

The Early City Council met in regular session on Tuesday, December 10, 2024 at 6:00 p.m. with the following members present:

Mayor Mangrum
Council members:
Benny Allcorn
Travis Eoff
Garry Forisha
Charles Matlock
Leland Acker
Travis Eoff

City Administrator Tony Aaron
City Secretary Brenda Kilgo
Economic Development Director Larry McConn
City Attorney Mark Bessent

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 special meetings held on November 12, 2024

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

Citizen's comments

No comments

Consideration to approve a Memorandum of Understanding between Early ISD and the City of Early for the use of city resources in the event of an emergency that would require law enforcement intervention.

Early ISD requested the MOU as a formalization of the current agreement between the ISD, the City of Early and Early Police Department regarding resources and response actions for emergency events occurring at the school campuses.

Mr. Allcorn made motion, seconded by Mr. Acker, to approve the memorandum of Understanding between Early ISD and the City of Early as presented. All members present voted "aye".

Consideration to nominate or reappoint a member to represent City of Early and Early ISD on Brown County Appraisal District Board for 2024-2025 term.

Brent Moseley is the current board member that represents both the City and ISD of Early. City staff recommends the reappointment of Mr. Moseley as a good representative to sever on the Board for the interest of the city of Early. Early ISD also plans to reappoint Mr. Moseley.

Mr. Acker made motion, seconded by Mr. Matlock, to reappoint Brent Moseley for the Brown County Appraisal District Board to represent City of Early for the 2024/2025 term. All members present voted "aye".

Consideration to approve participation in support of the Opioid Settlement with Kroger.

Previously approved participation of the Opioid Settlement has included several different pharmaceutical entities over the last three to four years, this particular settlement adds Kroger to the list of those entities.

Mr. Forisha made motion to approve participation in support of the settlement with Kroger. Mr. Matlock seconded the motion and all members present voted “aye” to carry the motion.

Consideration to approve Resolution 2024-R15, authorizing an application with the West Central Texas Council of Governments for a Regional Solid Waste Management Grant.

Mr. Aaron explained that we would not be applying for this grant due to the limited funds available through the grant and is withdrawing this item for consideration.

Consideration to award bid proposal, RFP 2024-005, Electrical Conduit Materials.

Mr. McConn stated that these materials are for the electrical infrastructure for Mangrum Street and related projects at the Town Center development. The RFP was solicited due to the anticipation of the amount of the bids meeting or exceeding the sealed bid threshold requirement. Two bids were received and both are eligible for consideration: Elliott Electrical \$28,014.72 and Cain Electrical Supply \$27,417.47.

It is the recommendation of staff to award Cain Electrical in the amount of \$27,417.47 for RFP 2024-005.

Mr. Allcorn made motion to award Cain Electrical in the amount of \$27,417.47 for electrical conduit materials RFP 2024-005. Mr. Matlock seconded the motion and all members presented voted “aye”.

Presentation and Consideration to approve Resolution 2024-R16, in support of a development for affordable Senior (55+) rental housing within the city limits of Early, TX.

Michael Beard of Housing Lab by BETCO provided a presentation regarding a rental development that provides affordable housing for Senior (55+) living. Pioneer Crossing is the proposed name for the development to include 1 and 2 bedroom garden-style home design units. The approximately 5-acre property is located on Old Comanche Road behind Heartland Mall and is anticipated to include 48-64 units plus various amenities such as a pavilion with patio furniture and grills, dog park area, and community recreation room. Unit rentals would be income based rates.

With the approval of support by City Council will allow for the tax credit application and provide additional points to increase the award opportunity. Mr. Beard stated that the final application deadline is February 2025 with award announcement in mid-July 2025.

Mr. Acker made motion, seconded by Mr. Matlock, to approve Resolution 2024-R16 as presented. All members present voted “aye”.

Update and Discussion on the Economic Development Assistance Grant and Early Town Center Development projects.

Mr. Aaron received notification just before Thanksgiving holiday that this grant would not be awarded for this project. In light of this information staff has been working on other options to be able to continue and complete the development construction phases as planned.

The options include the issuance of \$1 Million debt, possibly by the EMDD and using the property contract sale proceeds to pay towards the debt to reduce the term and/or payments. Estimated cost for the construction of Mangrum Street including all components is between \$2 Million and \$2.4 Million. The RFP for the construction is anticipated for bid submittal in January. Other MDD properties outside of the Town Center development that are available for sale would also be used to pay off or down debt service balances.

The change order for the boardwalk piers is tracking to be completed lower than the approved amount of \$368,000; current estimations show actual to be around \$280,000.

Proposed financial strategy would be to move forward with the issuance of debt even though funds are not "needed" until construction begins but having availability of the funds to pay the contract when needed is an added assurance.

Administrator's Report

- Trout stocking and tagging: 1st stock released first part of December and 5-6 tagged fish have already been caught and prizes claimed; 2nd stocking of 600 is slated for January with 3rd stocking to follow in February of 1300. Grand prize is coastal fishing trip for Speckled Trout.
- Holly Jolly Tree Trail: Great success and already started discussions regarding next year ideas and possible expansion.


Announcements

Holly Jolly Tree Trail – Continues through January 5th
City of Early Christmas Party - December 17th

Adjourn

Mr. Matlock made motion, seconded by Mr. Acker, to adjourn the meeting. All members present voted "aye" adjourning the meeting at 6:55 p.m.


CITY SECRETARY

01-14-2025
DATE

MAYOR