

The Early City Council met in regular session on Tuesday, July 23, 2024 at 6:00 p.m. with the following members present:

Mayor Mangrum

Council members:

Benny Allcorn

Travis Eoff

Leland Acker

Garry Forisha

City Administrator Tony Aaron

Economic Development Director Larry McConn

City Secretary Brenda Kilgo

City Attorney Mark Bessent

Absent: Charles Matlock

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 July 9, 2024.**

Mr. Eoff 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 excused absences of Council members for scheduled Council meetings.**

Mr. Aaron stated that Mr. Matlock has missed the last couple of meetings due to family commitments 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. Matlock has not missed three consecutive meetings, the approval of the excused absences is a formality to alleviate any concern.

Mr. Forisha made motion, seconded by Mr. Eoff, to approve the excused absences as recommended. The motion carried with three "aye" votes and one "nay" vote.

**Consider appointment of a board member for a vacancy on the Municipal Development District Board.**

Mr. Aaron presented the bio for William "Matt" Campbell, a resident of Early that is a full-time firefighter for City of Brownwood and a part-time firefighter for City of Early, whose wife teaches at Early Primary and two children attend Early ISD. Mr. Aaron stated that they have been vetting candidates to fill the vacancy and feels Mr. Campbell is a good candidate for that position. In agreement with Mr. Aaron's statement, Mayor Mangrum recommended the appointment of William "Matt" Campbell as a member to the EMDD Board.

Mr. Allcorn made motion, seconded by Mr. Eoff, for the appointment of Mr. Campbell and all members present voted "aye".

**Consideration to approve entering into an agreement with Volkert for surveying services of Town Center Boardwalk property lots.**

Mr. Aaron explained that a survey is needed for the building lots along the boardwalk in order to complete the sales transactions under contract as well as preparing for future agreements for the development of this portion of Town Center. The survey will include the subdivision of four to five lots and providing legal descriptions with metes and bounds for each lot. Volkert has provided a proposal of these services for \$7300 and it is Staff's recommendation to approve this agreement with Volkert for the services indicated.

Mr. Allcorn made motion to approve the agreement with Volkert for surveying services at the Town Center Boardwalk property lots. Mr. Eoff seconded the motion and all members present voted "aye".

**Consideration to approve final plat for Atwood's Addition, Brown County, Texas.**

Mr. McConn provided the plat for the Atwood Addition on the smart monitor for the Council's review, depicting the lot for the Atwood store location as well as the dedicated street "Logan's Way" as entrance to the property and access to the rest of the property (+/- 100 acres). Mr. McConn stated that the plat does meet all requirements and regulation with the City's UDC and Code of Ordinances. The Planning & Zoning Commission met last night to review the plat and approved the plat as a result of the review.

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

**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. Eoff, to enter into Executive Session. All members voted "aye", entering into closed session at 6:11 p.m.

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

Mr. Acker made motion, seconded by Mr. Forisha, to reconvene into open session at 6:26 p.m. All members present voted "aye".

**Consideration to approve Resolution 2024-R10, authorizing a 380 Agreement between City of Early and CP Early Land, LP.**

Mr. Aaron read aloud the title description of Resolution 2024-R10:

***A resolution creating an economic development program under Chapter 380 of the Texas Local Government Code; authorizing the City Administrator to enter into an economic development***

***agreement with CP Early Land, LP, a development company with the intent to develop approximately 140 acres, in several phases, located at and around 1701 Early Blvd. more accurately described as SOPHIA J ST JOHN, SURVEY 21. ABSTRACT 847, BROWN COUNTY SCHOOL LAND, SURVEY 366, ABSTRACT 1008, ACRES 140.907 and meeting the required ordinances and requirements of Chapter 23 in the City of Early Code of Ordinances, and declaring an effective date.***

Mr. Allcorn made motion, seconded by Mr. Forisha, to approve Resolution 2024-R10 as presented for a 380 Agreement between City of Early and CP Early Land, LP. All members present voted “aye”.

### **3<sup>rd</sup> Quarter Department reports**

Departments were not scheduled to present their reports due to time constraints however, Mr. Aaron requested a short summary from the Public Works Director regarding various projects throughout the city, and Chief of Police regarding the School Resource Officer after completing this first year of the program with EISD.

Mr. Land reported on the following projects:

- Completion of the Orchard intersection traffic circle with signage and landscaping
- Kid Fishing tournament at Early Town Center Lake
- Clean out of various drainage culverts along TXDOT right-of-ways and other city streets within city limits
- Crescent Drive sewer line rehab project is underway; contractor on this project is doing great job working and communicating with Public Works as well as the residents in the area; hiring of the 3<sup>rd</sup> party contractor for this project has provided workload relief to city employees allowing them to concentrate on other projects and day-to-day operations more effectively
- Review of infrastructure plans for the Atwood development; approximately 4000-5000 feet each of water and sewer lines will be installed by city employees for this project
- Preparing for installation of an 8-inch water line from Parkway across McDonald Park to Bluebonnet Dr. to service the Longhorn Subdivision

Chief Mercer reported that officer Tasha Tobias has completed the first full year as the School Resource Officer with Early ISD; the program and her presence on the campuses entails more than originally expected and keeps her busy but she thoroughly enjoys it; getting to know the kids and developing relationships with them, they feel safe with her and confide in her which has opened some opportunities to mentor, provide safe haven, as well as some investigations and arrests; during the summer officer Tobias works full duty with the Early PD providing additional coverage on patrol and to cover other officers leave time.

