to have a YMCA.
- Debt service information provided by Hilltop Securities:
 - o Potential \$15-20 Million bond with a 15-year term – for City of Early only would result in a \$0.55 tax rate increase to Early residents; for Brown County community would result in only a \$0.04 tax increase to all residents.
 - o Not financially feasible for City of Early to call for election for city residents only; more feasible for County to call for election to include all County residents.
- Assessment Survey of approximately 1200 participants resulted in 88% responses in favor of the project.
- Anticipate approximately 50 jobs for capacity staffing of the YMCA
- 2024 Timeline includes calling for the election by the County in February (required period is February 7-16) to be on the May 4th ballot

Executive Session in accordance with the provisions of Chapter 551, Texas Government Code, Section 551.087-Deliberation regarding Economic Development

Mr. Allcorn made motion, seconded by Mr. Matlock, to enter into Executive Session. All members present voted "aye" and entered into closed session at 6:40 p.m.

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

Mr. Allcorn made motion, seconded by Mr. Matlock, to reconvene into Open Session. All members present voted "aye" and reentered open session at 6:48 p.m.

Consider Resolution 2023-EDR09, on first reading, approving Municipal Development funding request from Brasher & Company. (First reading only, no Council action may be taken)

Mr. McConn provided the reading of **Resolution 2023-EDR09**:

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 BRASHER & COMPANY, AWARDING ECONOMIC DEVELOPMENT SALES TAX FUNDS TO BRASHER & COMPANY LOCATED AT 508 GARMON DR. IN EARLY TEXAS IN THE AMOUNT NOT TO EXCEED \$25,000 FOR FISCAL YEAR 2023/2024; AND AUTHORIZING THE DIRECTOR OF ECONOMIC DEVELOPMENT TO EXECUTE THE NECESSARY DOCUMENTS; AND PROVIDE AN EFFECTIVE DATE.

Administrator's Report

No report.

Announcements

- Annual Two-Stepping for Kids Toy Drive - Wednesday, December 13th, 12PM-1PM at KOXE
- Annual Christmas party - Thursday, December 14th at 7PM at Visitors & Events Center

Adjourn

Mr. Matlock made motion, seconded by Mr. Eoff, to adjourn the meeting. All members present voted "aye" adjourning the meeting at 6:51 p.m.

01-09-2024
DATE

MAYOR

Brenda Kibbey
CITY SECRETARY