

THE CITY OF EASTLAND  
CITY COMMISSION REGULAR MEETING

October 19, 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 (arrived 6:08 p.m.)
Commissioner	Cecil Funderburgh
Commissioner	Zac Darr
Commissioner	Richard Rossander

PERSONNEL PRESENT:

City Manager	Ron Duncan
City Secretary	Roma Holley
Chief of Police	David Hullum
Planning & Zoning Director	Tony Stubblefield

Guests: Julie Elrod, H. V. O'Brien, Richard Barron, Casey Raitz, Gary Bear, Brandy Iley, Jennifer Prather, Tom Bailey, Kylee Field

I. MEETING CALLED TO ORDER

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

II. INVOCATION AND PLEDGE OF ALLEGIANCE

City Manager Ron Duncan 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 SEPTEMBER 21<sup>st</sup>, 2020 AND  
SEPTEMBER 24<sup>th</sup>, 2020 MEETINGS

Commissioner Richard Rossander made a motion, seconded by Commissioner Cecil Funderburgh, to approve the Minutes of the September 21<sup>st</sup>, 2020 and September 24<sup>th</sup>, 2020 Meeting. Motion prevailed by the following vote:

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

V. FINANCIAL REPORT

City Manager Ron Duncan stated that the collected sales tax is continuing to increase although it has slowed down.

No action at this time.

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

1. Discussion and Consideration of the Approval of Development Agreement with U.S. Sand and Gravel

Eastland Economic Development Board Executive Director Tom Bailey stated that this is actually U. S. Sand and Gravel. U. S. Rentals and Big State Concrete are also owned and operated by the same people. He introduced Casey Raitz who is the CEO and owner of this group of companies. Mr. Raitz and his wife began these companies in late 2014 and they currently have 38 employees.

In 2014, U. S. Sand and Concrete was the first business that they developed. They provide many types of sand and gravel as well as concrete culverts to homeowner, contractors and large industrial projects. They construct roads, pad sites, and retaining walls, as well as lakes or ponds and a variety of demolition and land clearing services.

In 2017, they began U. S. Rentals which supplies all types of equipment to the area from small power tools to large excavators, skid-steers and trucks. They also provide asphalt services.

In 2019 they established Big State Concrete, which uses volumetric concrete trucks. These trucks produce the same type of concrete as the traditional barrel trucks. However, these are automated and the concrete is mixed on site. There is no batch plant, only a cement silo which puts the cement into the truck, which is already loaded with the sand, gravel and water. The customer only pays for what is actually poured.

Mr. Raitz said they have looked around at other communities in which to develop and really like the opportunities they see in Eastland. They like the fact that the city appears to be very clean and welcoming to new businesses.

Commissioner Richard Rossander made a motion, seconded by Commissioner Cecil Funderburgh to approve the development agreement with Casey Raitz, U.S Sand and Gravel. Motion prevailed by the following vote:

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

2. Discussion and Consideration of a Resolution 2020-13 in Support of Connected Smart City Program

*A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EASTLAND, TEXAS SUPPORTING TXOL INTERNET INC. IN ITS EFFORTS TO DEVELOP A CONNECTED SMART CITY PROGRAM FOR THE CITY OF EASTLAND, TEXAS; AUTHORIZING TXOL INTERNET INC. AND RELATED ENTITIES TO PARTICIPATE IN INITIAL FUNDING DISCUSSIONS ON BEHALF OF THE CITY OF EASTLAND.*

City Manager Ron Duncan introduced Richard Barron owner of TXOL which has been in Eastland for around 20 years, providing internet services to our community and the surrounding areas. Mr. Barron stated a need has been expressed to develop a higher speed

connectivity for this area. This would be a huge project and one of the issues is trying to get adequate funding to make sure the project is feasible. TXOL and partners propose to do a public and private partnership with the City of Eastland to develop a fiber network. There are a lot of moving parts in getting this started including design and layout and finding funding for this is paramount. There are a lot of grants available through the City, the School Districts, the Hospital District and the libraries. TXOL proposes to seek the funds through every avenue possible and put together a plan to make it all work.

The resolution is proposing that the City allow TXOL and partners to seek the funding and bring it all together and present it to the City as an option, with no commitment until a decision has been made. Mr. Barron is asking for an assurance that the City is willing to work with them in order to make this project come about.

Mr. Barron answered questions from the commissioners.

