

The Early City Council met in regular session on Tuesday, January 14, 2025 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. Acker gave the invocation and led the Pledge of Allegiance.

Consideration of the minutes for special meetings held on December 10, 2024

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

Citizen's comments

No comments

Consider adoption of a Resolution, 2025-R01, creating 2025 Building Early, Texas Initiative; an economic development program under Chapter 380 of the Texas Local Government.

This program waives all building permits and tap fees for any new single residential construction within city limits. Although there were no new residential construction in 2024 and therefore no fees waived it is staff's recommendation to continue the program for 2025.

Mr. Forisha made motion, seconded by Mr. Matlock, to approve Resolution 2025-R01 as presented. All members present voted "aye".

Consideration to approve application and acceptance Petco Love Grant.

Mr. Aaron stated that Code Enforcement Officer Mason Fabbiani submitted an application for 2024 Access to Care Grant cycle through Petco to assist with the recently adopted Spay and Neuter Program. Notification was received last week that the City of Early was awarded the Petco Love Grant in the amount of \$25,000. Upon acceptance by the City Council a press release will be issued.

Mr. Acker made motion, seconded by Mr. Matlock, to approve the application and acceptance of the awarded Grant. All members present voted "aye".

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

The following items were provided to Council for disposal or sale:

- 2006 AutoCar Side load Garbage Truck
- 2012 John Deere 5101e Tractor
- Turf Renovator/Field Cultivator
- 25hp Boat Motor
- Watchguard cameras – car and body systems
- Plotter – Plat Printer

With approval, the items will be placed on a governmental auction site.

Mr. Forisha made motion to approve the list of items provided for disposal or sale as salvage or surplus. Mr. Acker seconded the motion and all members present voted “aye” to carry the motion.

Presentation and Consideration to approve Resolution 2025-R04, in support of a development for affordable Senior (55+) rental housing within the city limits of Early, TX.

Dennis Young of Gyani Development Group provided a presentation of a Senior (55+) apartment community development that would be age and income restricted through a Texas State Tax Credit Program. The proposed location is located on Sudderth Drive across from the Early High School. The proposed development would consist of 45-60, 1 or 2 story, mostly 1 bedroom units.

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. Young stated that award announcement would be in mid-July 2025.

While the proposed development is different in style and location, it will be competing with the previously proposed development in December’s meeting. The Council is able to support either project or both projects, however only one project will be awarded within the region. It is unclear how many projects are included within the region where Early is located.

Mr. Acker made motion, seconded by Mr. Eoff, to approve Resolution 2025-R04 in support of the project presented. All members present voted “aye”.

Progress report on Brown County Family YMCA.

Mr. Aaron stated that in order for the item to be on the ballot for a bond election, the County would have to call for that election between February 3rd and February 10th. Correspondence has begun between County Commissioners, County Attorney and Bond Counsel regarding the item.

Consideration of Resolution 2025-EDR01 to approve the issuance of a promissory note to finance the costs of the development project and other matters incident and related.

EMDD Board met on Monday, January 6th and approved the resolution to issue a promissory note in the amount of \$1 Million for the construction of project development and related matters in Early Town Center. On a 15 year term with an interest rate not to exceed 5.492%,

annual debt service payments will be approximately \$100,000. There is no penalty for early payoff so proceeds from any property sales could also be used to pay down the note.

Mr. Acker made motion, seconded by Mr. Allcorn, to approve Resolution 2025-EDR01 as presented. All members present voted "aye".

Consider approval of Economic Development Municipal Development grant, Resolution 2025-EDR02, between Early MDD and the City of Early.

The \$1 Million grant from the EMDD to the City of Early is included within the budget but was anticipated to be the funds from the EDA grant. The funds will be used for the construction of Mangrum Street and all related infrastructure.

Mr. Acker made motion to approve Resolution 2025-EDR02 as presented. Mr. Matlock seconded the motion and all members present voted "aye".

Consideration to award bid proposal, RFP 2025-001, Water and Sewer Materials.

Two Bids were received for RFP 2025-001:

Pioneer Supply	\$93,449.06
APSCO	\$95,725.72

Mr. Aaron stated that both companies are current vendors with the City and have good working relations; with such a small difference between the two it would be a win-win with either company; APSCO does have a local branch and has helped out our Public Works department on several occasions in emergency situations.

Mr. Allcorn made motion to award bid proposal to APSCO in the amount of \$95,725.72. Mr. Forisha seconded the motion and all members present voted "aye".

