1. 7/8/2021 Agenda (PDF)

   Documents:

   07-08-21 AGENDA.PDF

2. 7/08/2021 Agenda Packet (PDF)

   Documents:

   7-8-21 AGENDA PACKET.PDF

CITY OF MARSHALL, TEXAS
REGULAR CITY COUNCIL MEETING
COUNCIL CHAMBERS, CITY HALL, 401 SOUTH ALAMO
THURSDAY, JULY 08, 2021, 6:00 P.M.

This meeting will be conducted utilizing a video and audio conferencing tool, as well as, a standard conference call. Instructions and direct links to view the meeting or speak during Citizen Comment can be found at www.marshalltexas.net.

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AGENDA INFORMATION PACKET IS AVAILABLE FOR THE PUBLIC TO REVIEW ON THE CITY'S WEB SITE AFTER 8:00 A.M. ON WEDNESDAY BEFORE THE MEETING AT www.marshalltexas.net

****

1. **CALL TO ORDER AND ROLL CALL**

2. **INVOCATION AND PLEDGES**

3. **CITIZEN COMMENTS**

   Texas Government Code, Sec. 551.007 requires that a governmental body must allow each member of the public who desires to address the body regarding an item on an agenda the opportunity to do so before or during the body's consideration of the item. The "Citizens Comments" portion of the meeting meets the requirements of this law and is the public's opportunity to speak on any item on, or not on, the agenda. Those who wish to speak will have three minutes to do so unless additional time has been requested.

4. **ITEMS TO BE WITHDRAWN FROM CONSENT AGENDA**

5. **CONSENT AGENDA**

   The items on the Consent Agenda require little or no deliberation by the Council. Approval of the Consent Agenda authorizes the City Manager or his designee to proceed with conclusion of each in accordance with staff recommendations, a copy of which is filed with the minutes of the meeting. A Councilmember may remove items from the Consent Agenda by making such request prior to a motion and vote on the Consent Agenda.

   A. Consider approval of the minutes from the June 24, 2021 Regular meeting.

   B. Street Sweeping Activity Report (Public Works Director)

C. Consider approval of dismissal of Visit Marshall Board member and Keep Marshall Beautiful Board member. (Tourism & Cultural Arts Director)

6. **PRESENTATION**

A. Presentation to outgoing board, committee and commission volunteers. (Mayor Ware)

7. **PUBLIC HEARING**

A. Conduct a public hearing to consider a petition of all of the landowners within said area to annex a 126.51 acre tract of land in the Joseph Fields Survey, A-249, Harrison County Texas described in that Warranty Deed with Vendor's lien from William L. Martin to Piney Land I, L.L.C. dated March 18, 2021, and filed for record under instrument no. 2021-000003026, SAVE AND EXCEPT the approximately ten acres in the northwest corner of said 126.51 acres that is already within the city limits according to the map of plat maintained by the City engineer's office. (Community & Economic Development Director)

8. **ORDINANCE**

A. Consider approval of an ordinance of the City Council of the City of Marshall annexing a 126.51 acre tract of land in the Joseph Fields Survey, A-249, Harrison County Texas described in that Warranty Deed with Vendor's lien from William L. Martin to Piney Land I, L.L.C. dated March 18, 2021, and filed for record under instrument no. 2021-000003026, SAVE AND EXCEPT the approximately ten acres in the northwest corner of said 126.51 acres that is already within the city limits according to the map of plat maintained by the City engineer's office. (Community & Economic Development Director)

9. **CITY MANAGER REPORTS AND REQUESTS FOR CITY COUNCIL CONSIDERATION**

A. Hospital Study Group Report. (Hospital Study Group Chair)

B. Consider approval of Small Business Grant Fund Applications. (Community & Economic Development Director)

C. Follow up report on 2021 winter storm event. (City Manager)

D. Consider approval of an expenditure in excess of $50,000 as an incentive for Project Marshall Business & Education. (MEDCO)

10. **CONSIDERATION OF ITEMS WITHDRAWN FROM THE CONSENT AGENDA**

11. **ADJOURNMENT**

Posted: July 2, 2021
5:00 p.m.
N. Smith

This meeting will be conducted in accordance with the Americans with Disabilities Act. Requests for sign interpretive services will be available with at least 72-hour notice prior to the meeting. To make arrangements for these services, please call the City Secretary’s Office at 903-935-4446.

CITY OF MARSHALL, TEXAS
REGULAR CITY COUNCIL MEETING
COUNCIL CHAMBERS, CITY HALL, 401 SOUTH ALAMO
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   Page 1

2. **INVOCATION AND PLEDGES**
   Page 2

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   Page 4

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Page 5

B. Street Sweeping Activity Report (Public Works Director)
Page 11

C. Consider approval of dismissal of Visit Marshall Board member and Keep Marshall Beautiful Board member. (Tourism & Cultural Arts Director)
Page 15

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Page 18

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Page 21

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Page 24

9. **CITY MANAGER REPORTS AND REQUESTS FOR CITY COUNCIL CONSIDERATION**

A. Hospital Study Group Report. (Hospital Study Group Chair)
Page 28

B. Consider approval of Small Business Grant Fund Applications. (Community & Economic Development Director)
Page 31

C. Follow up report on 2021 winter storm event. (City Manager)
Page 34

D. Consider approval of an expenditure in excess of $50,000 as an incentive for Project Marshall Business & Education. (MEDCO)
Page 35

10. **CONSIDERATION OF ITEMS WITHDRAWN FROM THE CONSENT AGENDA**
Page 44

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Page 45

Posted: July 2, 2021
5:00 p.m.
N. Smith

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ITEM 1

CALL TO ORDER AND ROLL CALL

ITEM 2

INVOCATION AND PLEDGES

ITEM 3

CITIZEN COMMENTS

ITEM 4

ITEMS TO BE WITHDRAWN FROM CONSENT AGENDA

ITEM 5A

CONSENT AGENDA

CONSIDER APPROVAL OF THE MINUTES FROM THE JUNE 24, 2021 REGULAR MEETING

MINUTES OF THE REGULAR MEETING OF THE
CITY COUNCIL OF THE CITY OF MARSHALL
THURSDAY, JUNE 24, 2021
6:00 PM

Mayor Amy Ware called the Regular meeting to order in the Council Chambers, City Hall at 6:00 p.m.

