

The Early City Council met in regular session on Tuesday, June 11, 2024 at 6:00 p.m. with the following members present:

Mayor Mangrum

Council members:

Benny Allcorn

Charles Matlock

Garry Forisha

Travis Eoff

City Administrator Tony Aaron

Economic Development Director Larry McConn

City Secretary Brenda Kilgo

City Attorney Mark Bessent

Councilman Leland Acker was 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 May 14, 2024.

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

Citizen's comments

There were no citizen comments.

Review and consider approval of the updated Water Conservation and Drought Contingency Plan and adopt an Ordinance, 2024-08, approving the Plan.

Mr. Aaron noted that the Water Conservation and Drought Contingency Plan has to be reviewed and updated every five years. The City's plan follows the criteria and requirements of the Brown County Water Improvement District that includes water conservation as well as the drought contingency stages, lake level triggers and watering restrictions for residents and customers. A copy of the current plan is provided on the City's website. There were no major changes within the plan under this update.

Mr. Allcorn made motion to approve Ordinance 2024-08 approve the Water Conservation and Drought Contingency Plan as presented. Mr. Matlock seconded the motion and all members present voted "aye".

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

Stantec Consulting provides the environmental and archeological assessment for Town Center development and reports the findings to the Texas Historical Commission. The previous agreement has been completed and the report filed with the THC however, there were some follow up inquiries from the THC before a final approval letter can be issued. This supplement is as a result of those follow up questions and preparing a response. Total cost for this supplement is \$10,008, there is no further field work required but the response is necessary to continue the project progress.

Mr. Matlock made motion, seconded by Mr. Forisha, to approve the supplement agreement with Stantec Consulting Services in the amount of \$10,008. All members present voted "aye".

Consideration to approve the reallocation of budget funds for an expenditure request to upgrade Police Department handguns.

Chief Mercer explained that several items that are included within this budget will not be purchased as originally planned and is requesting to use those funds previously approved for those items to be reallocated to upgrade the officers' duty pistols. This request is to purchase ten (10) Sig Saur 320 with interchangeable grips for \$10,479. He also stated that the current pistols, Glock 19, will be held for the time being and used as part of the rifle upgrade exchange (sale/trade) in the upcoming budget year.

Items budgeted but not purchased include a computer citation program, ticket printers, and a license plate reader system.

Mr. Forisha made motion to approve request to reallocate budgeted funds as presented. Mr. Matlock seconded the motion and all members present voted "aye".

Discuss procedures and guidelines for the Request of Qualifications or Proposals of Professional Services.

Audit services and IT services are specific items discussed.

Audit – request for proposals were direct solicited to multiple firms back in May but no responses were received. In the process of follow up calls to determine reason for no submittals, if we need to revamp the request language or timeline or if need to broaden our search/reach area.

IT – currently use a local provider but with growth and continued legislative and compliance requirements the need to expand our services is becoming evident. It is possible that a new provider may not be local due to the qualifications requirements.

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

Mr. Allcorn made motion, seconded by Mr. Matlock, to enter into Executive Session. All members voted "aye", entering into closed session at 6:12 p.m.

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

Mr. Matlock made motion, seconded by Mr. Eoff, to reconvene into open session at 6:49 p.m. All members present voted "aye".

Consider Resolution 2024-EDR02, on second and final reading, approving Municipal Development funding request from Pate's Hardware, Inc.

Mr. McConn provided the reading of **Resolution 2024-EDR02**:

*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
PATE'S HARDWARE, INC., AWARDING ECONOMIC DEVELOPMENT SALES TAX
FUNDS TO PATE'S HARDWARE, INC. LOCATED AT 1104 EARLY BLVD. IN EARLY
TEXAS IN THE AMOUNT NOT TO EXCEED \$19,500 FOR FISCAL YEAR
2023/2024; AND AUTHORIZING THE DIRECTOR OF ECONOMIC
DEVELOPMENT TO EXECUTE THE NECESSARY DOCUMENTS; AND PROVIDE AN
EFFECTIVE DATE.*

Mr. Eoff made motion to approve Resolution 2024-EDR02 approving Municipal Development funding request from Pate's Hardware, Inc. for an amount not to exceed \$19,500. Mr. Allcorn seconded the motion and all members present voted "aye".

Administrator's Report

A Kid Fishing event was held at Early Town Center Lake on June 8th that included 175 registered fishing participants. A total attendance count was estimated between 400 and 500. It was a great, well received and successful event facilitated by the Kiwanis Club of Brownwood. Texas Parks and Wildlife and Inland Fisheries were among the entities present and involved with the event.

Budget Workshop

Budget Planning Calendar – note specific dates for special called meetings: July 30th and August 16th

Department requests have been submitted and opportunity to review in depth; no requests for adding new personnel but some thoughts on moving Fire Marshal to a Monday-Friday position vs. a shift position and the need for a facility maintenance operations vs. calling on contract services; most requests are business as usual.

Largest item request from Fire Department for a ladder truck; purchase new = approximately \$2 Million, purchase used = \$600,000 but maintenance cost added is an uncertain variable; current market show \$1 Million debt service issuance will include a three (3) to four (4) cent increase to the tax rate; purchase may not be included within this upcoming budget year but it is a realistic item to be considered within the next two years due to the development plans and growth of the city.

Benefits:

Health insurance – 2% increase; with the large increase last year to rates and contribution amount approved, this year's increase is anticipated to be passed along to the employee vs. increase to the contribution amount from the City.

Retirement – 0.62% increase due to the ratio match increase from 1.5 to 2 that was approved last year

Workers Compensation – indicating a 7% decrease

General Liability – estimated increase of 8% for Auto and 12% for Property

Debt Service:

Current Gen RFDG annual debt service is \$327,000 for next two years, drops to approximately \$137,000 for 2026/2027 and rolls off in 2028

Town Center issuance payments are interest only for next two years

Total debt service 2024/2025 approximately \$600,000; I&S tax rate effect estimated at \$0.21

Tax Rate anticipation:

0.21 I&S
0.33 M&O
0.54 Total
0.39 Current

- Conclusion of the industrial law suit regarding appraised values will effect collections, values and rate
- 2024/2025 Budget requires a tax rate closer to the pre-lawsuit rate in order to recover revenue for debt service and operations
- Any rate is going to show a loss of revenue because of the decrease in appraised values
- Sales Tax has helped with offsetting revenues for budgeting purposes and this year plan to be less dependent on sales tax from industrial sector as a supplement to revenue
- This year will be best time to propose any increase to the tax rate due to the anticipated No New Revenue Rate based on projected values and collections
- A history of adopted tax rates was provided covering 2017 through 2023

Continued steady growth – sales tax and operations

No increases to utility rates is anticipated at this time

Announcements

A formal invitation was received for the ribbon cutting and grand opening of the Brownwood Event Center to be held on Saturday, June 15th beginning at 2:30 p.m.

Adjourn

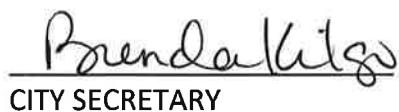
Mr. Matlock made motion, seconded by Mr. Forisha, to adjourn the meeting. All members present voted "aye" adjourning the meeting at 7:13 p.m.

06-25-2024

DATE



MAYOR


Brenda Kilsby

CITY SECRETARY