

THE CITY OF EASTLAND
CITY COMMISSION REGULAR MEETING

August 17, 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 in advance and prior to the meeting.

CITY COMMISSIONERS PRESENT:

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

PERSONNEL PRESENT:

City Manager	Ron Duncan
City Secretary	Roma Holley
Chief of Police	David Hullum
Finance Director	Leslie Zander
Planning & Zoning Director	Tony Stubblefield
Fire Chief	David Branch

Guests: Julie Elrod, H. V. O'Brien, Levi Freeman, Sam Williams, Joe Williamson, Bode Zietz, Tom Bailey

I. MEETING CALLED TO ORDER

Chairman Larry Vernon called the meeting to order at 6:00 p.m.

II. INVOCATION AND PLEDGE OF ALLEGIANCE

Commissioner Cecil Funderburgh offered the invocation and Chairman Larry Vernon 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.

IV. APPROVE MINUTES OF THE July 20th, 2020 & August 5th, 2020
MEETINGS

Commissioner Richard Rossander made a motion, seconded by Commissioner Ben McNabb, to approve the Minutes of the July 20th, 2020 & August 5th, 2020 Meetings. Motion prevailed by the following vote:

Ayes:	Commissioners Darr, Funderburgh, McNabb, Rossander
Nays:	None
Absent:	None

V. FINANCIAL REPORT

Finance Director Leslie Zander explained the process of obtaining the tax levy numbers from the Eastland County Tax Assessor and how the numbers do not match the numbers that we have on the Tax Rate Worksheet. She stated that this is the first year that we are having to use this formula and it has really been confusing.

City Manager Ron Duncan stated that the collected sales tax is continuing to increase. It has increased 28.84% over August 2019 and the annual sales tax has increased 7.58% over 2019.

No action at this time.

VI. Presentation by Sam Williams with information about Inez Spring Riverfront Park

Sam Williams gave a short presentation regarding the successful opening of the Inez Spring Riverfront Park. He stated the park is bringing in several hundred people each Thursday – Sunday and that 90% of the visitors are from out of town. This brings revenue to many businesses in Eastland. They have several campsites along with multiple picnic tables available. The pool at the park will continue to be open through October or until the weather cools. They will continue to improve the park throughout the winter.

VII. THE BOARD OF CITY COMMISSIONERS MAY DISCUSS AND TAKE ACTION ON THE FOLLOWING AGENDA ITEMS:

1. Discussion and Consideration for Approval of an Easement Agreement with Jerry and Janice Maston for Utilities Right of Way for Construction and Maintenance of Water Lines.

City Manager Ron Duncan stated that this agreement is being revised and asked that this item be tabled for a future meeting. Chairman Vernon tabled this item.

2. Discussion and Consideration Approval of an Easement Agreement with the River of Life Church of Eastland for Utilities Right of Way for Construction and Maintenance of Water Lines.

City Manager Ron Duncan stated that this agreement is being revised and asked that this item be tabled for a future meeting. Chairman Vernon tabled this item.

3. Discussion and Consideration of Volunteer Fire Department Equipment purchase

Fire Chief David Branch presented a slide show of photos of a green trailer 7' x 20' that the Volunteer branch of the Eastland Fire Department is purchasing for conversion to a Mobile Command Unit. Chief Branch advised the Volunteers are not asking the City of Eastland for any funds except to cover it with our insurance. He stated that he only wanted to bring it to the attention of the Commission as a courtesy before the Volunteers purchase it.

No Action needed.

4. Discussion and Consideration of Acceptance of Donation of Property from Stanley Reed to City of Eastland

City Manager Ron Duncan advised the commission that this property is adjacent to several properties owned by the City. This property is in the Floodway and is unable to be developed. Mr. Reed approached the city in response to issues he has with keeping it maintained. He decided to donate the property.

Commissioner Richard Rossander made a motion, seconded by Commissioner Cecil Funderburgh to accept the donation of this property. Motion prevailed by the following vote:

Ayes: Commissioners Darr, Funderburgh, McNabb, Rossander
 Nays: None
 Absent: None

VIII. City Manager's Briefing

2019 Streets: University Drive is complete.

Lago Vista Boulevard is next in line for repairs and drainage work. The construction of the Maverick Townhomes is moving along at a good pace and work will begin on the roads soon.

Dam Repairs: The Texas Water Development Board is funding a 10% match grant for flood planning and we have submitted an application. We are waiting for response from the TWDB.

USDA Grants: We will be closing on the Fire Department vehicle and the SCBA by the middle of September.