PRESENT:

MAYOR: Amy Ware, District 4

COUNCIL MEMBERS:

Marvin Bonner, District 1	Leo Morris, District 2
Jennifer Truelove, District 3	Vernia Calhoun, District 5
Amanda Abraham, District 6	Micah Fenton, District 7

ADMINISTRATIVE STAFF PRESENT:

Mark Rohr, City Manager	Cliff Carruth, Police Chief
Scott Rectenwald, Acting City Attorney	Reggie Cooper, Fire Chief

Dawn Jones, Finance Director
Eric Powell, Public Works Director
Veronique Ramirez, Main Street Manager
Jasmine Rios, Communications Coordinator
Nikki Smith, City Secretary/Payroll Accountant
Mallori James, Tourism & Cultural Arts Director
Randy Pritchard, Support Services Superintendent
Fabio Angell, Community & Economic Development Director
Stormy Nickerson, Community & Economic Development Assistant Director

INVOCATION & PLEDGE: Councilmember Bonner

150. **CITIZEN COMMENTS**

Exzentrius Sturdivant, spoke regarding reinvesting in the Sunny South Neighborhood parks and community.

151. **ITEMS TO BE WITHDRAWN FROM CONSENT AGENDA**

Items B, D and E were withdrawn.

152. **CONSENT AGENDA**

Councilmember Bonner made a motion to approve the Consent Agenda. Councilmember Calhoun seconded the motion, which passed with a vote of 7:0.

A. Consider approval of the minutes from the June 10, 2021 Regular meeting.

C. Fire Department Activity Report.

F. Monthly Financial Report.

PRESENTATION

153. PRESENTATION OF THE KEEP MARSHALL BEAUTIFUL BEAUTIFICATION AWARD WINNER FOR THE MONTH OF JUNE 2021.

Mallori James, Tourism & Cultural Arts Director, stated the City of Marshall has partnered with Keep Marshall Beautiful and the Greater Marshall Chamber of Commerce for a new program, the "Beautification Awards", to recognize residential and commercial properties in the city limits of Marshall.

Mallori James presented a certificate to the winners for the month of June; residential property at 409 Yates owned by Patrick & Cindy Owens & the commercial property 1407 E Houston, The Willow Salon & Color Bar owned by Kelli Kerby, who was unable to attend.

PUBLIC HEARING

154. CONDUCT A PUBLIC HEARING TO CONSIDER A PETITION OF ALL OF THE LANDOWNERS WITHIN SAID AREA TO ANNEX A 126.51 ACRE TRACT OF LAND IN THE JOSEPH FIELDS SURVEY, A-249, HARRISON COUNTY TEXAS DESCRIBED IN THAT WARRANTY DEED WITH VENDOR'S LIEN FROM WILLIAM L. MARTIN TO PINEY LAND I, L.L.C. DATED MARCH 18, 2021, AND FILED FOR RECORD UNDER INSTRUMENT NO. 2021-000003026, SAVE AND EXCEPT THE APPROXIMATELY TEN ACRES IN THE NORTHWEST CORNER OF SAID 126.51 ACRES THAT IS ALREADY WITHIN THE CITY LIMITS ACCORDING TO THE MAP OF PLAT MAINTAINED BY THE CITY ENGINEER'S OFFICE.

This item was withdrawn.

ORDINANCE

155. CONSIDER APPROVAL OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MARSHALL ANNEXING A 126.51 ACRE TRACT OF LAND IN THE JOSEPH FIELDS SURVEY, A-249, HARRISON COUNTY TEXAS DESCRIBED IN THAT WARRANTY DEED WITH VENDOR'S LIEN FROM WILLIAM L. MARTIN TO PINEY LAND I, L.L.C. DATED MARCH 18, 2021, AND FILED FOR RECORD UNDER INSTRUMENT NO. 2021-000003026, SAVE AND EXCEPT THE APPROXIMATELY TEN ACRES IN THE NORTHWEST CORNER OF SAID 126.51 ACRES THAT IS ALREADY WITHIN THE CITY LIMITS ACCORDING TO THE MAP OF PLAT MAINTAINED BY THE CITY ENGINEER'S OFFICE

This item was withdrawn.

RESOLUTION

156. CONSIDER APPROVAL OF A RESOLUTION AUTHORIZING FEES AND FINES FOR ANIMAL CONTROL AND THE ANIMAL ADOPTION CENTER.

Cliff Carruth, Police Chief, asked for approval of a resolution authorizing fees and fines for Animal Control and the Animal Adoption Center.

Council members asked questions and discussed.

Councilmember Abraham made a motion to approve a resolution authorizing fees and fines for Animal Control and the Animal Adoption

Center. Councilmember Calhoun seconded the motion, which passed with a vote of 7:0.

CITY MANAGER REPORTS AND REQUESTS FOR CITY COUNCIL CONSIDERATION

157. CONSIDER APPROVAL TO AWARD A BID TO PROVIDE COAGULANT FOR USE IN THE CITY OF MARSHALL'S SURFACE WATER TREATMENT PROCESS.

Eric Powell, Public Works Director, asked for approval to award a contract to provide coagulant for use in the City of Marshall's surface water treatment process to Brenntag Southwest, Inc. in the amount of $.2557/pound. Eric stated an average of 670,000 pounds is used annually.

Councilmember Truelove made a motion to approve awarding a contract to provide coagulant for use in the City of Marshall's surface water treatment process to Brenntag Southwest, Inc. in the amount of $.2557/pound. Councilmember Abraham seconded the motion, which passed with a vote of 7:0.

158. CONSIDER APPROVAL OF AN ECONOMIC DEVELOPMENT AGREEMENT BETWEEN THE CITY OF MARSHALL, TEXAS AND PINEY LAND I, LLC PURSUANT TO CHAPTER 380 OF THE LOCAL GOVERNMENT CODE, PROVIDING FOR THE CITY TO CONSTRUCT A ROAD TO BE CALLED MARTIN LAKE LOOP IN EXCHANGE FOR JOBS AND CERTAIN OTHER PERFORMANCE STANDARDS BY PINEY LAND I, LLC.

