

The Town Council of the Town of Pecos City met in Regular City Council Meeting in the City Council Chambers on April 23, 2015 5:31 P.M. with the following present:

Venetta Seals	Mayor
Gerald Tellez	Mayor Pro-Tem
Chuck Knudsen	Councilman
Alfredo Saldana	Councilman
Rudy Villegas	Councilman
Wally Moon	Councilman
Eric Honeyfield	City Manager
Heather Ramirez	City Secretary
Trent Graham	City Attorney
Clay McKinney	Police Chief
Conchita Hernandez	Community Development
Gary Rumbaugh	Public Works Director
Jack Brookshire	Building Official/Fire Marshal
Isabelle de Brouwer	Airport Manager
Debbie Thomas	Main Street Manager
Syndi Fuentez	Permit Specialist

Item A. Mayor Venetta Seals called the April 23, 2015 meeting to order at 5:31 pm. *Finance Director Jonathan Fuentes not present.*

Item B. Invocation by Councilman Wally Moon

Item C. Pledge of Allegiance by Councilman Alfredo Saldana

Item D. Public Comments.

Mr. George Renteria voiced his concerns about PBTISD. City Manager Eric Honeyfield gave an update on the water meter replacement program and renovations to the park. City Secretary Heather Ramirez gave an update on the upcoming Election Dates stating May 9, 2015 is Election Day.

Item E. Consent Agenda.

On motion by Councilman Tellez and seconded by Councilman Villegas and with Councilman Villegas abstaining from the Accounts Payable NAPA Auto page 15 (\$480.84) and page 26 (\$286.41) and Councilman Knudsen abstaining from Accounts Payable Pecos Tire page 26 (\$1,357.36), the Council voted unanimously to approve the Consent Agenda as presented; Minutes of Regular City Council Meeting for April 9, 2015, Monthly Juvenile Report for March 2015, Monthly Animal Control Report for March 2015, Monthly Municipal Airport Report for March 2015, Overtime Report, and the Accounts Payable Report.

Items F. Non Consent Items.

1. D.A.R.E Officer Olga Keese gave an update on the D.A.R.E Program including Red Ribbon Week and the 2nd Annual Picnic in the Park on May 23rd. Officer Keese also had two out of her three top 5th graders read out loud their reports about the D.A.R.E Program and what it means to them.
2. Public Works Director Gary Rumbaugh gave an update on the Town of Pecos Citys' trash pick-up operations, including the purchase and status of the new trash trucks and the purchase of new dumpsters.
3. Fire Marshal Jack Brookshire held a Public Hearing regarding the condition of the following structures that are considered substandard:
 - a. 323 S Cypress, Acres:0.057, E/60 of Lt 6 Blk 33 Original Pecos
 - b. 324 S Pecan, Lt 12 Blk 59 North Pecos
 - c. 707 S Pecan, Lt 3 Blk 101 Original Pecos
 - d. 713 S Pecan, Lt 4 Blk 101 Original Pecos
 - e. 412 N Elm, Lt 5-6 Blk 57 North Pecos
 - f. 110 S Peach, Lt 9 Blk 13 North Pecos
 - g. 120 S Peach, Lt 5 Blk 13 North Pecos
 - h. 402 S Mesquite, Lts 23-24 Blk 51 Original Pecos

The owner of 412 N Elm, Manuel Jaramillo was present and commented on his property to save his trees. The owner and purchaser of 707 S Pecan, Elton Garcia and Franciso Coria were also present and discussed the tax/purchase and clean-up of the property. The properties 110 S Peach, 323 S Cypress and 324 S Pecan have already made arrangements with Code Enforcement about their properties.

4. Fire Marshal Jack Brookshire presented the list once again to Council of the structures considered condemned and are ready to proceed with Demolition:
 - a. 323 S Cypress, Acres:0.057, E/60 of Lt 6 Blk 33 Original Pecos
 - b. 324 S Pecan, Lt 12 Blk 59 North Pecos
 - c. 707 S Pecan, Lt 3 Blk 101 Original Pecos
 - d. 713 S Pecan, Lt 4 Blk 101 Original Pecos
 - e. 412 N Elm, Lt 5-6 Blk 57 North Pecos
 - f. 110 S Peach, Lt 9 Blk 13 North Pecos
 - g. 120 S Peach, Lt 5 Blk 13 North Pecos
 - h. 402 S Mesquite, Lts 23-24 Blk 51 Original Pecos

On motion by Councilman Knudsen and seconded by Villegas, the Council voted unanimously to allow Fire Marshal Jack Brookshire to proceed with condemnation proceedings for (d.) 713 S Pecan, Lt 4 Block 101 Original Pecos, (g.) 120 S Peach, Lt 5 Block 13 North Pecos and (h.) 402 S Mesquite, Lts 23-24 Blk 51 Original Pecos. The City Manager Eric Honeyfield briefly explained the Demo/Condemned process.

5. City Manager Eric Honeyfield requested no action be taken because this item requires a Resolution. On motion by Councilman Saldana and seconded by Councilman Knudsen, the Council voted unanimously to postpone the Pecos Housing Finance Corporation's Articles of Incorporation, Bylaws, and Appointing its Board of Directors.

6. Councilman Villegas requested this item be postponed. On motion by Councilman Villegas and seconded by Councilman Saldana, the Council voted unanimously to postpone the budget amendment for the purchase of Emergency Management Equipment.

