

The Town Council of the Town of Pecos City met in Regular City Council Meeting in the City Council Chambers on July 9, 2015 5:30 P.M. with the following present:

Venetta Seals	Mayor
Gerald Tellez	Mayor Pro-Tem
Chuck Knudsen	Councilman
Alfredo Saldana	Councilman
Wally Moon	Councilman
Rudy Villegas	Councilman
Eric Honeyfield	City Manager
Heather Ramirez	City Secretary
Trent Graham	City Attorney
Clay McKinney	Police Chief
Gary Rumbaugh	Public Works Director
Isabelle de Brouwer	Airport Manager
Jesus Silva	Public Works Director Assistant
Syndi Fuentes	Permit Specialist
Debbie Thomas	Main Street Manager
Deandra Anchondo	Administrative Assistant

Finance Director Jonathan Fuentes and Community Development Director Conchita Hernandez were not present.

Item A. Mayor Venetta Seals called the July 9, 2015 meeting to order at 5:30 pm.

Item B. Invocation by Councilman Chuck Knudsen

Item C. Pledge of Allegiance by Councilman Alfredo Saldana

Item D. Public Comments.

City Attorney Trent Graham gave an update on the contract for Probationers to clean up the City. Dave Espy, owner of Pecos Gym, stated his opinions about an outdoor aquatic center versus an indoor aquatic center and/or Bowling Alley. Claudia Munoz, owner of Claudia's Jumping Balloons, commented on the Apparatus Fee at City Parks. She mentioned that she has a petition of support against the fee increase. Her Husband Luis Munoz also voiced his opinion against the fee increase as well. Mercedes Reyes, customer of Claudia's Jumping Balloons, stated her thoughts about the Splash Park versus Jumping Balloons. Airport Manager Isabelle de Brouwer gave an update on the Hangar and Fence Bids, that the bid opening will take place next week. J. Wildman, Pecos Inn, also stated his opinions about an indoor water park.

Item E. Consent Agenda.

On Motion by Councilman Tellez and seconded by Councilman Knudsen with Councilman Villegas abstaining from Accounts Payable Report for NAPA on page 14 (\$195.12), page 25 (\$121.68), page 47 (\$1,795.43); and Councilman Knudsen abstaining from Pecos Tire on page 25 (\$925.06) and page 47 (\$50.00).the Council voted unanimously to approve the Consent Agenda items as presented; Minutes for Regular City Council Meeting for June 18, 2015; Monthly Municipal Court Report for June 2015; Monthly Municipal Airport Report for June 2015; Monthly Juvenile Report for June 2015; Overtime Report; and the Accounts Payable Report.

Item F. Non Consent Items.

1. PRESENTATION Mayor Venetta Seals presents Ruben Baeza with a certificate and watch for retirement and recognition for 22 years of service and dedication.

2. RFP WASTEWATER TREATMENT PLANT EFFLUENT City Manager, Eric Honeyfield discussed to consider a RFP Response for the Supply, Installation and Operation of a Municipal Wastewater Treatment System from Concord Produced Water Services, LLC. He advised that only 1 response was received. This project would allow us to dispose of more effluent water. On motion by Councilman Knudsen and seconded by Councilman Saldana the Council voted unanimously to approve the acceptance of the response from Concord Produced Water Services, LLC and allow City Manager to negotiate.

3. 2015 INFRASTRUCTURE IMPROVEMENTS Assistant Public Works Director, Jesus Silva presented three of the bids that were received to discuss award of contract for Waterline replacement Bid No.1 Edgardo Madrid \$960,954.00; Sewer line replacement Bid No. 2 J&H Services \$723,370.48; and Water and Sewer line replacement Bid No. 3 J&H Services 1,516,586.61. He advised due to project being so immense they have divided it into three phases. On motion by Councilman Villegas and seconded by Councilman Tellez the Council voted unanimously to approve and award the bids as presented.

4. MINERAL LEASE City Manager, Eric Honeyfield discussed to consider the lease of Mineral Rights of 30.4 acres of City Owned Mineral Rights out of Section 10, Block 5, H & GN R Co Survey to Shaw Interests Inc. (COG Operating LLC). On motion by Councilman Moon and seconded by Councilman Knudsen the Council voted unanimously to approve lease to Shaw Interest Inc. in the amount of \$60,549.11 within 30 business days.

5. PUBLIC HEARING City Secretary, Heather Ramirez presents a Request by Catarino Hernandez who owns 504 S Hickory and 506 S Hickory, the property being legally described as Lots 3 and 4, Block 73, North Pecos, Town of Pecos City, Reeves County. Mr. Hernandez is requesting a Zone Change from Two-Family Residential District "R-2" to Local Retail District "C-1" for the placement of RVs. She did advised due to a mistake on the address and legal description this will need to be presented again to Planning and Zoning Board and then once again presented to Council.

6. ZONE CHANGE City Secretary, Heather Ramirez discussed a request by Catarino Hernandez who owns 504 S Hickory and 506 S Hickory, the property being legally described as Lots 3 and 4, Block 73, North Pecos, Town of Pecos City, Reeves County. Mr. Hernandez is requesting a Zone Change from Two-Family Residential District “R-2”to Local Retail District “C-1” for the placement of RVs. She did advised due to a mistake on the address and legal description this will need to be presented again to Planning and Zoning Board and then once again presented to Council therefore no action taken.

