

**EASTLAND ECONOMIC DEVELOPMENT, INC.**  
**BOARD MEETING**  
**January 11, 2021**

The Eastland Economic Development, Inc. Board of Directors met in the Commission Chambers at Eastland City Hall as scheduled, and notice was posted 72 hours in advance and prior to the meeting.

Members Present:

Board Member _____	James Doyle
Board Member _____	Jason Cochran
Board Member _____	Mark Pipkin
Executive Director _____	Tom Bailey

Members Absent:

Board Member _____	Vicki Bradley
Board Member _____	Carolyn White

City Staff Present:

City Manager _____	Ron Duncan
City Secretary _____	Roma Holley
Director of Planning and Zoning _____	Tony Stubblefield

Guests: Jennifer Prather, Michael Prather, Gary Bear

I. Meeting Called to Order

Mark Pipkin called the meeting to order at 12:00 p.m.

II. Invocation and Pledge of Allegiance

The Invocation was offered by Jason Cochran and James Doyle led the Pledge of Allegiance.

III. Finance Report

Donald Cate explained the finance report and reviewed the income and expense report for the month of December. He noted no unusual expenditures or income for the month.

Jason Cochran made a motion, seconded by James Doyle, to approve the finance report as presented. Motion prevailed by the following vote:

Ayes: Cochran, Doyle, Pipkin  
Nays: None  
Absent: Bradley, White

IV. Approve Minutes of the December 14, 2020 and December 21, 2020 meetings.

Jason Cochran made a motion, seconded by James Doyle, to approve the minutes as presented. Motion prevailed by the following vote:

Ayes: Cochran, Doyle, Pipkin  
Nays: None  
Absent: Bradley, White

V. Public Comment on any subject not Listed on this Agenda  
(Limited to Five Minutes Per Speaker)

There were no comments.

VI. EEDI Board of Directors May Discuss and Take Action on the Following  
Agenda Items:

1. Discuss and Consider presentation from Totelcom regarding Internet Connectivity

Executive Director Tom Bailey addressed the Board and introduced Jennifer Prather of Totelcom.com. Ms. Prather presented updated information concerning the amount of work being generated in preparing to bring Broadband Internet to the citizens of Eastland. She explained the role of the City of Eastland would be as liasons and ambassadors to the entities involved in making this a reality.

Executive Session in Accordance with Texas Government Code §551.087,  
Deliberations regarding Economic Development Negotiations

Commencement of Executive Session: 12:30 p.m.

Conclusion of Executive Session: 12:49 p.m.

No Action Taken

2. Discuss and Consider Engineering proposal from Enprotec, Hibbs & Todd Engineers for the EEDI Business Park

Executive Director Tom Bailey along with City Manager Ron Duncan and Director of Planning Tony Stubblefield, combined to explain the proposal of the Engineering firm of Enprotec, Hibbs & Todd (eHT) for work at the Eastland Business Park, specifically the construction of Bowie Street.

Jason Cochran made a motion, seconded by James Doyle, to authorize eHT to design the road and drainage plans for Bowie Street, \$7,250, along with the construction material testing for \$3,500 and the topographical survey for \$6,250.

Motion prevailed by the following vote:

Ayes: Cochran, Doyle, Pipkin

Nays: None

Absent: Bradley, White

### 3. Discuss and Consider possible sale of Morgan Building

Executive Session in Accordance with Texas Government Code 551.072,  
Deliberations about Real Property.

Commencement of Executive Session: 12:49 p.m.

Conclusion of Executive Session: 1:05 p.m.

Jason Cochran made a motion, seconded by James Doyle, to give Tom Bailey the authority to proceed with negotiations with a prospective buyer. Motion prevailed by the following vote:

Ayes: Cochran, Doyle, Pipkin

Nays: None

Absent: Bradley, White

### VII. Executive Director's Report – Update on projects and activities

Director Tom Bailey gave very brief updates on several ongoing projects:

**Oncor – Electricity in the Business Park** – Bill Whaley is moving forward with the plans to get the electricity flowing.

**Bartee Metals** – Beginning the move to the new location soon.

**Red Star** – Moving forward with finishing the inside of the building

**Mighty Molding** – still awaiting transfer of ownership

**U.S. Sand & Gravel** – They are moving dirt already in anticipation of building soon.

VIII. Adjournment

James Doyle made a motion, seconded by Jason Cochran to adjourn at 1:21 p.m. Motion prevailed by the following vote:

Ayes: Cochran, Doyle, Pipkin

Nays: None

Absent: Bradley, White

Approved:

---

Vicki Bradley, Chairman  
EEDI Board

Attest:

---

Roma Holley, City Secretary