Scott Rectenwald, Acting City Attorney, provided an Economic Development Agreement between the City of Marshall, Texas and Piney Land I, LLC pursuant to Chapter 380 of the Local Government Code, providing for the City to construct a road to be called Martin Lake Loop in exchange for jobs and certain other performance standards by Piney Land I, LLC. Scott highlighted changes to the contract.

Councilmember Truelove made a motion to approve an Economic Development Agreement, as amended, between the City of Marshall, Texas and Piney Land I, LLC pursuant to Chapter 380 of the Local Government Code, providing for the City to construct a road to be called Martin Lake Loop in exchange for jobs and certain other performance standards by Piney Land I, LLC. Councilmember Abraham seconded the motion, which passed with a vote of 7:0.

159. CONSIDER APPROVAL OF AN EXPENDITURE IN EXCESS OF $50,000 AS AN INCENTIVE FOR PROJECT TARPON.

Rush Harris, Executive Director MEDCO, asked for approval of an expenditure in excess of $50,000 as an incentive for Project Tarpon. He stated this project would provide 50 jobs for the community.

Councilmember Abraham made a motion to approve an expenditure in excess of $50,000 as an incentive for Project Tarpon. Councilmember Calhoun seconded the motion, which passed with a vote of 7:0.

After the vote Rush Harris revealed the name of the company, Eastern Energy Services.

160. **<u>CONSIDERATION OF ITEMS WITHDRAWN FROM THE CONSENT AGENDA</u>**

B. Public Works Activity Report.

Councilmember Bonner stated his reasons for pulling this item.

Council members asked questions and discussed.

Councilmember Abraham made a motion to approve Item B of the Consent Agenda. Councilmember Fenton seconded the motion, which passed with a vote of 7:0.

D. Police Department Activity Report.

Councilmember Abraham stated her reasons for pulling this item.

Council members asked questions and discussed.

Councilmember Fenton made a motion to approve Item D of the Consent Agenda. Councilmember Truelove seconded the motion, which passed with a vote of 7:0.

E. Community & Economic Development Activity Report.

Councilmember Abraham stated her reasons for pulling this item.

Council members asked questions and discussed.

Councilmember Calhoun made a motion to approve Item E of the Consent Agenda. Councilmember Abraham seconded the motion, which passed with a vote of 7:0.

<u>EXECUTIVE SESSION</u>

161. <u>AN EXECUTIVE SESSION PURSUANT TO THE OPEN MEETINGS ACT, CHAPTER 551 OF THE TEXAS GOVERNMENT CODE UNDER SECTION 551.072 DELIBERATION REGARDING REAL PROPERTY: CONSIDER, DISCUSS, AND DELIBERATE SALE OF PROPERTY.</u>

Councilmember Abraham made a motion to convene into Executive Session. Councilmember Fenton seconded the motion, which passed with a vote of 7:0. The time was 7:18 p.m.

The Council reconvened from Executive Session, the time was 7:34 p.m.

<u>ACTION ITEMS FOLLOWING EXECUTIVE SESSION, IF NECESSARY</u>

162. <u>CONSIDER DIRECTION TO CITY STAFF REGARDING PROPERTY DISCUSSED IN EXECUTIVE SESSION.</u>

Councilmember Abraham made a motion to authorize City Staff to post for sale three properties discussed in Executive Session. Councilmember Calhoun seconded the motion, which passed with a vote of 7:0.

163. **ADJOURNMENT**

Councilmember Abraham made a motion for adjournment. Councilmember Morris seconded the motion, which passed with a vote of 7:0.

APPROVED:

____
Mayor of the City Council
of the City of Marshall, Texas

ATTEST:

____
City Secretary

Resolutions: R-21-13

ITEM 5B

CONSENT AGENDA

STREET SWEEPING ACTIVITY REPORT

City of MARSHALL TEXAS

TO: Members of the City Council

FROM: Eric Powell, PE ELP
Director of Public Works/City Engineer

DATE: July 1, 2021

SUBJECT: Street Sweeping Activity Report for June 2021

The Street Sweeping Activity Report for the month of June 2021 is attached for your review.

STREET SWEEPING ACTIVITY REPORT
JUNE 2021

STREET NAME	NUMBER OF TIMES SWEPT
Acadia St.	1
Albemarle Rd.	1
N. Allen Blvd.	1
S. Allen Blvd.	1
Ambassador Blvd.	1
Arlington Rd.	1
Austin St. (Downtown)	7
Bel Air Dr.	1
Belmont St.	1
Bolivar St. (Downtown)	7
Bridle Path	1
Buena Vista Dr.	1
Burleson St. (Downtown)	7
Caddo St.	1
Carolanne Blvd.	1
Carters Ferry Rd.	1
Cedarcrest Dr.	1
Cotton Court	1
Courthouse Square	7
Crestwood Dr.	1
Elmwood St.	1
Emory St.	1
Enfield Dr.	1
Fisher Dr.	1
Fitzgerald St.	1
Forest Trail	1
Garden Court	1
Guimon Rd.	1
E. Houston St.	1
Idylwild Terrace	1
Indian Springs Rd.	1
Jasper Dr.	1
Jeff Davis St.	1
John Reagan St.	1
Lansdowne Dr.	1

Laurel Lane	1
Lynoak St.	1
Madewood Dr.	1
Mary Mack Dr.	1
Memorial Dr.	1
Murray Dr.	1
Pine Burr Circle	1
Pine Cove St.	1
Randle St.	1
Rebel Lane	1
Redwood Trail	1
Rosborough Springs Rd.	7
Rusk St. (Downtown)	7
Sallie Sue Dr.	1
Sanford St.	1
Shadywood Rd.	1
Sherman Dr.	1
Slone Dr.	1
Stuart Lane	1
E. Travis St.	1
University Ave.	1
Valerie St.	1
Warren Dr.	1
N. Washington Ave. (Downtown)	7
Wellington St. (Downtown)	7
Wildwood Terrace	1
Yates St.	1

NUMBER OF STREETS/AREAS SWEPT IN JUNE: 62

ITEM 5C

CONSENT AGENDA

CONSIDER APPROVAL OF DISMISSAL OF VISIT MARSHALL BOARD MEMBER AND KEEP MARSHALL BEAUTIFUL BOARD MEMBER

Memorandum

Date: June 28, 2021

To: Mark Rohr, City Manager

From: Mallori James, Director of Tourism & Cultural Arts

Subject: Visit Marshall Board Member Dismissal Recommendation

---

During the May 18th 2021 Visit Marshall Advisory Board meeting it was determined by a quorum vote to dismiss board member, Ayeshia George, from the board for not meeting attendance requirements as specified in the Bylaws. This recommendation is done so in accordance with the Visit Marshall Advisory Board Bylaws.

