

THE CITY OF EASTLAND  
CITY COMMISSION REGULAR MEETING

January 19, 2021

EASTLAND, TEXAS §

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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	Richard Rossander
Commissioner	Zac Darr

PERSONNEL PRESENT:

City Manager	Ron Duncan
City Secretary	Roma Holley
Planning & Zoning Director	Tony Stubblefield
Police Lieutenant	Dan Wilson

Guests: Tom Bailey, Julie Elrod, Joe Williamson, Bryan Kellar, Sam Williams, Terry Hastings

I. MEETING CALLED TO ORDER

Chairman Larry Vernon called the meeting to order at 6:06 p.m.

II. INVOCATION AND PLEDGE OF ALLEGIANCE

Commissioner Zac Darr offered the invocation and Commissioner Richard Rossander 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 DECEMBER 21<sup>ST</sup>, 2020 MEETING

Commissioner Cecil Funderburgh made a motion, seconded by Commissioner Ben McNabb, to approve the Minutes of the December 21<sup>st</sup>, 2020 meeting. Motion prevailed by the following vote:

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

## V. FINANCIAL REPORT

City Manager Ron Duncan stated that we still have a positive trend for our sales tax for the last 4 months of the year 2020. We anticipate the sales tax increasing with the upcoming opening of some new businesses in the near future.

No action at this time.

## VI. Presentation by Eastland Economic Director Tom Bailey, Annual January report

Eastland Economic Director Tom Bailey presented a report that encompassed the past 4 years.

### 2016

Routine Airport Maintenance Project (RAMP) at the Airport - \$60,262.97  
 Raydon – Paving  
 Oncor – AWOS  
 Stallings Electric – AWOS  
 EHT – Engineering  
 MIRA – Airport terminal

### 2017

RAMP project at the Airport - \$8,762.70  
 Airport planning to KSA  
 Electrical (probably related to AWOS)

### Red Star Travel Center

Red Star owner, Sam Lawson, entered into an agreement with the State of Texas to obtain grant funds for a new sanitary sewer line. This sewer line will not only serve Red Star, but also several businesses and potential sites in the area. EEDI was the local agency used to facilitate the grant funds. Even though a great number of dollars flowed in and out of the EEDI accounts, EEDI only invested \$40,000 of local funds to receive \$730,000 from the State.

### 2018

Maverick Travel Center – Convenience Store  
 EEDI paid \$22,500 to repair the Old Bankhead Highway behind the new Maverick Travel Center where it was destroyed while building new lines to the store. The new paving was done in concrete with the anticipation of significant truck traffic to the facility.

### RAMP projects at airport - \$53,819.58

KSA Engineers  
 Stallings Electric – Transformer and globes  
 EHT – Airport ordinance Update, Airport Spill Control Plan  
 DBT – AWOS annual services  
 Thyssenkrupp – Elevator maintenance  
 Game Fence

### Ranger College/Victor Cornelius Building

Ranger College worked with the Eastland Memorial Hospital to establish a nursing school in the facility. To help make this project possible, EEDI paid \$30,000 for restrooms in the building. However, the project did not move forward due to a number of issues. The LVN program ended up in a building owned by the hospital and EEDI paid \$25,000 toward the instructor salary.

### Rural Health Clinic

EEDI donated 1.65 ac land for the new Rural Health Clinic.

### Blake Fulenwider Dodge/Jeep

Blake paid \$30,000 per acre for a portion of his property in the Business Park and EEDI entered into a Development Agreement for the remainder.

### 2019

#### Bartee Metals - Metal building components manufacturing –

Leasing 18,000 sq. ft. of Morgan building in exchange for labor to replace all exterior walls on 40,000 sq. ft. of building. EEDI granted \$30,000 for the down payment on a “folding” machine, training to run the machine and initial raw materials stock subject to a Development Agreement.

#### Kevco – Recycling Equipment

Kevco leases 10,000 sq. ft. of the Morgan building where they refurbish recycling equipment. In exchange for rent, Kevco made improvements to the facility such as installation of new lighting, metal siding and new roof panels. EEDI funds only supplied materials for improvements to the facility. In 2020, Kevco began making monthly rent payments since renovations were complete.

