

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

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

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

Consideration of the minutes for regular meetings held on June 10, 2025

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 appointment of Joel Johnson to serve on City Council filling seat vacated by Leland Acker until the next General Election.

Mayor Mangrum proposed the appointment of Mr. Johnson to City Council to fill the seat vacated by Mr. Acker's resignation.

Mr. Matlock made motion, seconded by Mr. Eoff, to appoint Joel Johnson to City Council until the next General Election. All members present voted "aye".

Administer Oath of Office to appointed Council member, Joel Johnson.

Mayor Mangrum administered the Oath of Office to Joel Johnson. After being sworn in Mr. Johnson took his seat at the dais as an active Council member.

Consider approval to terminate the 380 Agreement with Early MDD regarding operation and rental revenue for 104 E. Industrial complex.

Mr. Aaron explained that the 380 Agreement was executed in 2016 to provide terms for the rental income and property management for the facilities owned by the City of Early after dissolving the Early Economic Development Corporation. These facilities included 819 Early Blvd and 104 E. Industrial. 819 Early Blvd has since been sold leaving 104 E. Industrial the only affected facility within the agreement. Mr. Aaron's recommendation is to terminate the agreement as provided within the terms and bring back the financial responsibility and operations to the City within the General Fund. The agreement allows for either party to be terminated with a 90-day notice; Mr. Aaron is requesting to terminate the agreement effective September 30, 2025, the end of the current fiscal year, which is just shy of the 90-day requirement.

Mr. Allcorn made motion to approve the termination as recommended and accept termination date effective September 30, 2025. Mr. Matlock seconded the motion and all members present voted "aye".

Consideration to approve an amended Memorandum of Understanding with West Central Texas Council of Governments for a Comprehensive Plan Grant program.

Mr. Aaron stated that this MOU was approved during the last Council meeting however upon final review by West Central Texas Council of Governments there were some amendments needed for clarification purposes. Specific amendments were made in clarifying language regarding the formal adoption of the Comprehensive Plan and Zoning Ordinance as well as adding a disqualification disclaimer regarding future grant awards from this specific grant program.

Mr. Allcorn made motion to approve the amendments to the MOU as presented. Mr. Johnson seconded the motion and all members present voted "aye" to pass the motion.

Consideration to approve Resolution 2025-R17 supporting TXDOT Brownwood District application to 2025 Transportation Alternatives Call for Projects.

This grant application coincides with the TA Sidewalk connectivity within the city as presented in previous meetings however this Resolution is specific to TXDOT's portion of the sidewalks along Early Boulevard. Brownwood District TXDOT is submitting the application for this portion of the grant project, approximately \$4.4 Million project, with no cost match from the City of Early.

Mr. Matlock made motion, seconded by Mr. Allcorn, to approve Resolution 2025-R17 as presented. All members present voted "aye" to pass the motion.

Consider approval of Resolution 2025-R18 to suspend the effective date of ONCOR Electric Delivery rate change request.

ONCOR is proposing the following increases to be effective on July 31, 2025

Residential increase of 12.3%, approximately \$7.90 per customer per month

Street Light increase of 51%, approximately \$20,000 increase to the City of Early budget

Due to the large increase on the street lights and effect on cities across the board, the Steering Committee is recommending for Cities approve the resolution to suspend the effective date to allow the Committee more time to negotiate the rates.

Mr. Allcorn made motion, seconded by Mr. Matlock to approve Resolution 2025-R18 suspending the effective date of rate change request by ONCOR. All members present voted "aye" to pass the motion.

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

Mr. McConn presented a plat of the proposed .934 acre easement location within the Early Town Center Development. He stated that the easement would be for all utilities, not specific to just ONCOR, such as fiber, gas, electric and water/sewer infrastructure. Due to those utility lines not

running consistently within the right-of-way a dedicated easement is required. City Attorney Mark Bessent has reviewed the easement and has no issues or other recommendations.

Mr. Matlock made motion, seconded by Mr. Allcorn, to approve the utility easement at Early Town Center Development as presented. All members present voted “aye” to pass the motion.

Discuss and review Early Town Center Boardwalk Logo designs and marketing material.