Section 4F *Meetings:*

Board members are expected to attend all meetings of the board. Failure by a board member to attend three (3) consecutive meetings of fifty percent (50%) of the board meetings on an annual basis, without justifiable reason(s), as approved by quorum vote of the board, will result in automatic recommendation to the City Commission for dismissal from the board.

The Visit Marshall Advisory Board would like the council to accept this recommendation of dismissal.

Memorandum

Date: June 28, 2021

To: Mark Rohr, City Manager

From: Mallori James, Director of Tourism & Cultural Arts

Subject: Keep Marshall Beautiful Board Member Dismissal Recommendation

---

During the June 1st 2021 Keep Marshall Beautiful Board meeting it was determined by a quorum vote to dismiss board member, Stacey Burns, from the board for not meeting attendance requirements as specified in the KMB Bylaws. This recommendation is done so in accordance with Article 5.4 of the Keep Marshall Beautiful Bylaws.

Article 5.4 *Meetings:*

Board members are expected to attend all meetings of the board. Failure by a board member to attend three (3) consecutive meetings or fifty percent (50%) of the board meetings on an annual basis, without justifiable reason (s), as approved by a quorum vote of the board, will result in automatic recommendation to the City Commission for dismissal from the board.

The Keep Marshall Beautiful Board would like the council to accept this recommendation of dismissal.

Note: the KMB board has identified a community member to possibly fill this vacancy (with council approval) if this recommendation is approved.

ITEM 6A

PRESENTATION

PRESENTATION TO OUTGOING BOARD, COMMITTEE AND COMMISSION VOLUNTEERS

TO: Members of the City Council

FROM: Mark Rohr, City Manager

DATE: July 8, 2021

SUBJECT: Presentation to Commissioners

Background

The Planning and Zoning Commission hears and makes recommendations on requests for zoning changes and special use permits. This commission also reviews and approves subdivision plats in the city limits and within one mile of the city limits. The term of service on this board is three years, beginning on June 1 after the appointment is made. A member can serve a maximum of two consecutive full terms.

Mr. Ed Hoffman has served on the Plannig and Zoning Commsion from 2014-2020, and has served the maximum consecutive term of six years in volunteer service to the City of Marshall. He served as a commissioner.

Keep Marshall Beautiful hosts annual citywide cleanups, beautification projects, recycling education and acts as a resource to our community to educate and promote a litter-free city. The term of service on this Committee is two years, beginning January 1. A member may serve a maximum of two consecutive full terms.

Mr. John Endicott has served on the Keep Marshall Beautiful Committee from 2016 – 2020, and has served his maxium of two terms in the volunteer service to the City of Marhsall. He served as a committee member.

The City Commission established the Board of Trustees on December 11, 1969 for the purpose of assisting the city staff and promoting usage and development of the Marshall Public Library. The term of service on this board is two years beginning January 1, after the appointment is made. A member can serve a maximum of two consecutive full terms

Mrs. Eva Oliver have served on the Marshall Public Library Board of Trustees form 2017-2020, and has served her maxium of two terms in the volunteer service to the City of Marhsall. She served as a trustee.

<u>Summary</u>

Tonight's agenda item calls for Mayor Amy Ware to present a certificate and gift of appreciation to Mr. Ed Hoffman, Mr. John Endicott, and Mrs Eva Oliver for their volunteer service to the City of Marhsall.

ITEM 7A

PUBLIC HEARING

CONDUCT A PUBLIC HEARING TO CONSIDER A PETITION OF ALL LANDOWNERS WITHIN SAID AREA TO ANNEX A 126.51 ACRE TRACT OF LAND IN THE JOSEPH FIELDS SURVEY, A-249

City of MARSHALL TEXAS

TO: Mark Rohr, City Manager

FROM: Fabio Angell, Director
Community and Economic Development

DATE: July 8th, 2021

1. **SUBJECT:** Public Hearing to annex a 126.51-acre tract of land in the Joseph Fields Survey, A-249, Harrison County Texas, SAVE AND EXCEPT the approximately ten acres in the northwest corner of said 126.51 acres that is already within the city limits

---

City staff published a legal notice for this Public Hearing on June 27th as statute requires. The property is located at 600 Martin Lake Rd, near the southeast quadrant of I-20 and South East End Blvd. (Hwy 59).