### **Administrator's Report**

- Boardwalk – received authorization to begin project, start date pending on mutual decision between City and contractor, pre-construction meeting scheduled for next week
- Planet Fitness – official announcement for the 20,000 square-foot location in the mall

- Autumn Drive – delay due to material shortage from Vulcan, street is primed and ready and hopeful to begin paving next week
- Skyview Drive – roadwork section of resurface completed
- Atwood site – start of project and progress is definitely visible; exciting site
- McDonald Drive – received word that the grant (CDBG) has been approved and on the calendar for the reconstruction of this street, anticipate engineering and design in 2025 with construction to begin in 2026
- Crescent Drive – sewer line rehab project underway, 3<sup>rd</sup> party contractors installing the sewer line and managing the project; City project anticipated for this summer will be to repave Crescent Dr., Kings Ct., and Park Dr.
- City Hall – improvements to front counter in the lobby, remodel counter area to include a work station, adding glass with windows section for customer section and a glass door for separation and security of offices

### **Budget Workshop**

A copy of the Budget Summary that included the 2023/2024 Budget and the proposed budget to date as a comparison for this discussion. A copy of the proposed budget has been posted on the city website and available for public view as required.

### **Spay/Neuter Program:**

Propose a new program for spay/neuter surgery and rabies vaccination of a dog or cat for residents within the city limits. Program includes:

- proposed dollar amount within the city's budget to pay a participating vet an established price for the services
- create a scale of income vs qualifications of the applicant to determine the amount, if any, that the applicant will have to pay to receive a voucher for the services
- Application, proof of residence and pet's vaccine records from the citizen requesting program services
- Voucher issued by the City for approved services for the applicant's pet
- Applicant will take the voucher to the participating vet to schedule and receive the services
- Participating vet will invoice the City for the agreed upon price of the services performed according to the voucher submitted
- First come, first serve basis until budgeted funds are exhausted

Proposed amount included within 2024-2025 budget is \$5000. If Council is on board with the proposed program an ordinance will be prepared and presented for Council approval in an upcoming meeting.

### **Fire Truck – Aerial Apparatus (ladder truck):**

Chief Hill presented information for consideration on this topic stating that the current lead time for a new fire truck is approximately three (3) years.

Operational benefits of an Aerial Apparatus:

- Elevated master stream for all multi-story buildings
- Direct fire attack to the seat of the fire instead trying to lob water from the ground
- Provide a curtain of water for firefighters in a Mayday situation
- Exposure protection

- One person can set up & operate in 5 minutes or less (currently largest ladder is 24-ft extension and takes 2 firefighters to set up)
- Gives more manpower on the fire ground and able to do other tasks

Two types of ladder trucks:

#### 1) Ladder (Stick or Straight Stick)

Pros:

- Mechanically operated Extendable ladder
- Range from 75 to 110 feet
- Provide greater maneuverability in tight areas
- Gives easy access among trees, electric lines, balcony railings and closely spaced buildings

Cons:

- Smaller waterways but will flow up to 1500gpm
- No heat shield for the Fire Fighters on the tip

#### 2) Elevated Platform (Tower)

Equipped with a platform/basket at the tip that is an enclosed space allowing for a safe working area; larger waterways capable of flowing over 2000gpm w/dual monitors; provides as a shield for the Fire Fighters; more lighting for working whether on the ground or in the air.

##### a) Mid Mount

Pros:

- Aerial (ladder) is mounted in the middle of truck
- Lower overall travel height, ladder doesn't extend over the cab
- Best driving and most maneuverable
- 5 telescoping ladder sections
- Operation is most maneuverable in congested areas, requires less space to swing/rotate due to the 5 sections

Cons:

- Less compartment space
- More costly for maintenance/repairs
- Up front cost \$300,000+

##### b) Rear Mount

- Aerial is mounted on rear of truck
- Tallest in overall travel, ladder sits on top of cab
- Most compartment space
- More ground ladders
- 3 telescoping ladder sections, larger waterway, can have dual monitors and produce up to 3000gpm
- Provide over 200 degrees of rotation and -6 below grade off the sides and rear (mid mount limited to only 45 degrees on sides because turn table is in the middle of truck)

Cost information:

New

- 28 to 36 months build out with 9% to 12% price increase each year
- Stick, no equipment \$1.7 million to \$2.1 million

- Platform, no equipment \$2.2 million to \$2.5 million
- Warranty

#### Used

- Older than 2020 model no warranty
- Immediate delivery
- Some options available (new paint job and equipment for truck)
- Unsure of unexpected maintenance cost
- \$600,000 to \$1.7 million

Consideration for annual maintenance and servicing of a used or new truck, pumps and any equipment on truck

#### Finance options:

- Debt service, 10 year note:
  - o \$1 Million – 5.9% interest rate; \$130,000/year
  - o \$2 Million – 5.7% interest rate; \$257,000/year
- Options may include borrow funds and invest during build time, earn interest to help with price increase during build out

Further discussions included the slight increase of funds received from the County, options of purchasing a new or use ladder truck considering the age/wear and replacement need of an Engine truck, concern of ability to staff/operate with the purchase of an additional truck even if ladder set up and operation only requires 1 man still have to take and operate an engine truck and ground service.

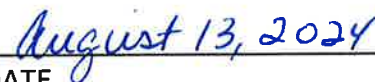

#### Announcements

Special meeting – Tuesday, July 30<sup>th</sup> 6PM to discuss tax rate

#### Adjourn

Mr. Acker made motion, seconded by Mr. Forisha, to adjourn the meeting. All members present voted “aye” adjourning the meeting at 8:00 p.m.

  
CITY SECRETARY

  
DATE  
  
MAYOR