Eastland Memorial Hospital Rural Health Clinic (TxCBDG Project # 7218058) We plan to have the final paperwork for the closing of this grant at the next regular commission meeting. The Clinic is complete and we expect the ribbon cutting ceremony to be scheduled soon. We are waiting on the Certificate of Completion and the State of Texas certifying board to state that the Rural Health Clinic is ready for operation.

Eastland Municipal Airport Update: TxDOT Aviation sent us an updated Capital Improvements Plan (CIP) project lists which provides for the completion of our airport expansion by 2025. Discussion, along with comments from Bode Zietz, Airport Manager, covered the high points of what we can accomplish with the funds available.

The Wastewater Treatment Plant: is 84% complete. We plan to turn on the new plant in mid-October. We have to wait for approval from the TWDB to use the leftover funds.

TxCBDG Project # 7218121 (Forced Main) This project is complete. Our closing Public Hearing will be at 5:05 PM on Monday, August 24, 2020 here at City Hall.

IX. Code Enforcement Report

Planning and Zoning Director Tony Stubblefield reported the Code Compliance Report for July. There were 24 open cases at the beginning of the month, 17 new cases were opened and 20 cases were closed which ended the month with 21 cases open. One citation was issued. Two properties were reported for back taxes. Also, two annual notices were issued. One property was abated for \$175. Two liens for \$564 were filed for mowing and cleaning up.

Director Stubblefield also gave an update on the Planning Department

Update of current construction in Eastland

Maverick Townhomes – New underground plumbing has all been installed and inspected.

Foundations have all been completed. Framing has begun on 3 of the 4 buildings.

Contractors have been good on communicating and asking for the city's opinions on work as it has progressed.

Topline Convenience Station (formerly Red Star) – New underground plumbing has all been installed and inspected. 2 grease interceptors have also been installed and inspected. Sewer lines have been connected to tap, which is connected to lift station. All working well. Concrete parking areas are being poured and project coming along well.

Eastland County Food Pantry - has been completed at 105 East Olive, behind the city offices. The building is almost complete with paving and striping completed within the last week or two.

Former nursing home at 1405 West Commerce – The city is working with the current owner of the property to find new use options that fit zoning for the property. Terry is also currently working the property to have it more secured and not become an attractive nuisance in the neighborhood.

Other items

Ron has asked me to prepare a timeline for the voluntary annexation of the remaining EEDI property that is located just outside of the city in the Industrial Park. I am going through previous annexations and also the information as it has been updated in the Texas Local Government Code as of last year. This will be brought before the city commission as soon as it is completed.

Terry Simmons has worked with Stanley Reed on property located off South Marsh street to keep it in compliance, owner has decided to donate the property to city. Deed was filed on 08/13/20. This property is adjacent to the city cemetery.

Terry is currently looking to contact Union Pacific about another property that is now surrounded by the above-mentioned lot and city owned property.

Terry has also aided in acquiring a property that was in trust with all the tax entities, at 500 East Commerce. This was completed in February, after all other taxing entities signed over the property to the city. All of these properties are located in the FEMA floodway, which prevents any new residential development, so the taxable loss on these properties is negligible.

The City of Eastland has had 16 plumbing permits pulled since its inception during April of this year.

I have created physical permits for any new construction that is required to be displayed on site at its location. This will help find any non-permitted work that may be happening in the city.

I have also created a new Special Event permit application, for carnivals, festivals, circus, etc. The new application will help streamline and inform any city departments about the event.

Currently we are working with Patrick McCabe, who owns multiple commercial properties in town. He has completed asbestos surveys on all of his buildings.

Terry is also working with the heirs of the property located at 203 South Connellee Ave, which was destroyed by a fire some years ago. He is attempting to have them demolish the structure or take action to bring the property into a habitable state.

X. Police Report

Chief Hullum noted that July was another busy month with 220 calls for service. Our arrests have increased along with the number of cases filed with the District Attorney and the Juvenile Authority.

XI. Executive Session in Accordance with Texas Government Code §551.072, Deliberations About Real Property
The commission convened in Executive Session at 7:09 p.m.

XII. Reconvene in Open Session and Take any Needed Action on Subject of Executive Session

The commission reconvened in Open Session at 7:18 p.m.

Commissioner Cecil Funderburgh made a motion, seconded by Commissioner Zac Darr to authorize EEDI Director Tom Bailey to proceed in accordance with the instructions given by the EEDI board. Motion prevailed by the following vote:

Ayes: Commissioners Darr, Funderburgh, McNabb, Rossander
Nays: None
Absent: None

XIII. ADJOURNMENT

Commissioner Zac Dar made a motion, seconded by Commissioner Ben McNabb, to adjourn at 7:20 p.m. Motion passed unanimously.

APPROVED

Larry Vernon, Chairman
Board of City Commissioners

ATTEST

Roma Holley, City Secretary