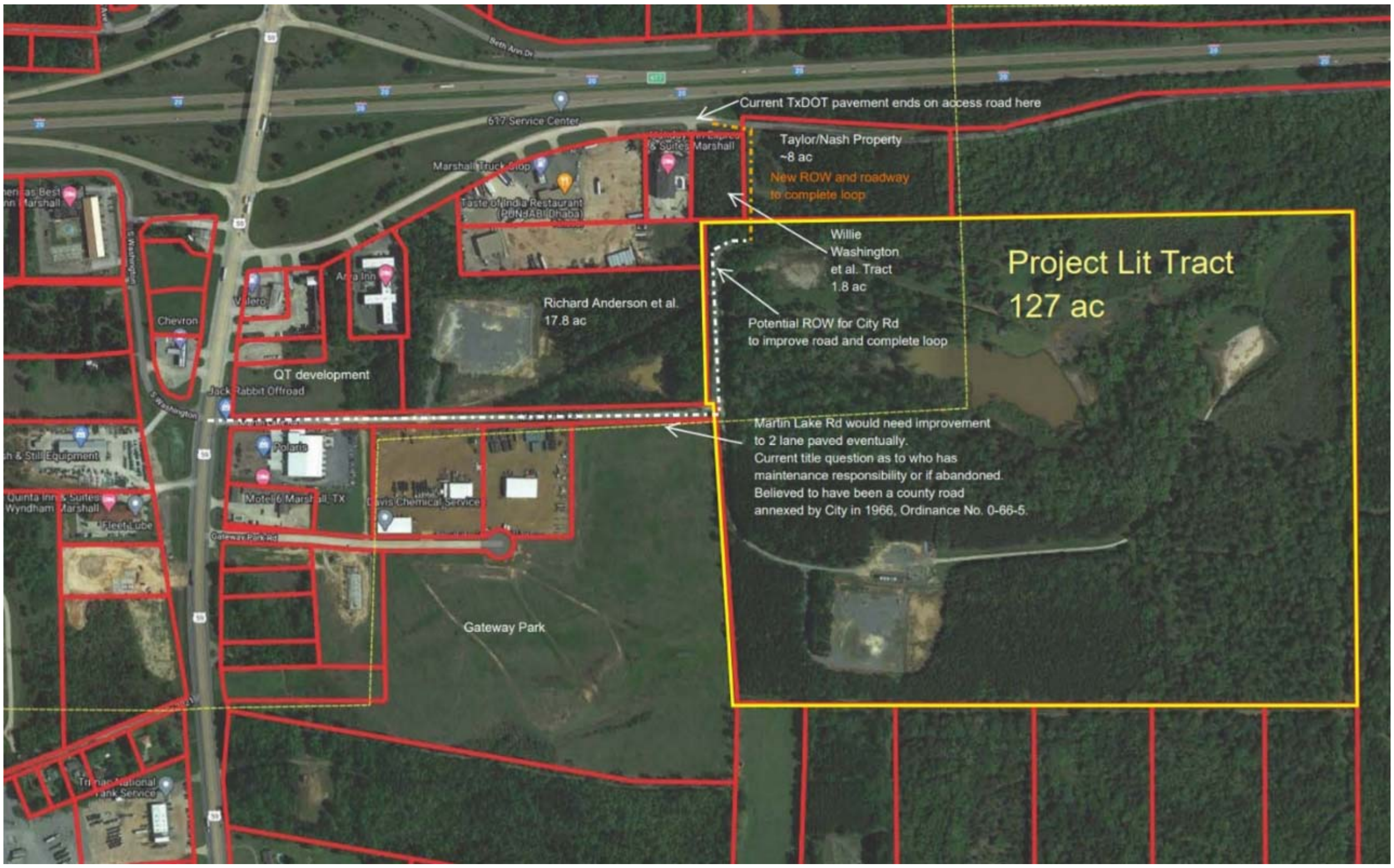
A petition was filed with the City by all owners within said area for a voluntary annexation of this property. City Council approved an Annexation Service and Development Agreement on June 10th.

The owners and the investors, Piney Land, LLC, presented a development project for this tract to City Council on same date. City Council also considered and approved an expenditure in excess of $50,000 as an incentive from MEDCO for this particular project on same date.

The proposed project named Piney Park will consist of a Trail of Lights with a built-in 'walk-through' concept (not a car drive) and a holiday light display among other entertainment features and amenities. Total investment in this project from the private sector will be about $2.5 million.

The project proposes to capture a customer base of 1,000,000 customers within a one-hour drive radius from the City of Marshall and is projected to generate approximately $76,000 in tax revenue yearly. See map below.

VACANT TRACT PROPOSED TO BE ANNEXED (MAP)



ITEM 8A

ORDINANCE

CONSIDER APPROVAL OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MARSHALL ANNEXING A 126.51 ACRE TRACT OF LAND IN THE JOSEPH FIELDS SURVEY, A-249

TO: Mark Rohr, City Manager

FROM: Fabio Angell, Director
Community and Economic Development

DATE: July 8th, 2021

SUBJECT: Consider and approve an ordinance of the City Council of the City of Marshall annexing a 126.51-acre tract of land in the Joseph Fields Survey, A-249, Harrison County Texas, SAVE AND EXCEPT the approximately ten acres in the northwest corner of said 126.51 acres that is already within the city limits

---

City staff would like City Council to consider annexing this parcel located at 600 Martin Lake Rd, near the southeast quadrant of I-20 and South East End Blvd. (Hwy 59).

A petition was filed with the City for a voluntary annexation of this property. City Council approved an Annexation Service and Development Agreement on June 10th.

The owners and the investors, Piney Land, LLC, presented a development project for this tract to City Council on same date. City Council also considered and approved an expenditure in excess of $50,000 as an incentive from MEDCO for this particular project.

The proposed project named Piney Park will consist of a Trail of Lights with a built-in 'walk-through' concept (not a car drive) and a holiday light display among other entertainment features and amenities. Total investment in this project from the private sector will be about $2.5 million.

The project proposes to capture a customer base of 1,000,000 customers within a one-hour drive radius from the City of Marshall and is projected to generate approximately $76,000 in tax revenue yearly.

ORDINANCE ANNEXING TERRITORY

AN ORDINANCE ANNEXING THE HEREINAFTER DESCRIBED TERRITORY TO THE CITY OF MARSHALL, HARRISON COUNTY, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE SAID HEREINAFTER DESCRIBED PROPERTY WITHIN SAID CITY LIMITS, AND GRANTING TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF SAID CITY; AND ADOPTING A SERVICE PLAN OR AGREEMENT.

