

The Early City Council met in regular session on Tuesday, April 8, 2025 at 6:00 p.m. with the following members present:

Mayor Mangrum

Council members:

Benny Allcorn

Leland Acker

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. Allcorn gave the invocation and led the Pledge of Allegiance.

Consideration of the minutes for regular meetings held on March 11, 2025

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

Citizen's comments

No comments

Consideration to approve the use of salvage surplus funds for the payment of MC Bank note originated in October 2024

The sale of the salvage and surplus items, AutoCar trash truck and 2012 John Deere tractor, previously approved by City Council receipted a total of approximately \$61,000; the finance note with MC Bank was issued for \$60,000 to purchase the 2021 John Deere Tractor. Mr. Aaron requested to pay off the note with the funds received from the sale of the salvage items instead of refinancing the note for a future debt service payment.

Mr. Allcorn made motion to approve the use of the funds received from the sale of salvage surplus items to pay off the note with MC Bank as requested. Mr. Acker seconded the motion and all members present voted "aye".

Consideration to award bid proposal, RFP 2025-004, Park Building construction.

RFP 2025-004 is a proposal for a public restroom building at Town Center Park. The building is a climate controlled two (2) single stall restrooms with a shop area on the back side of the structure. Seven (7) bids were received with the lowest bid from Covington Construction at \$249,815 and highest bid from Collier Construction for \$599,867. Although the lowest bid was approximately \$50,000 over budgeted amount, Mr. Aaron stated that funds are available within the Capital Projects fund to sufficiently cover the construction proposal as well as the additional costs such as a weather resistance water fountain, a city installed sewer lift station, concrete, and sidewalk work.

Covington Construction headquarters is in Alabama but they have a heavy presence in the area with current projects in Brownwood, Brady and Dublin. While their bid proposal was lowest in cost, a total number of construction days at 80 also puts them in the lead for a recommendation for award of the bid. Construction would be started within a month upon award and executed contract.

Mr. Acker made motion to award RFP 2025-004 Covington Construction in the amount of \$249,815. Mr. Eoff seconded the motion and all members present voted "aye" to pass the motion.

Consideration to approve Change Order No. 5 for the contract on City of Early Boardwalk Construction at the Early Town Center

This item was not discussed as the information was not complete for this meeting.

Consider nominees for Texas Health Benefits Pool, Region 6, to fill a vacancy on the Board of Trustees.

Mayor Mangrum stated that Mr. Aaron has been specifically requested as a nominee for a vacancy on the Board of Trustees and further confers that recommendation for consideration.

Mr. Allcorn made motion, seconded by Mr. Forisha, to nominate Tony Aaron to serve on the TX Health Benefits Pool, Region 6 Board of Trustees as recommended. All members present voted "aye" to approve the nomination.

Consider appointment of one (1) board member to Early Municipal Development District to fill a vacancy.

Mr. Aaron announced that Matt Campbell has resigned from the EMDD Board because he has accepted a position as Fire Marshal for the City of Brownwood.

Bobby Brinson was presented as a nominee who served on the Board when the EMDD was created and cycled off as the term limit was reached. He is still a current resident of the city of Early and is interested in serving on the Board.

Mr. Forisha made motion, seconded by Mr. Matlock, to appoint Bobby Brinson as a Board member on the Early Municipal Development District. All members present voted "aye" to approve the appointment.

Consider appointment of two (2) board members to Planning and Zoning Commission to fill vacancies.

Gary Stoval resigned due to medical reasons some time ago creating one vacancy on the board as a member living outside of the city limits. Staff recommendation to fill this seat is Junior Urias. As a business owner in Early and living just outside of the corporate city limits he fills the requirements to serve on the board.

We have received inquiries from some other interested parties to fill the second vacancy but staff has not been able to complete the vetting process with the candidates to present for appointment at this time.

Mr. Allcorn made motion to appoint Junior Urias as a member on the Planning and Zoning Commission. Mr. Matlock seconded the motion and all members present voted "aye".

Executive Session in accordance with the provisions of Chapter 551, Texas Government Code.

No Executive Session

Administrator's Report

- Texas Department of Housing letter regarding the proposed senior living development as a tax credit program project; presented to Council a couple of months back for the Old Comanche Road property location.
- Town Center: Contractor for the Atmos install to begin by the end of April; underground drainage for boardwalk and Mangrum Street beginning; steel installation for the boardwalk nearing completion with the setting of the light poles, decking install to follow.
- Logan Way at Atwoods is complete; TXDOT contractors has started working on the intersection at Logan Way and 377 to include turning and deceleration lanes.

Announcements

- April 11th - State of the City, Early Visitors & Events Center
- April 24th - Smart City Expo, McDonald Park
- April 25th - Retirement reception for Ken Martin, Jacob & Martin Engineer, 2pm-4pm

Adjourn

Concluding all business matters, Mr. Matlock made motion that was seconded by Mr. Forisha to adjourn the meeting. All members present voted "aye" adjourning the meeting at 6:21 p.m.


CITY SECRETARY

04-22-2025
DATE


MAYOR