Commissioner Zac Darr made a motion, seconded by Commissioner Ben McNabb to approve Resolution 2020-13 in support of Connected Smart City Program. Motion prevailed by the following vote:

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

### 3. Discussion and Consideration of Proposal of Totelcom Communications

City Manager Ron Duncan introduced Jennifer Prather, Vice-President and General Manager of Totelcom Communications located in DeLeon. She introduced team members Gary Bear and Brandy Iley.

This is a family owned company since 2010. Tony Prather has run the company since 1989. They have 45 employees and they also manage two other companies, one in Wichita Falls and one in Oklahoma.

They are regulated by the Federal Communications Commission and the Public Utilities Commission. Their main business is building and maintaining Internet Fiber projects all over Texas. They serve over 10,000 individual locations and about 40% of them are served with Fiber Optics.

Ms. Prather proceeded to inform the board about all of the aspects of building the Fiber Optic networks including the costs, as well as why all of this is becoming more important each year. The pandemic increased all internet traffic and really highlighted the need for faster internet speeds.

Fast internet is something that will be a big draw for companies and individuals who are looking to relocate as the need for TeleHealth, Internet teaching and employees working from home continues to grow.

The goal of Totelcom is to provide broadband internet at reasonable prices for everyone.

This was information only and no action was necessary.

### 4. Discussion and Consideration of the First Reading of

Ordinance No 20-865 Abandoning the Eastern Portion  
of Crockett Boulevard and Conveyance of this  
Property to EEDI

*AN ORDINANCE OF THE CITY OF EASTLAND, TEXAS CLOSING A PORTION OF CROCKETT BOULEVARD IN THE EASTLAND ECONOMIC DEVELOPMENT, INC. ADDITION; FINDING THAT THE PORTION OF THE STREET TO BE CLOSED IS NO LONGER NECESSARY FOR USE AS A PUBLIC THOROUGHFARE; RESERVING ANY EXISTING UTILITY EASEMENTS; AND PROVIDING FOR A SEVERABILITY CLAUSE.*

City Manager Ron Duncan explained the need for the abandonment. He stated that basically, they are asking to turn Crockett Boulevard from a 115' boulevard to a 30' boulevard. The eastern part of the existing boulevard will be added on to the property next to it, which increases the square footage of the property.

Commissioner Zac Darr made a motion, seconded by Commissioner Cecil Funderburgh to approve Ordinance 20-865. Motion prevailed by the following vote:

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

5. Discussion and Consideration of Approval of Development  
Agreement with Bartee Metals

EEDI Director Tom Bailey stated that Bartee Metals LLC is moving their business from Cisco to the Eastland Business Park. He will be purchasing 5 acres of land for that purpose. Mr. Bailey went over the development agreement with the Commissioners. This will be a great asset to the community by bringing in sales tax, jobs and opportunity.

Commissioner Cecil Funderburgh made a motion, seconded by Commissioner Richard Rossander, to approve the development agreement with Bartee Metals. Motion prevailed by the following vote:

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

6. Discussion and Consideration of Approval of Development  
Agreement with Brent Kirkland / Mighty Molding

EEDI Director Tom Bailey stated that Mighty Molding manufactures plastic injected products and has been here for several years. The owners are selling the business and we want it to stay here in Eastland. Brent Kirkland wants to buy the business bring back the trailer repair business that used to be part of the original business. He has asked EEDI for help with the down payment. Mr. Bailey proceeded to detail the development agreement and encouraged the commissioners to approve the agreement.

Commissioner Richard Rossander made a motion, seconded by Commissioner Ben

McNabb, to approve the development agreement with Brent Kirkland and Mighty Molding. Motion prevailed by the following vote:

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

7. Discussion and Consideration of the contract for Professional Engineering Services for the Mitigation projects under the CDBG-MIT GLO

City Manager Ron Duncan explained that this in regard to approving Enprotec Hibbs & Todd as the engineers for the Flood Mitigation Project.

Commissioner Cecil Funderburgh made a motion, seconded by Commissioner Zac Darr to approve this contract. Motion prevailed by the following vote:

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

8. Discussion and Consideration of submission of the completed application for the Texas Water Development Board's 2020 Flood Infrastructure Fund (Abridged Application Number: 13593).

City Manager Ron Duncan stated that this is the formal application for the watershed study. This is the study for the grant with the 10% match that has been applied for recently. The next three items all deal with this project.

