

The Early City Council met in regular session on Tuesday, December 9, 2025 at 6:00 p.m. with the following members present:

Mayor Mangrum

Council members:

Joel Johnson

Charles Matlock

Travis Eoff

Benny Allcorn

Garry Forisha

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

**Consideration of the minutes for the special called meeting held on November 10, 2025**

Having reviewed the minutes provided, Mr. Matlock made motion to approve the minutes as written. Mr. Forisha seconded the motion and all members present voted "aye".

**Citizen's comments**

No citizens present.

**Consideration to approve a variance to construct an accessory building at 117 Mitsy Lane.**

Mr. McConn stated that Mr. and Mrs. Heuermann of 117 Mitsy Lane is requesting to build an accessory building on the back portion of their property for the storage of an RV, classic vehicles and other items. Their request is for a 14-foot tall building with 12-foot height doors in order to pull the RV inside. The UDC limits the height to 12-foot, hence the reason for the variance request.

Notification letter regarding the variance request was sent out to surrounding property owners as required. A total of twelve letters were mailed with no response either for or against the request; however, the Heuermanns provided five letters in support of their request that they received outside of the required notification letters.

Mr. McConn noted that the placement nor the height of this structure would hinder or block traffic in any way or present any other restrictive issues.

Mr. Allcorn made motion that was seconded by Mr. Matlock to approve the variance as presented. All members present voted "aye" to pass the motion.

**Consider and act upon approving authorization for City of Early to advertise and solicit bids for the CDBG TDA 2023 Street Improvement Project CDV23-0106.**

This project is for the reconstruction of McDonald Drive through the Community Development Block Grant. The Request for Proposal would be for a contract that would include the

reconstruction of the street with curb, gutter and either paved or hot mix driveway approaches. There is also a bid alternative for sidewalk(s). The amount of the grant is \$500,000. Engineers have provided a construction estimate and the City budget does include available funds for overages above the grant amount. We anticipate to award the bid in January and construction to begin sometime in March.

Mr. Eoff made motion to approve the advertisement and solicit for bids regarding this project. Mr. Johnson seconded the motion and all members present voted "aye" to pass the motion.

**Consideration to approve Change Order 01 for Mangrum Street construction project.**

Mr. Aaron explained that is not a true change order from the contractor on his original bid, the City added more sidewalk to tie into Mangrum Street and Town Center access from the parking lot. Request of the change order is more about the timing due to the per yard price of concrete within the current contract verses doing it outside of the contract. Then change order amount is approximately \$75,000 and is available within the current budget.

Mr. Allcorn made motion, seconded by Mr. Matlock, to approve Change Order 01 for Mangrum Street construction project as presented. All members present voted "aye" to pass the motion.

**Consider adoption of a Resolution, 2025-R23, creating 2026 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. There were four new homes constructed in 2025 resulting in approximately \$1,800 in fees that were waived and approximately \$1.3 Million added to the tax values. It is staff's recommendation to continue the program for 2026.

Mr. Forisha made motion, seconded by Mr. Matlock, to approve Resolution 2025-R23 creating the 2026 Building Early, Texas Initiative. All members present voted "aye" to pass the motion.

**Executive Session in accordance with the provisions of Chapter 551, Texas Government Code, Sections 551.072 and 551.087.**

Mr. Allcorn made motion to enter into Executive Session. Mr. Forisha seconded the motion and all members present voted "aye", entering into closed session at 6:14 p.m.

**Reconvene into Open Session and consider action, if any, on items discussed in executive session.**

Mr. Forisha made motion to reconvene into Open Session. Mr. Matlock seconded the motion and all members present voted "aye", entering back into regular session at 6:47 p.m.

**Consideration to approve entering into a real estate contract for the purchase of real property.**

Mr. Johnson made motion, seconded by Mr. Eoff to approve entering into a real estate contract for the purchase of 417 Garmon Drive in Early, TX. All members present voted "aye" to pass the motion.

#### Administrator's Report

No report.

#### Announcements

- City of Early Christmas Party - December 16th
- Holly Jolly Tree Trail - December 7th - January 10<sup>th</sup>

#### 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 6:50 p.m.

01-13-2026

DATE

Robert W. Matlock

MAYOR

Brenda Kilgo

CITY SECRETARY

