

The Early City Council met in regular session on Tuesday, June 10, 2025 at 6:00 p.m. with the following members present:

Mayor Mangrum

Council members:

Garry Forisha

Charles Matlock

Travis Eoff

City Administrator Tony Aaron

City Secretary Brenda Kilgo

Economic Development Director Larry McConn

City Attorney Mark Bessent

Council members Benny Allcorn and Leland Acker were absent.

Establishing a quorum present, Mayor Mangrum called the meeting to order, Mr. Eoff gave the invocation and led the Pledge of Allegiance.

Consideration of the minutes for regular meetings held on May 13, 2025

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 accept resignation of Council member Leland Acker.

Mayor Mangrum stated that Mr. Acker has submitted a letter of resignation from City Council due to moving outside of Early city limits.

Mr. Matlock made motion, seconded by Mr. Eoff, to accept Mr. Acker's resignation as provided. All members present voted "aye".

Consideration to enter into a Memorandum of Understanding with West Central Texas Council of Governments for a Comprehensive Plan Grant program.

Mr. Aaron explained that a city's Comprehensive Plan is an overall plan for a city's infrastructure for current and future land use, emergency management planning, flood plain and numerous other important factors of the City and typically provides for 15-20 years of relevance. The City of Early Comprehensive Plan was completed in 2002. A cost estimate for an engineer to complete a plan of this nature for a city our size is \$250,000 to \$350,000.

West Central Texas Council of Governments notified city staff of a grant opportunity that, if awarded, would provide a complete Comprehensive Plan project at no cost to the City. If awarded the WCTCOG will administer the grant project from beginning to completion as well as facilitate the meetings and discussions with City Staff on specific topics and items to be included within the Plan. It is staff's recommendation to enter into the Memorandum of Understanding as provided and proceed with the grant application.

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

Consideration to approve Resolution 2025-R15 approving the 2025 Brown County Hazard Mitigation Action Plan for the City of Early as a participating entity.

A review is completed every five years for the County and Cities to mitigate hazards within the respective communities. West Central Texas Council of Governments works with Brown County to facilitate this project over the course of almost a year to provide information to complete the full plan that is approximately 300-350 pages.

It is staff's recommendation to follow suit with the County and other entities to adopt the plan. Having an approved plan also has an impact of future grant applications.

Mr. Forisha made motion to approve **Resolution 2025-R15** as a participating entity for the 2025 Brown County Hazard Mitigation Action Plan. Mr. Matlock seconded the motion and all members present voted "aye".

Consideration to approve Resolution 2025-R16 supporting the application to the TXDOT 2025 Transportation Alternatives Set-Aside (TA) call for projects.

This grant is for constructing sidewalks within the city limits, continuing connectivity within and adjoining areas where sidewalks were installed last year with a similar grant. The total grant opportunity is \$5,097,000 that requires a 20% match from the City; however, the eligible transportation credits that the City currently has available will be applied towards the required match. With those credits there will be no cost from the City for the matching funds. The Resolution does require that the City will be responsible for any overage of cost beyond the grant funds awarded.

Mr. Eoff made motion to approve Resolution 2025-R16 in support of the TXDOT 2025 TA application. Mr. Forisha seconded the motion and all members present voted "aye" to pass the motion.

Consider approval to dedicate a utility easement within the Early Town Center Development.

This item was not present therefore no action was taken.

Consideration to approve an Economic Development grant, Resolution 2025-EDR05, between Early MDD and City of Early for equipment and improvements for park facility at the Early Town Center Boardwalk.

Mr. McConn stated that the EMDD Board approved the grant presented in the amount of \$120,000 to provide a shade structure to include concrete footings, steel beam frame and shade covering along with other amenities within the turf park area adjacent to the Boardwalk. The shade structure is approximately 36 feet by 58 feet with a height of approximately 16 feet. It is recommendation to approve the grant in order to proceed with the placement and material orders during the construction phase of the Boardwalk vs. after construction is complete.

Mr. Forisha made motion to approve **Resolution 2025-EDR05** as presented. Mr. Matlock seconded the motion and all members present voted "aye" to pass the motion.

**Executive Session in accordance with the provisions of Chapter 551, Texas Government Code
Section 551.074 Personnel Matters and Section 551.087 Economic Development.**

Mr. Forisha made motion to enter into Executive Session. Mr. Matlock seconded the motion and all members present voted "aye", entering closed session at 6:18 p.m.

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

Mr. Matlock made motion, seconded by Mr. Forisha, to reconvene into Open Session. All members present voted "aye" and ended the Closed Session at 6:37 p.m.

Administrator's Report

- IT Service company has provided an evaluation on the City's network and determined that there are some issues with the server in regards to space availability, a replacement is recommended and an estimated cost of \$20,000, while this amount is not budgeted it is available within the current General Fund, a budget amendment will be presented to Council once the scope of work and proposal is finalized.

Announcements

June 16th 1:00PM - Public Hearing for TXDOT TA Sidewalk Grant – required for grant application

June 18th 10:00 AM - Atwoods Ranch & Home Goods Grand Opening & Ribbon Cutting – Mayor to say a few words

June 19th-22nd - Juneteenth Community Event – several activities and events throughout the weekend; EMDD sponsored the Unity Fun Run to be held on Saturday at Town Center

No meeting on June 24th

Budget Workshop

- Focus on General Fund; no beginning fund balances included; no salary increases or new positions included at this time; Budget built on current tax rate and no additional projected increase for Sales Tax revenue
- Total \$8.5 Million in Revenues city-wide budget, total Debt \$19.3 Million with annual debt service payment of \$1.6 Million
- Estimated Property Tax Value, adjusted for Freeze valuation, \$330 Million
- General Fund Revenues \$4.6 Million and Expenses \$5.6 Million
- Department Expenditures:
 - o Streets – McDonald Drive reconstruction (CDBG) includes 100 feet of street reconstruction, replace sewer line with 4 manholes at City cost and labor of approximately \$40,000
 - o Fire – Parking lot improvements, split with Public Works, to begin within 24/25 FY Budget but finish/phase 2 in 25/26 FY; strategy to equip Ladder 8 and prepare for Engine (first in first out) unit replacement within 26/27 FY

- Police – includes for a vehicle purchase and equip but may be covered with grant funds; county-wide computer aided dispatch – County total at \$600,000 with individual entities portion calculated by population or calls; some issues with dispatch call channel usage and may have to prepare/plan for dedicated channel for Early only, continuing discussions on this matter with County and City of Brownwood
- Parks – general improvements but does not include for dog park or Penatuhka project
- Health insurance
 - Claims over 115% over last three years
 - Proposed rate increase of 15%
 - TXHB researching alternate plan options for review to balance cost to city and benefit to employee
 - Proposal to be presented to Council on July 8th budget workshop
- Projected to cover all requests and costs without proposal to increase tax rate

Adjourn

Concluding all business matters, Mr. Matlock made motion that was seconded by Mr. Eoff to adjourn the meeting. All members present voted “aye” adjourning the meeting at 7:11 p.m.

Brenda Kilgo
CITY SECRETARY

07/08/25
DATE


MAYOR