Commissioner Cecil Funderburgh made a motion, seconded by Commissioner Zac Darr to approve this application. Motion prevailed by the following vote:

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

9. Discussion and Consideration of Texas Water Development Board's Application Affidavit, Flood Application Affidavit (Category 1), Application Filing and Authorized Representative Resolution, Application Resolution – Certificate of Secretary and authorize the City Manager to execute these documents for each application.

City Manager Ron Duncan explained that all of these are regarding the same application for the Texas Water Development Board's 2020 Flood Infrastructure Fund. It authorizes the City Manager to execute these documents for each application and resolution along with the City Secretary.

Commissioner Cecil Funderburgh made a motion, seconded by Commissioner Zac

Darr to approve the Texas Water Development Board's Application Affidavit, Flood Application Affidavit (Category 1), Application Filing and Authorized Representative Resolution, Application Resolution – Certificate of Secretary and authorize the City Manager to execute these documents for each application. Motion prevailed by the following vote:

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

10. Discussion and Consideration of a Memorandum of Understanding (MOU) with the County, the Cities of Cisco and Ranger and the ECWSD regarding the Leon River Watershed in Eastland County as part of the submission of the completed application for the Texas Water Development Board's 2020 Flood Infrastructure Fund

City Manager Ron Duncan explained that this tells the other entities within the county that we are doing this study. We will be informing them of the results of the study and passing along the information for their use in future flood planning. The ECWSD has approved it along with the County Judge, who has sent a provisional signature. The cities of Ranger and Cisco have it on their agendas for approval this month.

Commissioner Richard Rossander made a motion, seconded by Commissioner Ben McNabb to approve the Motion prevailed by the following vote:

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

11. Discussion and Consideration Renewal of Firefighting Contract between the City of Eastland and Eastland County.

City Manager Ron Duncan stated that nothing has changed in the contract, it is the same as last year.

Commissioner Cecil Funderburgh made a motion, seconded by Commissioner Richard Rossander to approve the renewal of the Firefighting Contract between the City of Eastland and Eastland County. Motion prevailed by the following vote:

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

City Manager Ron Duncan stated that regarding the CARES Coronavirus Relief Fund, we have received notification through the Texas Department of Emergency Management that we are eligible for total funding of \$222,860 and one of the options given was to move all of the money to the county. Another option is to submit documentation that makes us eligible to receive 20% of the funds which is \$44,572. We have submitted this documentation and we have to justify all of our spending. We intend to turn in all expenditures that accrued during the pandemic and get as much back as possible. We do not expect to see the remaining 80%.

No changes on the streets at this time however we hope to be able to use MIT funds to address some of the street issues.

Regarding the move of I-20 westbound Exit 343 to 345 and the new traffic signal at the frontage road, this is still a couple of years down the road. This will be right by our business park and will open up new possibilities. We are also talking about moving the westbound on-ramp of I-20, 400-500 feet to the west. Again, this is in the near future.

**Eastland Municipal Airport Update:** We are moving forward.

**The Wastewater Treatment Plant:** is 93.45% complete. We plan to turn on major components of the new plant by the end of October and be fully operational by the first part of November.

#### VIII. Code Enforcement Report

Planning and Zoning Director Tony Stubblefield reported the Code Compliance Report for August. There were 23 open cases at the beginning of the month, 31 new cases were opened and 30 cases were closed which ended the month with 24 cases open. Four citations were issued: One for Junk Vehicle, Two for parking in the yard and One for Litter/Trash/Debris. Six annual notices were issued. Fines assessed was \$1667 and \$462 paid. One property was abated for \$120

#### Update of current construction in Eastland

Topline (Red Star) is progressing and in fact have a Board of Adjustment hearing scheduled for next month. They want to raise the existing sign another 10 feet which requires a variance.

The Maverick Town Homes are progressing and they are working on insulation and sheetrock now. They are looking really good.

#### IX. Police Report

Chief Hullum noted that there were over 2100 calls for service in the fiscal year which averages 178 per month. For the fiscal year there were 132 arrests which is amazing considering that the month of April they were almost completely closed down due to COVID.

They filed 135 cases with the District Attorney. They wrote 1216 citations and 3450 warnings were issued. Chief Hullum highlighted the recovery of the majority of property that was taken during a Burglary of a Building on September 24<sup>th</sup>. A series of storage buildings were Burglarized and we had the case solved within just a few hours.

#### X. Adjournment

Commissioner Richard Rossander made a motion, seconded by Commissioner Zac Darr, to adjourn at 7:44 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