#### El Reno Energy – Trucking and Energy

El Reno entered a lease with EEDI for a section of land in the northeast corner of the Business Park. As payment for the lease, El Reno agreed to construct the base for Crockett St. grade the ditches along the Old Bankhead Highway in the park and make improvements to other portions of the park.

### Rural Health Clinic

EEDI donated \$100,000 for infrastructure improvements at the health clinic.

**2020**

Anipro

Animal feed distributor- Leasing Quonset building at Morgan site in exchange for repairs to building roof, interior and grounds.

Bartee Metals – I-20

EEDI sold Bartee 5 acres in the EEDI Business Park subject to a Development Agreement. If Bartee maintains a specified level of employment, EEDI will waive payments on the property. EEDI will hold a lien on the property and Bartee will make all improvements to the site, buildings and equipment at its own expense.

Maverick Logistics – Trucking

EEDI sold two acres of property in the Airport Business Park for a trucking yard and office. EEDI did not furnish funds to Maverick. EEDI did pay for a new manhole on city property.

Medical Park-

EEDI paid \$30,000 for half of the cost of constructing University Drive to the new nursing center.

Mighty Molding – Plastic injection molding

EEDI granted \$100,000 to Brent Kirkland for the purchase of the Mighty Molding property and business. The business was the target of several offers to move it to another town and this purchase keeps the business and its jobs in Eastland.

Trafalgar Homes – Apartment housing

EEDI paid \$9,500 to pave city property connecting Lago Vista Drive to the Trafalgar parking lot. This section of paving was needed due to an excessively deep utility set-back on Lago Vista.

U.S. Sand & Gravel – Concrete, aggregate materials and equipment rentals

U.S. Sand & Gravel paid EEDI \$30,000 for one acre of land in the EEDI Business Park for their leasing site, offices and showroom. EEDI entered into a Development Agreement for an additional 2 acres to house their mining operations. These operations include a concrete plant and yard for aggregate rock. EEDI also agreed to purchase a silo for \$45,350 and furnish \$40,000 for infrastructure improvements.

Texas Workforce Commission

EEDI worked with the Eastland Historical Foundation to bring an office of the TWC to Eastland and ensured office space for them.

**Employment Gains** (some estimated)

Red Star-Grill, Burger King & C-store	30	
Maverick Travel Center/Taco Casa	8/12	
Ranger College Nursing Program 1		
Rural Health Clinic	3	
Blake Fulenwider	17	
Bartee Metals		7
Kevco		3
El Reno Energy		14
Anipro		3
Maverick Logistics	12	
Trinity Health Care	15	
Mighty Molding		7
Trafalgar Homes	1	
U.S. Sand & Gravel	10	
Texas Workforce Commission	1	

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

**1. Discussion and Consideration of Resolution 2021-01 Ordering May General Election**

Commissioner Zac Darr made a motion, seconded by Commissioner Richard Rossander, to Approve Resolution 2021-01 Ordering the May General Election Motion prevailed by the following vote:

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

**VIII. City Manager’s Briefing**

Ron Duncan advised the Commissioners that we have been accepting applications for City Manager and he will be giving them a packet containing the applications that we have received so far. He asked them to go through them and make notes on the applications that they believe are the most promising so far. We will be giving the remainder of the applications before the next meeting which will be called to go over the applications together.

### **Water Main Failure 01/13/21**

On 01/13/21 we had a major failure of the 12-inch Water Main which feeds water from the Ground Storage to our Elevated Storage Tank. The failure resulted in rapid loss of water pressure. While some customers had limited water service, most had total loss of water service for approximately 8 hours. The failure began approximately 1:45 PM and the water crew completed repairs between 8:30-9:30 PM. You should note that once our new water improvements project is completed this type of failure will be eliminated due to replacement of this line as a pump line.

### **WWTP Improvements**

1. Project is approximately 96.94% complete as of the end of November. The next Construction Meeting will be 1/19/21 at 1:30 PM. at the City Commission Chamber.
2. The new WWTP is operational as of 11/11/20. We are doing operator training, cleanup, demolition of old plant facilities for the next few weeks. Demolition, road construction and abandonment of our old plant is well underway.
3. I will do the WWTP presentation in the February City Commission meeting. We are still doing the operational testing before we can do final acceptance. This project has been almost 5 years in the making.