WHEREAS, the Charter of the City of Marshall, Texas, a home rule city, authorizes the annexation of territory, subject to the laws of this state; and

WHEREAS, an offer of a development agreement pursuant to §43.016 of the Texas Local Government Code has been made and rejected; and

WHEREAS the City of Marshall has considered and approved a petition of all of the landowners within the hereinafter described property; and

WHEREAS, the procedures prescribed by the Texas Local Government Code and City Charter of the City of Marshall, Texas, and the laws of this state have been duly followed with respect to the following described territory, to wit:

> A 126.51 acre tract of land in the Joseph Fields Survey, A-249, Harrison County Texas described in that Warranty Deed with Vendor's lien from William L. Martin to Piney Land I, L.L.C. dated March 18, 2021, and filed for record under Instrument No. 2021-000003026, SAVE AND EXCEPT the approximately ten acres in the northwest corner of said 126.51 acres that is already within the city limits according to the map of plat maintained by the City engineer's office.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MARSHALL, TEXAS:

1. That the heretofore described property is hereby annexed to the City of Marshall, Harrison County, Texas, and that the boundary limits of the City of Marshall be and the same are hereby extended to include the above described territory within the city limits of the City of Marshall, and the same shall hereafter be included within the territorial limits of said city, and the inhabitants thereof shall hereafter be entitled to all the rights and privileges of other citizens of the city of Marshall and they shall be bound by the acts, ordinances, resolutions, and regulations of said city.

2. A service plan or agreement for the area is hereby adopted and attached as Exhibit "A."

The City Secretary is hereby directed to file with the County Clerk of Harrison, Texas, a certified copy of this ordinance.

PASSED by an affirmative vote of all members of the City Council, this the ________ day of June, 2021.

APPROVED:

____
Mayor

ATTEST:

____
City Secretary

ITEM 9A

HOSPITAL STUDY GROUP REPORT

REPORT OF THE HEALTH SERVICES STUDY GROUP (HSSG)

TO MARSHALL CITY COMMISSION JULY 8, 2021
JAMES H. HARRIS JR., MD, CHAIRMAN OF THE COMMITTEE

In 2020, an ad hoc committee was formed as an outgrowth of The Mobilize Marshall Plan, with direction by Mr. Mark Rohr. The committee was asked to evaluate and address the medical situation in Marshall as well as to perceived medical changes in the community related to Christus Good Shephard Marshall Hospital (aka Christus Marshall) the new owner of the Marshall Hospital. Specifically, as a representative of the City of Marshall, the committee was charged with assisting Christus with continuation of and enhancement of local medical care. Several meetings were held, cautiously, during the Covid Pandemic.

The committee consisted of a cross section of medical, educational, business, and economic representatives, including several members with long associations with Marshall hospitals. Mr. Brett Kinman, the administrator of Christus Marshall was a member. Also in attendance were Mayor Brown and more recently Mayor Ware.

The absolute necessity of maintaining a viable and functioning hospital, even with reduced services and medical specialties or departments offered was of paramount concern to the committee.

The continuation of the Emergency Department, Day Surgery, various specialty procedures, a minor medicine and pediatric ward, some viable outpatient departments such as physical therapy and others seems to be proceeding nicely.

The desirability of an active and functional general outpatient clinic as well as various medical and surgical specialty clinics was discussed. It was also noted that Trinity Clinics, not Christus Marshall, runs the clinics at the hospital.

The desirability and potential recruitment of local physicians was discussed *ad nauseaum*.

The committee also expressed interest in reopening the Marshall Life Center, but we were assured that for a variety of reasons, the Life Center will not be reopened.

At this time, no regular meetings of the committee are planned but can be held as needed with minimal advance notice.

I have one personal comment that I want to make. In my opinion, Marshall is very fortunate to have Christus Hospital in town. They are an established, well run organization, and even with our reduced local role, we are part of a mission directed Health Care organization that is in East Texas to stay, and they are represented all over the area. To be sure, some of the hospitals are so close together that all traditional hospital services won't be duplicated in one hospital or another — nor do they need to be.

It will take many years for our country to repay the costs of the Covid Pandemic. In addition, Texas' refusal to work the federal Medicaid program has already been ruinous to areas with generational poverty and large numbers of uninsured people — which is to say most of the rural areas in Texas. We are lucky in Marshall to have health care provider like Christus in our town, and it we need to help them become established and to grow

Are there any questions?

Jim Harris, MD

ITEM 9B

CONSIDER APPROVAL OF SMALL BUSINESS GRANT FUND APPLICATIONS

Memorandum

Date: June 25, 2021

To: Mark Rohr, City Manager

From: Shameia Ruffins, Community Development Coordinator

Subject: Approval of Small Business Grant Fund Recommendations

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The following recommendations have been made by staff in relation to the Small Business Grant Fund. This fund was approved on September 24, 2020 by the City Commission with a 6:0 vote.

The purpose of the SBGF is to help Marshall small businesses adapt their business model to changing business conditions because of the COVID-19 pandemic. This is a reimbursement grant for up to $2,500 of eligible costs including equipment, software, supplies, safety equipment, and financial support. Eligible businesses include, but are not limited to, retail (storefront), food and beverage, personal care (barbershop, nail salons, spas, etc.), automobile, mobile (food) vendors, maintenance, education/training, health/wellness, art galleries, gyms, and small manufacturing businesses. Businesses must have 25 or fewer employees and have been open and operating as of January 1, 2020.

Funding for the program is provided to the City of Marshall through the U.S. Department of Housing and Urban Development's Community Block Development Grant. Currently, the City has delegated $138,536.000 of our received COVID money to the Small Business Grant Fund. The approved application process says that upon receipt, staff will review the application for completion. Based on the review, City staff will make recommendations for approval by City Commission.

Thus far, we have approved 44 applications of which 5 were approved during the previous commission meeting held on June 10, 2021. A total of 1 pending application today would bring us to a total of 45 applications. Staff has assisted several business owners in getting their application started, and will continue to spread the word on this local opportunity. We anticipate this to be an ongoing agenda item over the next few months as we continue to receive applications.

Staff is looking for the City Commission's approval for the one (1) Small Business Grant Fund application that was received in completion between June 1, 2021 and June 25, 2021.

See Attached Documents

Staff Recommendations

Downtown Girls & Brother- $2,500.00

Staff is recommending the max reimbursement of $2,500 to Downtown Girls & Brother under the eligibility category of financial support.

Downtown Girls & Brother is located in the downtown district of Marshall TX. This clothing store indeed struggled during the pandemic just as many of other small businesses. Regardless of the strife caused from Covid-19 this business remained open to serve it's community. Monthly rental fees were still maintained as well as employee wages had to be paid. Receipts totaling $3,629.45 were submitted.