Consideration to award bid proposal, RFP 2025-002, Mangrum Street.

Six bids were received for RFP 2025-002:

Granbury Excavating	\$1,495,488.19
Bontke Brothers Construction	\$1,519,504.00
Prater Dirt Works	\$1,491,042.00
Martin Earthworks LLC	\$1,649,975.85
Jay Mills Contracting, Inc.	\$1,537,549.85
Grider Paving LLC	\$1,252,083.40

A difference of \$238,958.60 between the two lowest proposals. Staff was pleased with the receipt of multiple bids, with four of them being companies that have not previously submitted, and to be within the engineer construction budget. Mr. Aaron stated that a third party would be doing the compaction and density testing and that approximately 45 days were built into the construction timeline in order for grade cutting, city employees to install the water and sewer infrastructure, and contractors to install gas and fiber infrastructure before street construction

begins. Grider Paving, as low bid contractor, provided a construction timeline to begin in February 2025 and completion in September 2025.

Mr. Forisha made motion, seconded by Mr. Matlock, to approve Grider Paving LLC as bid award for RFP 2025-002 Mangrum Street construction in the amount of \$1,252,083.40. All members present voted “aye” to carry the motion as passed.

Consideration to award bid proposal, RFP 2025-003, ATMOS Gas install.

Seven bids were received for this project, as a requirement for this project the contractors have to be registered with Atmos.

Mas Tec	\$268,177.00
Texas State Utilities LLC	\$141,000.00
Larrett Energy Services	\$294,951.00
Grady Crawford Construction Co.	\$52,835.00
Denbow Company Inc.	\$165,460.14
Driver Pipeline Company Inc.	\$236,157.09
Superior Pipeline Services	\$332,443.00

One contractor, low bid Grady Crawford Construction, was disqualified because they were not a registered contractor with Atmos. As next lowest bidder, it is staff’s recommendation to award to Texas State Utilities for the contract. Mr. Aaron stated that the bid proposals did not include a performance bond and staff further recommends to add \$5000 to the contract amount to cover that bond.

Mr. Acker made motion to award Texas State Utilities LLC the contract for Atmos Gas install in the amount not to exceed \$146,000. Mr. Allcorn seconded the motion and all members present voted “aye”.

Consideration to approve Resolution 2025-R02, authorizing a 380 Agreement between City of Early and Astound Communications.

Astound Communications will be providing the fiber optics for Early Town Center. This agreement provides that the city will install the conduit for the fiber during the infrastructure phase of construction.

Mr. Acker made motion, seconded by Mr. Matlock, to approve Resolution 2025-R02 as presented. All members present voted “aye”.

Consideration to approve Resolution 2025-R03, authorizing a 380 Agreement between City of Early and ONCOR Electric Delivery Company.

Similar to the previous item, Oncor will provide power to Town Center Development. The conduit for both power and fiber can be installed within the same ditch line so the City will do the conduit install for both suppliers. Approximately 6000 feet of conduit will be laid within approximately 3400 feet of ditch line for the fiber and power sources.

Mr. Allcorn made motion, seconded by Mr. Acker, to approve Resolution 2025-R03 as presented. All members present voted "aye".

Administrator's Report

- Council members received a letter regarding the two Senior (55+) development projects and another letter from Oncor regarding the transmission lines between Comanche distribution station to Twin Buttes station in San Angelo.
- State Legislature passed a new tax exemption effective in 2024 for Child Care Facilities, in order for facilities to receive the exemption the City must approve the availability within the city limits, this item is expected to be on February's agenda for consideration.
- General Election application period is January 15th through February 14th; Mayor and 2 Council members (Garry Forisha and Charles Matlock) places for the May 3, 2025 Election.

Announcements

13th Annual MLK Community Celebration - Monday, January 20th 10AM Bennie Houston Center Gym – 9:30 AM March begins from MLK Plaza to Bennie Houston Center; 10AM Program at Bennie Houston Center, 505 Cordell Street.

Strategic Planning Workshop - February 27th - 28th, hosted by Center for Life Resources and 35th District Court of Brown County

Adjourn

Completing all business matters, Mr. Matlock made motion that was seconded by Mr. Acker to adjourn the meeting. All members present voted "aye" adjourning the meeting at 7:14 p.m.

02-11-2025

DATE

Robert Matlock

MAYOR

Brenda Kilgo

CITY SECRETARY