### **2018 WATER SYSTEM IMPROVEMENTS**

Scott Hay of eHT is completing the plans for submission to the TWDB for approval. We hope to begin the bid process in November and finally begin construction by January 2021. The project will include construction of a new 12" line to replace decaying 14" pump line from I-20 into the City. This new line will correct the problem which resulted in the failure of the 12" pump line section on 01/13/21.

### **Cares Coronavirus Relief Fund**

Our expenses have been submitted to the Texas Department of Emergency Management and we are awaiting reimbursement. As of today, our total claims are \$48,097.26

GLO-CDBG-MIT Project Planning We are still waiting on information.

EASTLAND MUNICIPAL AIRPORT UPDATE: We are awaiting information from TxDOT Aviation on extending our Request For Qualifications for the Engineers of the next Airport project.

## IX. Code Enforcement Report

Planning and Zoning Director Tony Stubblefield reported the Code Compliance Report for December 2020. There were 26 open cases at the beginning of the month, 14 new cases were opened and 19 cases were closed which ended the month with 21 cases open. One citation was issued for being in a building without water service. Fines assessed were \$581. \$1400 in fines were dismissed because the property owner corrected the violations.

## X. Police Report

Lieutenant Dan Wilson is still filling in for Chief Hullum who is recuperating from the effects of the COVID 19 virus. Lt. Wilson stated the traffic citation numbers are still very low due to being more reactive than proactive towards traffic enforcement. This precaution has been loosened on the 14<sup>th</sup> day of January and Officers are once again being proactive in their enforcement. They are maintaining as little direct contact with drivers as possible.

We still have two officers in the Field Training Program that are doing very well. We expect to have them on the streets sometime in February.

At this time, Chairman Larry Vernon introduced a new Fire Chief, Joe Williamson, and stated that Chief Williamson would like to address the Commission.

Chief Williamson introduced himself to the Commission by telling them that he was elected to the Fire Chief's position in December 2020. He graduated from Eastland High School in 1989 and joined the volunteer fire department his senior year in high school. He worked and retired from the Haltom City Fire Department after 27 years, retiring in March 2020.

The Officer elections for the Volunteer Fire Department for 2021 are Captains Charlie Torrez and Sam Williams. Sam Williams is also the Secretary/Treasurer. Kelly Fron was re-elected as the Second Assistant Chief and Bryan Kellar was re-elected as the First Assistant Chief. This is a strong command staff and he is looking for great progress in training and management during 2021.

Once the command staff was elected, they appointed members of the VFD to specific programs. Walter Williams is the Chaplain and the Training Records Coordinator. Rick Wende is the Fire Prevention / Safety Officer. Phillip Arther is also a Safety Officer. Travis Woodley was appointed to be the Manager of Hard Equipment. He is in charge of maintenance and inventory of this equipment. Jason Askins was appointed to be the Manager of Hoses and Appliances. He is in charge of testing and maintaining the hoses and hose nozzles as well as other equipment. Terry Hastings was appointed as the Manager of Protective Equipment. He is in charge of inventory, testing, maintaining and decontaminating all of the Protective Equipment. David Branch is Manager of the SCBA Air Breathing equipment along with the ladder and pump apparatus. Amanda Woodley has been appointed as Public Information Officer along with assisting Rick Wende in Fire Prevention.

Kelly Fron was selected by the membership as Volunteer Firefighter of the Year in 2020. Jason Askins was recognized with 5 years of service and Bryan Kellar was recognized with 25 years of service with the Volunteer Fire Department.

Joe Williamson stated that they are updating their programs and projects. They will continue to strengthen the Fire Prevention program along with Address Awareness. There are some issues with some of the addressing in town and they plan to work on that. They want to host an open house as well as a Citizens Fire Academy. They are focusing on recruitment of Volunteers and have had 4 new Volunteers join in January 2021.

Statistics for 2020: they had 686 Calls for Service. 12 structure fires, 11 vehicle fires, 55 grass/trash fires and responded to 101 motor vehicle accidents. We responded to 341 EMS calls for assistance. 3 water rescues, 1 trench rescue, and 1 elevator rescue. They also responded to 39 public calls for assistance and installed 5 smoke detectors. They are also implementing a Smoke Detector Program.

XI. Adjournment

Commissioner Zac Darr made a motion, seconded by Commissioner Richard Rossander, to adjourn at 7:05 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