

The Early City Council met in regular session on Tuesday, June 25, 2024 at 6:00 p.m. with the following members present:

Mayor Mangrum

Council members:

Benny Allcorn

Charles Matlock

Garry Forisha

Travis Eoff

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 June 11, 2024.

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

Citizen's comments

There were no citizen comments.

Consideration to approve a variance allowing a controlled agricultural burn at 1701 Early Boulevard.

Mr. Aaron explained that the land development for the new Atwood's store has begun and the developer has requested the approval to burn the trees and brush that is being cleared on site. City staff, as well as the developer, have spoken with Fire Chief and Fire Marshall regarding the control burn request and there are no concerns with either. The burn ban was recently enacted for the County so a permit approved by Commissioner Shaw will also be required even with the Council's approval of the variance request. The developer is aware of that process and will proceed if City approval is granted.

Mr. Matlock made motion to approve a variance for a controlled agricultural burn at 1701 Early Blvd. Mr. Acker seconded the motion and all members present voted "aye".

Consider approval to enter into an Interlocal Cooperation Agreement between City of Comanche Police Department and City of Early Police Department.

Chief Mercer presented the agreement details that include the use of Comanche's K9 unit along with other general law enforcement services between the two entities. Chief Mercer stated that there is no cost or no monies paid to either agency, it is more of a mutual aid service instead of cost driven.

Mr. Allcorn made motion, seconded by Mr. Matlock, to approve the agreement as presented between City of Early and City of Comanche Police Departments. All members present voted "aye".

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. Acker made motion, seconded by Mr. Matlock, to enter into Executive Session. All members voted “aye”, entering into closed session at 6:06 p.m.

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

Mr. Forisha made motion, seconded by Mr. Acker, to reconvene into open session at 6:31 p.m. All members present voted “aye”.

Consider approval of Economic Development Municipal Development grant, Resolution 2024-EDR04, between Early MDD, City of Early, and Siteview Enterprises LLC.

Mr. Acker made motion to approve Resolution 2024-EDR04 approving Economic and Municipal Development grant between Early MDD, City of Early and Siteview Enterprises LLC. Mr. Matlock seconded the motion and all members present voted “aye”.

Consideration to approve Resolution 2024-R09, authorizing a 380 Agreement between City of Early, Early MDD and Siteview Enterprises LLC.

Mr. Acker made motion, seconded by Mr. Forisha, to approve a 380 Agreement between City of Early, Early MDD and Siteview Enterprises LLC. All members present voted “aye”.

Consideration to approve the release of Mechanic's Lien recorded for property known as 409 Longhorn Drive.

No action was taken as a result of a lack of motion made on this item.

Administrator's Report

Mr. Aaron suggested that a topic of consideration may be upcoming as a plan of action to remedy the cleanup and maintenance of high grass in various locations within the City. Staff has discussed and is researching the possibility of purchasing a small goat herd to utilize for city facility sites such as the old water treatment facility on Hillcrest, water facility on Salt Creek, the wastewater treatment plant and other areas like Delaware Creek and Turtle Creek. In the past a herd was “rented” for similar cleanup with very successful results. Once the research has been completed with cost effectiveness and logistics of maintain the herd it may be brought before Council for further consideration.

Budget Workshop

A rough draft of the proposed budget was provided and it was noted that the fund balances are not included which results in a deficit ending balance but is presentation purpose only.

Current proposed budget is calculated on a \$0.55 proposed tax rate with an 85% collection rate.

Administration – includes the transfer of the EDA grant funds (\$1 Million) to the construction fund account for Mangrum Street construction and development in Town Center, as well as \$200,000 for debt service as needed for balance assistance of the estimated 85% collection of property taxes.

Streets – Improvements at \$280,000 include for crack seal, level up and \$25,000 grant match funds for the CDBG to redo McDonald Drive; total budget \$525,000, approximately half of total amount for Police and Fire each, but anticipate a growth in this budget over the next five years in order to take care and improve overall throughout the city.

Fire – no personnel additions but includes change of Fire Marshal from shift schedule to office business day schedule (Monday-Friday); no new apparatus, ladder truck or engine purchases at this time.

Police – no new vehicle purchases this year; software program and equipment (Tyler Technologies) includes \$40,000 startup with a \$12,000 reoccurring cost each year.

Parks – labor and maintenance are main focus

Town Center – mostly operational cost with \$50,000 included for facility maintenance and improvements; salaries are included within Parks Department.

CVB – business as usual; no changes of significance

MDD – still work in progress at this time

Public Works – to be a separate budget workshop but includes no new trash truck this year however a dump truck and other equipment such as a backhoe are on the table.

Personnel – anticipate some growth to include for general maintenance (facility, grounds, etc.) and parks & recreational maintenance (trash, mowing, weed killing, etc.)

Announcements

Reminder that July includes three meetings related to budget items – 9th, 23rd, and 30th. Anticipate special called meeting on the 30th to be a noon/lunch meeting.

Adjourn

Mr. Matlock made motion, seconded by Mr. Acker, to adjourn the meeting. All members present voted “aye” adjourning the meeting at 7:05 p.m.

07-09-24

DATE

Robert Morgan

MAYOR

Brenda K. Kigo
CITY SECRETARY