

The Early City Council met in regular session on Tuesday, July 22, 2025 at 6:00 p.m. with the following members present:

Council members:	City Administrator Tony Aaron
Garry Forisha	City Secretary Brenda Kilgo
Charles Matlock	Economic Development Director Larry McConn
Travis Eoff	
Benny Allcorn	
Joel Johnson	

Mayor Mangrum and City Attorney Mark Bessent were absent.

Establishing a quorum present, Mayor Pro Tem Benny Allcorn called the meeting to order. He gave the invocation and led the Pledge of Allegiance.

Consideration of the minutes for regular meetings held on July 8, 2025

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

Citizen's comments

No comments

Proclamation - National Parks and Recreation Month

Mayor Pro Tem Allcorn read aloud a proclamation deeming July as National Parks and Recreation month.

Consider appointment of one (1) member to fill a vacancy on the Early MDD Board.

Mr. Aaron presented Sarah Hoffman as a candidate for the EMDD Board to fill the vacancy when Joel Johnson was appointed to the City Council. Mrs. Hoffman had expressed interest in serving in some capacity for the City and possibly onto City Council. She has attended several meetings to get a feel and purpose of a Board Member.

Mayor Pro Tem Allcorn proposed the appointment of Mrs. Hoffman to the Early MDD Board to fill the vacancy stated.

Mr. Johnson made motion, seconded by Mr. Matlock, to appoint Sara Hoffman to the Early MDD Board as presented. All members present voted "aye".

Consideration to approve participation in support of the Opioid Settlement with Purdue (and certain of its affiliates) and the Sackler family.

Mr. Aaron explained that this is a new settlement in the Opioid case participation and each settlement requires a separate approval for participation from the City.

Mr. Matlock made motion to approve participation in the support of the Opioid Settlement with Purdue and Sackler Family. Mr. Johnson seconded the motion and all members present voted “aye” to pass the motion.

Consideration to approve participation in support of the Opioid Settlement with Alvogen, Amneal, Apotex, Hikma, Indivior, Mylan, Sun, and Zydus.

Same as previous item, a separate approval is required for each settlement. This specific settlement includes all names listed.

Mr. Matlock made motion to approve participation in the support of the Opioid Settlement to include the list of names provided. Mr. Johnson seconded the motion and all members present voted “aye” to pass the motion.

Consider approval of Ordinance 2025-03 adopting 2021 ICC Codes and 2020 National Electric Code to include amendments in the City Code of Ordinances.

Mr. McConn stated that the current codes are under the 2015 editions. It is recommended to update the codes within the City’s Code of Ordinances to the 2021 ICC Codes and the 2020 National Electric Code along with the amendments provided. This will keep us in compliance regarding an upcoming ISO rating inspection as well as keeping us consistent with surrounding entities for contractor ease.

A public hearing was held on July 18th to allow for any input, concerns or questions regarding these updates and amendments. No one other than City staff was in attendance.

Mr. Forisha made motion, seconded by Mr. Matlock, to approve Ordinance 2025-03 adopting 2021 ICC Codes and 2020 National Electric Code to include all amendments presented. All members present voted “aye” to pass the motion.

Consider approval of Ordinance 2025-04 amending certain sections within the City of Early Code of Ordinances:

- a. Chapter 4 - Amusements**
- b. Chapter 6 - Buildings and Building Regulations**
- c. Chapter 8 - Fire Protection and Prevention**
- d. Chapter 10 - Garbage and Rubbish**
- e. Chapter 11 - Health and Sanitation**
- f. Chapter 23 - Unified Development Code**

During the review of the ICC and NEC Codes it was determined that other updates were needed within various sections of the City Code. After lengthy review and discussions with staff the recommended amendments to omit, add or remain within each of the Chapters, Sections and Subsections specified within this Ordinance.

Mr. Matlock made motion, seconded by Mr. Eoff, to approve Ordinance 2025-04 amending certain sections specified within Chapters 4, 6, 8, 10, 11, and 23. All members present voted “aye” to pass the motion and adopt the Ordinance.

