

The Early City Council met in regular session on Tuesday, January 9, 2024 at 6:00 p.m. with the following members present:

Mayor Mangrum

Council members:

Benny Allcorn

Charles Matlock

Travis Eoff

Garry Forisha

Leland Acker

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 December 12, 2023.

Mr. Eoff 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.

Mr. Tony Krischke will present Fiscal Year 2022/2023 audit for Council review and acceptance.

Mr. Krischke thanked the Council and staff for the opportunity to do the city's audit again this year. He stated that there were no difficulties in completing the work, no conflicts or issues with management and no control issues to report.

Reporting that the City ended the fiscal year with 119 days of unrestricted cash, 50% equity net position and an increase of \$1.8 million to the change of net position, an Unmodified opinion was given for this 2022-2023 FYE Audit for the City of Early. Resulting in an overall good year with high level of liquidity, ability to service all debt and a negative assurance letter of operating stability.

Mr. Krischke concluded his report by announcing his retirement and that this would be his last audit to complete for the City of Early. He again thanked the Council and staff for the opportunity to provide his services. The Mayor and Council members returned their appreciation as well for his many years of service to the City.

Consideration to accept the 2022/2023 Fiscal Year Audit.

Mr. Allcorn made motion to accept the Fiscal Year 2022/2023 audit as presented. Mr. Matlock seconded the motion and all members present voted "aye".

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

Mr. Aaron stated that Mr. Forisha has missed the last couple of meetings due to health reasons previously communicated to Mayor Mangum and Tony Aaron. Mr. Aaron recommended the absences be excused as per Section 22.041 of Local Government Code and Title II, Article 3, Section 7.07 of Municipal Law and Procedures Manual in order for the member's office not be considered vacant after 3 consecutive absences. Although Mr. Forisha has not missed three consecutive meetings, the approval of the excused absences is a formality to alleviate any concern.

Mr. Matlock made motion, seconded by Mr. Acker, to approve the absences as excused for Mr. Forisha. All members present voted "aye".

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

It is requested that the following items be approved for disposal or sale:

- 30-40 street lamps (replaced with LED lamps)
- 2 dog kennels (previously used for K-9 unit and training officer)
- 1995 Chevrolet van (approximately 108,000 miles, not in good shape)
- Announcer booth from City ballpark
- Several sets of shop-made bleachers from City ballpark
- 2015 Chevrolet Tahoe
- Patrol unit equipment (WatchGuard camera, radio, computer mount, gun rack and emergency lights)
- Miscellaneous pieces of furniture from the Early Business Complex offices

Most of these items will be placed on a government auction site (GovDeals).

Mr. Acker made motion to approve the items listed as salvage or surplus for disposal or sale. Mr. Forisha seconded the motion and all members present voted "aye".

Discuss and consider approval of parameters for a Memorandum of Understanding (MOU) with Zephyr VFD regarding the sale and transfer of bleachers.

Chief Mercer presented a copy of a Memorandum of Understanding (MOU) to include the donation of several sets of bleachers from the ballpark to Zephyr VFD in the amount of zero dollars.

Mr. Forisha made motion, seconded by Mr. Matlock, to approve the MOU as presented for the donation of the bleachers to Zephyr VFD at zero cost. All members present voted "aye".

Discuss and consider approval of parameters for a Memorandum of Understanding (MOU) with Coleman Police Department regarding the sale and transfer of patrol unit equipment.

Chief Mercer requests that the patrol unit equipment listed in the salvage and surplus items be donated to the Coleman Police Department for a zero dollar amount. He stated that the Coleman PD is trying to provide another patrol unit for their city and that the donation of the equipment would allow the department to do that more effectively. A copy of the MOU was provided for review that included the donation and transfer of the equipment.

Mr. Matlock made motion to approve MOU and the donation of the equipment as listed for zero dollar amount. Mr. Acker seconded the motion and all members present voted "aye".

Consider Resolution 2023-EDR09, on second and final reading, approving Municipal Development funding request from Brasher & Company.

Mr. McConn stated that the funding request was discussed in last month's meeting, asking if there were any questions or further discussion needed. Hearing none, he provided the reading of **Resolution 20232-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.

Mr. Matlock made motion, seconded by Mr. Allcorn, to approve Resolution 2023-EDR09 for a Municipal Development funding request from Brasher & Company in the amount of \$25,000. All members present voted "aye".

Discuss Memorandum of Understanding (MOU) between City of Early and Brown County regarding Brown County Family YMCA.

Mr. Aaron explained that this MOU would include the maintenance and operational side of the Brown County Family YMCA facility between the County, City and Abilene YMCA.

Marking the next milestones for the project timeline:

- MOU as an agenda item for County Commissioners Court, most likely a special called meeting for an evening time slot, anticipating for the week of January 22nd
- Preliminary steps to calling for the election in February for the May 4th Election Day for all of Brown County to vote
- Propose for County to carry the debt and construction of the project; YMCA to operate the facility with no subsidy from County or City; City to maintain the grounds
- Land for the facility proposed as a lease agreement between the City and the County, most likely as a donation, no cost, instead of a transfer of ownership.
- YMCA Abilene Board has reviewed the drafted MOU and accepts/approves of the criteria included.

Administrator's Report

Boardwalk RFP submittal deadline is Friday, January 12th with awarding scheduled for the January 23 meeting. Mr. Aaron noted that he is anxious about the budget for this project and curious to see the results of bids.

EMDD awarded the RFP for the demolition of the structures located at 406 Early Blvd in their meeting on Monday, January 8th; Nine bids were received with the award going to BGBX3 Enterprises; Asbestos survey has been ordered, once completed then contract will begin;

duration for completion approximately three weeks; once cleared then lot will be marketed for sale.

Mr. Aaron and Mr. McConn are scheduled to attend ICSC in Dallas at the end of the month.

Autumn Drive project – concrete contractor is on site and scheduled to pour curb and gutter beginning tomorrow; street contractor to build 4-inch base and cover with hot mix; City to backfill dirt work and clean up landscape on back side of curb; weekly notifications still continue

Completed end of the first quarter of fiscal year; sales tax is at 34% of budget expectancy; base sales tax receipts seem to have stabilized for the most part although industrial sector has declined some.

Announcements

- 2024 Candidate application period January 17th to 5:00 p.m. February 16th
- Council Meeting - January 23, 2024 6:00PM

Adjourn

Mr. Matlock made motion, seconded by Mr. Acker, to adjourn the meeting. All members present voted “aye” adjourning the meeting at 6:37 p.m.

Brenda Kilgo
CITY SECRETARY

01-23-2024
DATE
Robert Morgan
MAYOR