Marketing Assistant Payton Rabe provided various logo designs inspired by the Early Town Center Boardwalk entrance sign. The logo centered around a vintage look with a marque design to display the “Boardwalk” name and to include options such as establishment date, location of city or town center, etc. The logo will be used within marketing materials such as maps, brochures and advertisement as well as printed “swag” such as t-shirts, caps, stickers, etc.

General consensus was to move forward with the vintage style design, revise with some offered ideas and bring back for further consideration or approval at a future meeting, no specific timeline was determined.

Announcements

Tuesday, July 15th, 12:00 Noon - Public Hearing regarding ICC Code amendments

Tuesday, July 22nd 6:00 p.m. - Council meeting and Budget workshop

Tuesday, July 29th, 12:00 Noon - Special Called meeting to discuss tax rate

Budget Workshop

- CVB fund: Revenues \$375,500 plus beginning fund balance, Expenses \$431,075, ending fund balance (\$8,175); move toward less funding with grants for events and but more so as in-kind or marketing the event; transition Part-time personnel (Payton Rabe) to Full-time employee eligible for benefits.
- MDD fund: Revenues \$1,612,000 plus beginning fund balance, Expenses \$1,672,221, ending fund balance \$251,479; \$1 Million included within Revenues reflects anticipated sale of TC properties, as funds available from the sales of real estate to be applied to construction of the service area of the Boardwalk and South parking lot.
- Utility Funds:
 - o Proposed increases to monthly Base Rate:
 - Residential Water \$1.50 increase
 - Residential Sewer \$1.00 increase
 - Residential Sanitation \$5.00 increase (higher increase due to brush/bulk pickup services; very popular services and continue to grow in requests each month)
 - Rates are within average of neighboring entities within the County and below regional average such as Cross Plains and San Saba
 - o Water Fund: Revenues \$1,578,000 plus beginning fund balance, Expenses \$2,030,112, ending fund balance \$51,991
 - o Sewer Fund: Revenues \$793,500 plus beginning fund balance, Expenses \$986,302, ending fund balance \$57,329

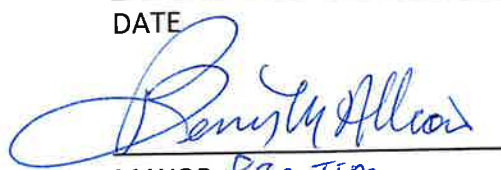
- Sanitation Fund: Revenues \$705,650 plus beginning fund balance, Expenses \$851,156, ending fund balance \$104,625; building reserve fund balance for purchase of rear-load trash truck
- Transition (2) Part-time positions into (2) Full-time positions, (1) Water and (1) Sanitation
- Adding (1) Full-time position within the organizational restructure of Public Works:
 - Director of Public Works
 - Supervisor position – Utility Operations
 - Supervisor position – Streets/Parks/R.O.W./Sanitation departments
 - Construction Crew for projects
 - Operational Crews (3)
- No salary increases included at this time
- Health insurance increase of 15%, not included to be absorbed by the CITY OF EARLY
 - Request some guidance from Council regarding insurance contribution from City per employee or balance of salary increase and insurance ratio
- Chief Mercer addressed the Council regarding the overall pay scale of officers in comparison to other departments in the county and surrounding area; possibility of losing (2) officers from Early to other departments or careers due to pay; request adding an officer to his department
- Dispatch agreement with City of Brownwood was executed in 2019, City of Early pays approximately 15% of the total dispatch cost that is calculated on percentage of calls; Brown County Sheriff Office is requesting City of Early to have our own radio channel but there is dispute about the need for additional dispatchers to man another channel and the cost allocation of the additional personnel; still in the midst of discussions but a thought to be considered with this new budget would be for City of Early to hire a dispatcher to office within Early Police Department to handle only City of Early calls
- Current budget is based on current year tax rate but very lean budget; request input from Council as to tolerance of tax rate consideration regarding budget calculations to include for salary increases within PD or COL, personnel for dispatch, and employee health insurance coverage increase; consensus agrees that may have to increase rate if necessary to allow some increase for employee pay or benefits

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 7:30 p.m.

Brenda Kilgo
CITY SECRETARY

7-22-25

DATE


MAYOR PRO-TEM