7. Main Street Manager Debbie Thomas present the current Pecos Main Street Advisory Board Members which include; Lupe Davis, Linda Gholson, Venetta Seals, Billy Vallie, Brenda Basquette, Ken Winkles, Jr., Dorinda Millan and one vacancy. Mrs. Thomas also presented the boards' recommendation of Gail Osborne Cahill. The Council then discussed advertising to see if anyone is interested that may not have known of the vacancy and would like to get involved. On motion by Councilman Knudsen and seconded by Councilman Saldana, the Council voted unanimously to postpone the appointment of a new board member to the Pecos Main Street Advisory Board until advertised.

8. Councilman Saldana requested that the Pecos Economic Development Corporation give an update. PEDC Director Mr. Bill Oglesby gave an update on several of the Economic Developments projects including apartments, housing, manufactured home parks, RV parks, Marketing, the Test Track and Altera Development. He also discussed the hiring of an assistant for the Economic Development Corporation. Council then discussed the issues revolving around bringing in retail.

9. Councilman Wally Moon wanted to give Mrs. Sulema Ulate a chance to discuss her situation regarding what she is trying to accomplish. Mrs. Ulate was present and presented a timeline of her situation regarding the placement of a building in the back of her residence. She stated that her intentions are to prep not sell and deliver to customer requests. City Manager Eric Honeyfield discussed home occupations that are allowed versus not allowed and provided that no assistant not a member of the family residing on the premises is employed. The Planning and Zoning Board had a meeting for Mrs. Ulate on April 16th and the Board voted 4-1 against the request. The appeals process goes to a record of court now. Mr. Honeyfield also stated that the Council could change the entire Zoning Ordinance for prep kitchens but be aware that this would affect all R-1 Single Family Zones which is the most restrictive and everything allowed in R-1 is allowed in every other zone. Mrs. Ulate pointed out other home occupations in her neighborhood and City Administration responded stating which ones were allowed and which ones were not allowed. Mrs. Ulate was asked if she employees anyone and she stated that she does not and sometimes her family assists her. City Attorney Trent Graham also commented on the Planning and Zoning Commission stating they did get it right according to the Ordinance and if the Ordinance was amended that would need to go to Planning and Zoning first then Council. He also stated that we should give Planning and Zoning deference but the Council does have authority to override Planning and Zoning just not on this request because it does not go to Council for an appeal. City

Secretary Heather Ramirez stated that the intentions were clear that the Planning and Zoning Board had no issue with allowing her kitchen in the storage building, the board based their decision on the criteria that the request does not meet a variance, special exception or a specific use permit. Mrs. Ulate stated that Mr. Barmore will not do work when he has to come to City Hall to pull permits. Fire Marshall Jack Brookshire replied stating that Barmore pulls permits from City Hall every day. Mrs. Ulate also agreed and stated that she is willing to relocate her building to her commercial property if she receives assistance with moving the building, electrical and plumbing and doesn't have problems from City Hall telling her to do this and that. No action taken.

10. Main Street Manager Debbie Thomas presented samples of a First Community Mural at 111 S Cedar to the Council. On motion by Councilman Knudsen and seconded by Councilman Moon, the Council voted unanimously to approve the First Community Mural at 111 S Cedar St. – Pecos Main Street Office (City Building).

11. City Manager Eric Honeyfield discussed proposals that came in for the Summer 2015 City of Pecos Asphalt Street Resurfacing Project including Professional Road Maintenance, Blue Collar Construction, Rubios Paving LLC, and El Paso Electric. Mr. Honeyfield recommends awarding the project to Professional Road Maintenance and to Blue Collar Construction in a combined total amount not to exceed \$3.5 million without further City Council Authority. This project will re-surface at least one half the paved streets (45 of our 90 miles of paved streets) in town and be done concurrently with the upcoming major utility replacement projects this summer. This job will terminate and need to be re-advertised after August 17th of this year. On motion by Councilman Villegas and seconded by Councilman Saldana, the Council voted unanimously to approve the award to Professional Road Maintenance and Blue Collar for the Asphalt Resurfacing Project 2015; One Million Square yards.

12. Mayor Venetta Seals and Community Development Director Conchita Hernandez discussed setting a date for the next Community Roll off and where it should be placed. The roll off will be placed on 7th/Peach and 8th/Park on June 13th and could look into other places for quarterly with the exception of the winter months. No action taken

13. Councilman Rudy Villegas discussed the prohibition of Hookah Lounges. Council discussed the prohibition and whether or not it can be prohibited and to bring back in Ordinance form similar to the Game Room Ordinance.

Item G. Council discussed items for the next City Council Meeting including all the postponed items (F.5, F.6, F.7, and F,13) and having a Special Joint meeting with the County on April 30th.

Break at 8:33pm

Return from break at 8:46pm

At 8:46 pm the Mayor Declared Entering into Executive Session: Government Code Section, 551.071, 551.072

1. Deliberation regarding the Purchase, Exchange, Lease, or Value of Real Property (551.072) - Bill Oglesby, PEDC Director
2. Discuss/Consider Permit by Dawson on Behalf of TRNCO Petroleum Corp. to Conduct Geophysical Operations on H&GN RR CO; Blks. 5, 6, 8, and 9; Sections 6, 8, 9, 14, and 24 (551.072) – Trent Graham, City Attorney
3. Discuss/Consider Consultation with Attorney on Proposed Pipeline Easement with Endeavor Energy Resources LP. (551.071) - Trent Graham, City Attorney

At 9:10 pm the Mayor declared coming back into Open Executive Session under Government Code Section, 551.071, 551.072

Item 1. On motion by Councilman Knudsen and seconded by Councilman Villegas, the Council voted unanimously to approve the purchase, exchange, lease or value of real property (Lots 7 thru 12, Block 3 and Lots 7 thru 12, Block 4, Morris Addition, Town of Pecos City).

Item 2. No action taken.

Item 3. No action taken.

Adjourn at 9:12pm

Mayor

Attest:

City Secretary