Discuss and consider approval to establish new bank accounts for Reserve Fund Balances as provided within the Comprehensive Financial Management Policy.

Mr. Aaron recommends to establish bank accounts to physically separate the Reserve Fund Balances from the Operations Fund Balances in order to show a true reserve amount as provided within the Comprehensive Financial Management Policy. The accounts would be set as 'restricted funds' and use of the funds would require Council approval. Two accounts are requested at this time to include for the Funds as listed below:

1. General Fund / CVB Fund / EMDD Fund
2. Water Fund / Sewer Fund / Sanitation Fund

The amounts for each fund as specified within the Comprehensive Financial Management Policy would be transferred into the respective account upon opening of the accounts at the City's local financial depository.

Mr. Johnson made motion, seconded by Mr. Eoff to approve the new bank accounts for Reserve Fund Balances as presented. All members present voted "aye" to pass the motion.

Administrator's Report

Atwoods – steady traffic since opening; no sales tax figures available as of yet; sales tax revenue projections are not included within the 25/26 fiscal budget.

Early Town Center:

Boardwalk – decking material installation is almost complete, handrail install has begun; started festoon lighting installation; footing for shade installed within artificial lawn area

Mangrum Street – contractor started inclusion of lime and base process for parking lot and Street

Tour of Boardwalk – next week after Council meeting

Announcements

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

Budget Workshop

A current Budget Summary was provided and Mr. Aaron stated that the budget is built on a \$0.66 tax rate.

Budget items discussed:

Health Insurance – to adjust for increase of rates, keep city contribution amount the same (\$1025 per employee/month) and prepare for future regulations based on participating employees the number of plan options offered changed from 4 to 3, essentially eliminating the high cost/low deductible plan; able to cover the employee coverage 100% and provide funds for HRA/HSA accounts or dependent coverage.

Police Department – No new officer position included within the budget; consideration to move Code Enforcement Officer into full-time police officer and Code Enforcement responsibility back to the City/Administration side; Full-time Dispatcher position included to lower calls through Brownwood contract and County radio channel, preparing for growth within department and City;

convert current interview room into dispatch office; includes a negotiated \$5000 increase per officer and department pay scale.

Fire Department – same \$5000 increase per full-time firefighter and department pay scale;
Convert part-time hours to full-time hours allowing the only cost difference would be benefits

COLA – 3% for all other employees

Debt Service – includes planning and funding for adding a playground at Town Center

Equipment – purchase of Backhoe for Waste Water Treatment Facility, seeking approval from TWDB to purchase with remaining funds available; build reserve funds to purchase a new rearload trash truck within 26/27 budget year

Grants – TDEM/FEMA storm sirens, option to purchase old sirens (\$50,000) from Brownwood as they replace theirs through grant funding, State and/or Federal grant opportunities may be available up to \$200,000 for new and or more sirens

Streets – Reconstruct McDonald Drive, \$500,000 grant funds through Texas Department of Agriculture CDBG, \$250,000 City funds

MDD – anticipate approximately \$2,000,000 from real estate sales to further develop within the City and Town Center

Utilities – Rate changes to base rate for approximately \$7 increase to customers

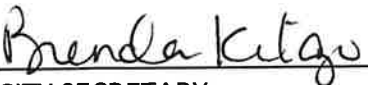
- Water base rate from \$33.50 to \$35.00
- Sewer base rate from \$30.00 to \$31.00
- Sanitation base rate from \$25.00 to \$30.00 (heavier due to increased popularity with brush and bulk services)

Total Budgeted Revenues \$16.7 Million

Total Budgeted Expenditures \$13.7 Million

Adjourn

Concluding all business matters, Mr. Forisha made motion that was seconded by Mr. Matlock to adjourn the meeting. All members present voted “aye” adjourning the meeting at 6:59 p.m.


CITY SECRETARY

08-12-2025
DATE


MAYOR