

THE CITY OF EASTLAND  
CITY COMMISSION CALLED MEETING

July 02, 2020

EASTLAND, TEXAS §

EASTLAND, COUNTY §

The City Commission of the City of Eastland, Texas, met in Open Session at Eastland City Hall as scheduled, and notice was posted 72 hours prior to the meeting.

CITY COMMISSIONERS PRESENT:

Chairman	Larry Vernon
Commissioner	Ben McNabb
Commissioner	Zac Darr
Commissioner	Richard Rossander

CITY COMMISSIONERS ABSENT:

Commissioner	Cecil Funderburgh
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PERSONNEL PRESENT:

City Manager	Ron Duncan
City Secretary	Roma Holley

Guests: Julie Elrod, Wes Bishop, Andy Hansen

I. MEETING CALLED TO ORDER

Chairman Larry Vernon called the meeting to order at 12:00 p.m.

II. INVOCATION AND PLEDGE OF ALLEGIANCE

Chairman Larry Vernon offered the invocation and City Manager Ron Duncan led the Pledge of Allegiance.

III. PUBLIC COMMENT ON ANY SUBJECT NOT LISTED ON THIS  
AGENDA (Limited to Five Minutes Per Speaker)

There were no comments from the public at this time.

IV. The Board of City Commissioners May Discuss and Take Action  
on the Following Agenda Items:

1. Discussion and Consideration to Approve designation of Winkler Family Partnership, LTD. Called 2.500 Acre Tract One, Volume 2048, Pg.264 OPRECT as Neighborhood Empowerment Zone (NEZ) No. 1 IAW Chapter 378 of the Texas Local Government Code.

City Manager Ron Duncan introduced this item by presenting a slideshow of some of the other projects built by Trafalgar Homes, aka E.M.H. Cattle Company. He showed photos of Creekside Townhomes and Summit Apartments in Stephenville, Indian Creek Townhomes in Brownwood and Longhorn Townhomes in Early. The niche of Trafalgar Homes is finding communities which need housing and provide quality housing alternatives. This project will be called Maverick Townhomes. Mr. Duncan introduced Andy Hansen who is the President of Trafalgar Construction and Wes Bishop, who is the Construction Manager. Because of the design of the street and the right of ways, Trafalgar Homes is asking for some assistance from the city with the cost of infrastructure and water supply. On June 29, 2020 the

Eastland Economic Development Inc. board voted to provide \$9500 in assistance to help offset the cost of creating the extra-deep entrance that is necessary due to the street design. In order to provide any type of assistance, the City must create a Neighborhood Empowerment Zone in accordance with Chapter 378 of the Texas Local Government Code.

The reason for the called meeting and the sense of urgency is because the prime window for leasing is in March and they would like to have these units built and ready for occupancy by that time.

Mr. Duncan introduced City Attorney Eileen Hayman who explained a couple of word changes to the Resolution. She explained that the NEZ is a device that allows the city to offer incentives that trigger Economic Development.

Commissioner Zac Darr made a motion, seconded by Commissioner Richard Rossander to approve the Resolution 2020-07 establishing a Neighborhood Empowerment Zone. Motion prevailed by the following vote:

Ayes: Commissioners Darr, McNabb, Rossander,  
Nays:  
Absent: Commissioner Funderburgh,

- 2. Discussion and Consideration to Approve a Five-Year Tax Abatement and Incentives Agreement between the City of Eastland and E.M.H. Cattle Company for the development of a \$2,500,000 Residential Property to be located within Neighborhood Empowerment Zone No. 1.

Chairman Vernon mentioned that Mr. Duncan put together a list that shows the Tax Abatement (based on \$2,500,000 @ .6090/\$100 Valuation). The city will receive 100% of the property tax in 2022. Then in 2023 the abatement will be for 100 % and decreases by 20% each year for the succeeding 4 years. The total abatement is estimated to be \$43,250 over the 5-year period.

Commissioner Richard Rossander made a motion, seconded by Commissioner Zac Darr to approve the 5-year Tax Abatement and Incentive Agreement Between the City of Eastland and E.M.H. Cattle Company. Motion prevailed by the following vote:

Ayes: Commissioners Darr, McNabb, Rossander,  
Nays:  
Absent: Commissioner Funderburgh,

V. ADJOURNMENT

Commissioner Zac Darr made a motion, seconded by Commissioner Ben McNabb, to adjourn at 12:21 p.m. Motion passed unanimously.

APPROVED

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Larry Vernon, Chairman  
Board of City Commissioners

ATTEST

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Roma Holley, City Secretary