ITEM 9C

FOLLOW UP REPORT ON 2021 WINTER STORM EVENT

ITEM 9D

CONSIDER APPROVAL OF AN EXPENDITURE IN EXCESS OF $50,000 AS AN INCENTIVE FOR PROJECT MARSHALL BUSINESS & EDUCATION

MARSHALL
ECONOMIC DEVELOPMENT CORPORATION
MARSHALLEDC.ORG ★ 2660 E END BLVD S, MARSHALL, TEXAS ★ (903) 934-8035

June 29, 2021

The Honorable City Council of Marshall, Texas
P.O. Box 698
Marshall, Texas 75670

The Marshall Economic Development Corporation (EDC) has requested to appear before the City Council on July 8, 2021, for consideration of an expenditure in excess of $50,000 for Project Marshall Education & Training. This project involves a contribution by the EDC of $250,000 of its funding toward the overall project costs of the East Texas Baptist University (ETBU) Great Commission Center. The overall investment being made by ETBU in this structure is over $8,000,000. The EDC has the opportunity now to contribute toward a $1.5 million challenge grant provided by the J.E. and L.E. Mabee Foundation. With the EDC's contribution of $250,000, the challenge grant can double the amount toward the project, provided the challenge is achieved by July 21, 2021.

The Great Commission Center will house many new offices and classrooms for the Fred Hale School of Business. ETBU had a new record of 1714 students in 2020. The growing enrollment has created a need for more space and improvements to technology to meet this growth.

Marshall EDC has 4 major interests in this project:

1. **The retention and creation of primary jobs**
   Type A EDCs can focus on an assortment of occupations that are demanded by primary employers. This applies to many business management roles.

2. **The development of a career center**
   The greatest need across the United States is to create, maintain, and grow a pipeline of talented workers who have the skills to serve the existing and projected workforce needs for private businesses. A placement and career center within ETBU provides local employers the opportunity to communicate and address their labor needs.

3. **Development of entrepreneurs**
   The project includes the development of an entrepreneurship lab. Marshall has initiated its desire to create a business environment that is favorable to start-up companies. This project will allow for future collaboration between ETBU, the City of Marshall, and the EDC in the development of Marshall's Cradle of Entrepreneurship program.

4. **Internship opportunities**
   It is desired by the EDC to promote post-secondary educational initiatives that provide for local placement in Marshall businesses for internships. The career center will play a role in this. In the coming year, the EDC will seek out other post-secondary institutions to play a role in meeting primary employer workforce needs, including internships.

I have included additional building plans and metrics of the impact of ETBU in our community. Our EDC strongly believes this educational institution merits local support as a contributor to the long-term success of our community and economic development initiatives. Our office is open to your questions or comments. Please feel free to contact me.

Education is an advantage in Marshall! We look forward to utilizing those educational assets in our community to build firm foundations for economic growth and opportunity for skilled citizens.

Thank you for the opportunity to present this project before the City Council of Marshall.

Respectfully,

Rush Harris
Executive Director
Marshall Economic Development Corporation

EAST TEXAS BAPTIST UNIVERSITY

THE GREAT COMMISSION CENTER AND FRED HALE SCHOOL OF BUSINESS

Purpose: East Texas Baptist University will construct a center for academic learning, business leadership, and career development. This prominent building, the Great Commission Center and Fred Hale School of Business, will stand at the forefront of the ETBU campus, proclaiming the institution's commitment to Christ-centered education. Inspired by early American Collegiate Georgian architecture, this new building will become the focal symbol for quality Christian education, servant leadership development, and excellence in business leadership and ethics throughout the East Texas region and Southern United States.

Rationale: The new facility will be home to one of ETBU's largest academic programs, the Fred Hale School of Business. Currently, this program's location and building are lacking the adequate learning space and modern technology of a premier academic program. Located in the central quadrant of academic life, the new Great Commission Center will grant the Fred Hale School of Business the distinction as an elite program of study. An innovative 21st century learning center with historic architectural and educational identity, the building will advance the Hale Business School's awareness, relevance, and reputation as a leading Christ-centered business school for undergraduate and graduate studies. In conjunction, the new building will house the University's Great Commission Center—an institution-wide program initiative, which connects students, faculty, and staff to our local communities in East Texas, cities across the United States, and cultures across the globe in fulfillment of the Great Commission call in Scripture.

Program/Project Need: The approximately 22,500 square foot state-of-the-art student learning facility will provide for needed academic, instructional, student services, and co-curricular space for the ETBU campus community. The Great Commission Center will accommodate ETBU's need for large classrooms, medium-sized classrooms, and small conference meeting rooms, along with dedicated space for individual and group student study. The building will also house the University's Career Development Department, bridging students from academic study to career development and vocational placement. The Great Commission Center will meet the need for a multi-purpose event space for use by the University, area charities, and local organizations. This Great Hall will be a centerpiece for Christian scholarship, business and leadership programming, fellowship, performing arts, worship activities, and community life enrichment.

Great Commission Center/Fred Hale School of Business

- Fred Hale School of Business office suite
- Faculty offices
- Large instructional classrooms
- Academic computer center
- Finance/economics laboratory
- Entrepreneurial leadership laboratory
- Seminar/conference meeting rooms
- American Collegiate Georgian architecture
- Transitional modern interior design and decor with traditional style elements
- Approximately 22,500 square feet of space on three floors
- Cupola tower
- Central Hall
- Great Hall (multi-purpose room for banquets, worship, lectures, community events, concerts, and seminars)
- Great Commission Center office suite
- Career Development office suite
- Individual student and group study spaces

This milestone project will lay the foundation for ETBU to be flexible as the University continues to grow. Building this facility will enhance existing academic programs while simultaneously opening the campus doors even wider to the East Texas community with a variety of multi-use spaces.


