

The Early City Council met in regular session on Tuesday, April 13, 2021 at 6:00 p.m. with the following members present:

Mayor Mangrum	City Administrator Tony Aaron
Council members:	Economic Development Director Larry McConn
Leland Acker	City Secretary Brenda Kilgo
Travis Eoff	City Attorney Mark Bessent
Benny Allcorn	
Charles Matlock	
Garry Forisha	

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 of regular meeting held on March 23, 2021.

Mr. Forisha made motion to approve the minutes, seconded by Mr. Matlock, and all members present voted “aye”.

Citizen’s comments

No comments from citizens.

Proclamation – National 9-1-1 Education Month

Mayor Mangrum read aloud a proclamation recognizing the national number for emergency calls, the vital need and use of the service and the critical need for proper training on the use and purpose of the emergency number 9-1-1; proclaiming the month of April 2021 is designated as National 9-1-1 Education Month.

Consideration of a Resolution, 2021-R06, approving the service retirement of K-9 Officer Jambo and release of his permanent care to Brandon McMillian.

Chief Mercer noted that Jambo and Officer McMillian were both recognized for their years of service to the community as well as acknowledged their retirement and resignation from the Department. The Resolution presented tonight is the official documentation for retiring of Jambo and awarding him to Brandon McMillian for the remainder of his life.

The Resolution completes all steps necessary to release the City from any liability regarding the K-9 unit. Chief Mercer stated that there are no plans at this time to reinstate a K-9 unit.

Mr. Matlock made motion to approve **Resolution 2021-R06** as presented. Mr. Eoff seconded the motion and all members voted “aye”.

Consideration to approve final plat for subdivided property Cefco #2071 Addition, Lot 1, Block 1; 2.486 acres out of and a part to the Henry Kraber Survey No. 19, Abstract No. 584, located at 130 Early Blvd.

Mr. McConn explained that the plat presented for approval is for the Cefco property location at 130 Early Blvd. It includes the purchased property of the lot behind the current store (on Old May Road) as well as the section of right-of-way/road purchased from the City earlier this year. Cefco intends to demolish the current buildings on the property and rebuild a larger store with more pumps and parking/traffic area. Construction is anticipated to begin within the next four to six weeks with a duration of approximately 150 days under construction.

Planning & Zoning Commission met to review this item last night and approved to recommend that the Council approve the final plat as presented.

Mr. Allcorn made motion to approve the final plat for Cefco #2071 Addition as presented. Mr. Matlock seconded the motion and all members present voted "aye".

Consider continuation of the variance granted to City Code Section 8-86, to place a firework stand to sell fireworks at 710 Garmon Drive.

Mr. McConn stated that this has been an annual variance review for the last couple years. Charlie Cabler is the property owner and operator of the fireworks stand. An inspection of the property was completed and has met all code requirements. In addition, reports for the sales tax collections/payments have been submitted to City Hall in accordance to the conditions of the previous variance approval.

Mr. Eoff made motion, seconded by Mr. Matlock, to approve the continuance of the one-year variance for the fireworks stand and sell of fireworks at 710 Garmon Drive. All members present voted "aye".

Consider accepting Telecommunication Right-of Way Access Line rates as provided by Public Utility Commission.

2021 right-of-way access rates are higher than 2020 rates due to the CPI inflation adjustment.
Residential: from \$0.51 to \$0.52
Non-Residential: from \$1.21 to \$1.22
Point-to-Point: from \$1.61 to \$1.62

No action is required unless the City does not want to accept the default rates for 2021.

No motion was made, therefore no action taken and default rates for 2021 will be effective by July 1, 2021.

Consideration to approve the MDD Board action to hire Schwarz Hanson Architects for the Master Plan Design mixed use development portion of the Early Town Center Project.

Schwarz Hanson Architects submitted a proposal at an hourly rate to prepare various plans and design concepts, with an architectural rendering, for the mixed use portion of the Town Center project. After this part is completed the next step will be a geotechnical plan for the site and construction layout and be ready to present/sell to developers and investors.

Mr. Aaron stated that the conceptual designs from Schwarz Hanson will be based on the City's plan, vision and expectation for the project compiled with the creative design of a professional architect service. The MDD Board approved the proposal on April 5th for an amount not to exceed \$14,000 which is above the \$5,000 threshold allowed without Council approval; therefore, it is presented to the Council for final approval.

Mr. Allcorn made motion to approve that the MDD Board action to hire Schwarz Hanson Architects for an amount not to exceed \$14,000 for the Early Town Center project. Mr. Matlock seconded the motion and all members voted "aye".

Consideration to approve Resolution 2021-R07, authorizing submission of the 2021-2022 Texas Community Development Block Grant Program Application and authorizing the cash match contribution as part of the Grant Program requirements.

Mr. Aaron stated that Grantworks has completed the application for the Community Development Block Grant project to rebuild McDonald Drive. Funds available through the CDBG is \$350,000 for the 2021/2022 fiscal year with a 10% (\$35,000) cash match requirement from the City's General Fund. This resolution is the Council's documented approval for the submittal of the application and the cash match requirement.

Mr. Matlock made motion, seconded by Mr. Forisha, to approve **Resolution 2021-R07** authorizing the submission of the CDBG application and cash match contribution as required within the grant program. All members present voted "aye".

Consideration to adopt the City of Early Citizen Participation Plan for the Texas Community Development Block Grant Program.

Mr. Aaron explained that the Citizen Participation Plan is also a requirement of the Grant Program. It is a formal document defining how citizen complaints and any engagement or participation is addressed, as well as notification of grant progress and availability of documents for review.

Mr. Allcorn made motion, seconded by Mr. Matlock, to adopt the City of Early Citizen Participation Plan for the TxCDBG program. All members present voted "aye".

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

No Executive Session.

Administrator's report

- iPads were provided during this meeting with a PDF version of the agenda packet. A brief training session on the use and purpose of the electronic format along with a reminder that the devices are subject to public record was demonstrated.
- The devices will be kept at City Hall and available for every meeting.
- The agenda software training will be introduced at a later date for interaction during the meetings.
- A Zoom training session will also be held at a later date for remote access and presentations.

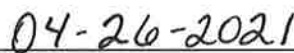

Announcements

Unified Development Code (UDC) progress update meeting scheduled for Monday April 26th, with the adoption of the completed Code expected in June.

Adjourn

Completing all business matters, Mr. Matlock made motion to adjourn the meeting. Mr. Eoff seconded the motion and all members present voted "aye", adjourning the meeting at 6:30 p.m.


CITY SECRETARY


DATE

MAYOR