GREAT COMMISSION CENTER

The Economic Impact of
East Texas Baptist University
Marshall, Texas

Total Economic Impact
$46,754,137

Direct Spending
$34,209,509

Employee Spending
$15,398,084

Student Spending
$9,561,592

Visitor Spending
$1,407,780

University Purchases
$7,148,629

Capital Expenditures
$693,424

Induced Spending
$12,544,627

Direct spending *is the amount of money spent directly by institutions and their employees, students and visitors*

Induced spending *is the outcome of additional employment and expenditures by local businesses resulting from an institution's direct spending*

414 **Total Jobs Created**

Source: *The Economic Impact of the Independent Colleges and Universities of Texas report, 2018.* Icons: *www.flaticon.com.*

: (512) 472-9522
: **www.icut.org**
: @ICUTedu

University Spending → **More Jobs** → **More Purchasing** → **More Economic Activity**

ETBU QUICK FACTS

TRAINING TIGERS TO TRANSFORM THE WORLD SINCE

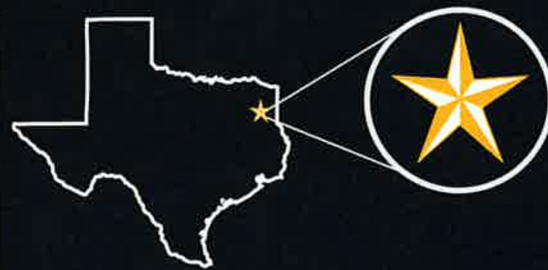
1912

EMBRACING FAITH

ENGAGING MINDS

EMPOWERING LEADERS

ENHANCING COMMUNITY



LOCATED IN MARSHALL, TEXAS

150 MILES EAST OF DALLAS

40 MILES WEST OF SHREVEPORT, LOUISIANA

200 MILES NORTH OF HOUSTON

50+ STUDENT ORGANIZATIONS & MINISTRIES

8 INTRAMURAL SPORTS

20 AVERAGE CLASS SIZE

1,714 + TOTAL ENROLLMENT

↑ 32% OVER FALL 2015

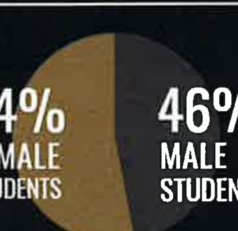
16 NCAA DIVISION III ATHLETIC SPORTS + **5 CLUB** SPORTS TEAMS

OVER **60,000** STUDENT VOLUNTEER HOURS EACH YEAR

45 UNDERGRADUATE PROGRAMS

11 GRADUATE PROGRAMS

15:1 STUDENT-TO-FACULTY RATIO



54% FEMALE STUDENTS

46% MALE STUDENTS

99% of STUDENTS RECEIVE FINANCIAL AID

ETBU AT A GLANCE

MISSION

As a Christ-centered institution, East Texas Baptist University educates students by integrating biblical faith and learning to develop mind, body, and soul through community engagement to prepare graduates to be Christian servant leaders in their calling to God and humanity.

"Trust in the Lord with all your heart and lean not on your own understanding; in all your ways submit to Him, and He will make your paths straight."
Proverbs 3:5-6

FULL-TIME FACULTY *81* *(86% WITH TERMINAL DEGREES)*

ACCREDITATION

*SOUTHERN ASSOCIATION OF COLLEGES & SCHOOLS COMMISSION ON COLLEGES***

ALUMNI

11,536

2016-2020 TIGER ATHLETIC MISSION EXPERIENCE

- Costa Rica (Softball, Women's Soccer)
- Nicaragua (Men's Soccer)
- Dominican Republic (Baseball)
- Brazil/Amazon River (Bass Fishing)
- Serbia (Volleyball)
- Israel (Men's Basketball)
- Jamaica (Women's Basketball)
- Solvakia (Volleyball)
- France (Tennis)
- Japan (Acro & Tumbling, Cheer, Pom)
- Greece (Cross Country & Track)

SERVANT LEADERSHIP

- Learning & Leading
- Neighborhood Renewal Initiative
- Honors Program
- Leadership Fellows
- Discipleship
- Women's Ministry/Men's Ministry
- Baptist Student Ministry
- Intercessory Prayer Ministry
- Tigers Serve Days

ANNUAL BUDGET

$45,900,000

ENDOWMENT

$72,228,387
(donations up 180% from 15-16)

2020-2021 UNDERGRADUATE TUITION

$26,600
(avg. scholarship award $15,792)

SCHOLARSHIP OPPORTUNITIES

Christian Leadership, Academic, Endowed, Need-based, Departmental, Church Matching, Camp Matching, Baptist Minister's Dependent, Ministry, University Scholars, Alumni, Music, and Theatre

GRADUATE DEGREES

Master of Arts in Christian Ministry*
Master of Arts in Clinical Mental Health Counseling
Master of Arts in Stategic Communication
Master of Arts in Theological Studies*
Master of Business Administration*
Master of Education in College & University Leadership*
Master of Education in Curriculum & Instruction
Master of Education in Educational Leadership
Master of Education in School Counseling
Master of Education in Sports Leadership
Master of Education with Teacher Certification
Master of Science in Kinesiology

DUAL DEGREES

Master of Arts in Christian Ministry
& Master of Business Administration
Master of Arts in Christian Ministry
& Master of Arts in Clinical Mental Health Counseling
Bachelor of Arts in Religion & Master of Arts in Christian Ministry
Bachelor of Arts in Religion & Master of Arts in Theological Studies

**East Texas Baptist University is accredited by the Southern Association of Colleges and Schools Commission on Colleges to award baccalaureate and masters degrees. Contact the Southern Association of Colleges and Schools Commission on Colleges at 1866 Southern Lane, Decatur, Georgia 30033-4097 or call 404-679-4500 for questions about the accreditation of East Texas Baptist University.
*Program is offered 100% online.

The Core Commitments of East Texas Baptist University

Embracing Faith

Ensure the integration of biblical faith in curricular and co-curricular experiences including service opportunities while embracing our Baptist heritage.

Engaging Minds

Equip students through excellence in teaching, research, and scholarship to explore God's truth and providing the knowledge and skills for academic success, degree completion, employment opportunity, and lifelong learning.

Empowering Leaders

Develop and deploy Christian servant leaders for their callings to God and to humanity.

Enhancing Community

Create an environment conducive to the development of the whole person through relevant facilities, resources, and services which allows a diverse and growing community to utilize their God-given gifts both locally and globally.

ITEM 10

CONSIDERATION OF ITEMS WITHDRAWN FROM THE CONSENT AGENDA

ITEM 11

ADJOURNMENT