7. PUBLIC HEARING City Secretary, Heather Ramirez discussed a request by Ruben Fuentes and Lorena Quiroz who own Lots 1 and 2, Block 62, Original Pecos, Reeves County, Texas. Mr. Fuentes and Mrs. Quiroz are requesting a zone change from Two-Family Residential District “R-2”to Local Retail District “C-1 for all Block 62 and all Block 63 in Original Town for the purpose of a Restaurant. Property owner Susan Urquidez was present and expressed her opinion opposing to the zone change. She currently owns property in this location.

9. PUBLIC HEARING was moved up City Secretary, Heather Ramirez to Discuss a Request by Ruben Fuentes and Lorena Quiroz who own Lots 9 and 10, Block 47, Original Pecos, Reeves County, Texas. Mr. Fuentes and Mrs. Quiroz are requesting a zone change from Two-Family Residential District “R-2”to Local Retail District “C-1 for all Block 47 in Original Town for the purpose of a Barbershop. Property owner Susan Urquidez was present and stated her opinion that if we do not focus businesses in a certain area we will develop sprawl and would hope Council would consider to save residential areas. City Secretary stated that the Planning and Zoning Board had approved the zone change and no one opposing was present. She also advised that possible spot zoning could be an issue.

8. ZONE CHANGE City Secretary, Heather Ramirez discussed a Request by Ruben Fuentes and Lorena Quiroz who own Lots 1 and 2, Block 62, Original Pecos, Reeves County, Texas. Mr. Fuentes and Mrs. Quiroz are requesting a zone change from Two-Family Residential District “R-2”to Local Retail District “C-1 for all Block 62 and all Block 63 in Original Town for the purpose of a Restaurant. On Motion by Councilman Knudsen and seconded by Councilman Villegas with Councilman Tellez opposing, the Council voted to deny the zone change request.

10. ZONE CHANGE City Secretary, Heather discussed a Request by Ruben Fuentes and Lorena Quiroz who own Lots 9 and 10, Block 47, Original Pecos, Reeves County, Texas. Mr. Fuentes and Mrs. Quiroz are requesting a zone change from Two-Family Residential District “R-2”to Local Retail District “C-1 for all Block 47 in Original Town for the purpose of a Barbershop. On motion by Councilman Knudsen and seconded by Councilman Saldana with Councilman Tellez opposing, the Council voted unanimously to deny the zone change request.

11. PUBLIC HEARING City Secretary, Heather Ramirez discussed a Request by the Town of Pecos City is requesting a replat of Lots 1 and 2, Block 2, Lots 1 and 2, Block 3 and Lots 1 through 7, Block 4, the abandonment of Interstate Road and Part of Pigman (Delaware) Street, the Abandonment and relocation of Arizona Street, and the dedication of a 30 feet wide utility

easement, of the revised West Airport Addition, to the Town of Pecos City, Reeves County, Texas.

12. REPLAT IN WEST AIRPORT ADDITION City Secretary, Heather Ramirez discussed a request by the Town of Pecos City a replat of Lots 1 and 2, Block 2, Lots 1 and 2, Block 3 and Lots 1 through 7, Block 4, the abandonment of Interstate Road and Part of Pigman (Delaware) Street, the Abandonment and relocation of Arizona Street, and the dedication of a 30 feet wide utility easement, of the revised West Airport Addition, to the Town of Pecos City, Reeves County, Texas. On motion by Councilman Knudsen and seconded by Councilman Villegas the Council voted unanimously to approve the Replat.

13. ZONE CHANGE ORDINANCE City Secretary, Heather Ramirez presented Ordinance No 15-06-03. On motion by Councilman Knudsen and seconded by Councilman Saldana the Council voted unanimously to approve Ordinance No. 15-06-03, an Ordinance changing the Zone from Residential "R-1" to Commercial "C-1" for the property legally described as all Block 1, Guy Porter, Town of Pecos City, Reeves County, Texas, 2nd Reading.

14. ZONE CHANGE ORDINANCE City Secretary, Heather Ramirez presented Ordinance No 15-06-04. . On motion by Councilman Knudsen and seconded by Councilman Villegas the Council voted unanimously to approve Ordinance No. 15-06-04, an Ordinance Changing the Zone from Residential "R-1" to Residential "R-2" for the Property Legally described as Lots 7-12, Block 11, Palo Verde Addition, Town of Pecos City, Reeves County, Texas, 2nd Reading.

15. WATER/ELECTRICITY AT MUNICIPAL PARK ORDINANCE City Manager, Eric Honeyfield presented Ordinance No 15-06-05. On motion by Councilman Moon and seconded by Councilman Knudsen the Council voted to approve Ordinance No. 15-06-05 with Councilman Villegas opposing, an Ordinance Increasing the Water and Electricity Fees per Apparatus at the Town of Pecos City Municipal Parks, 2nd Reading.

16. ALCOHOL/PRIVATE EVENT ORDINANCE Debra Thomas, Main Street Director presented Ordinance No 15-06-06. On motion by Councilman Knudsen and seconded by Councilman Moon, the Council voted unanimously to approve Ordinance No. 15-06-06, an Ordinance amending Ordinance No 07-08-02A to include Alcohol at Private Events on City Property, 2nd Reading.

17. TAX ASSESSMENT AND COLLECTION SERVICE CONTRACT City Manager, Eric Honeyfield presented a Contract for Tax Assessment and Collection Service between the Town of Pecos City and the Reeves County Appraisal District. On motion by Councilman Knudsen an seconded by Councilman Tellez, the Council voted unanimously to approve the contract for Tax Assessment and Collection Service between the Town of Pecos City and the Reeves County Appraisal District.

18. PRESENTATION Gary Rumbaugh, Public Works Director gave an update on Park St. patching.

BREAK 8:00pm

RETURN FROM BREAK 8:09pm

19. WATER PARK Eric Honeyfield, City Manager discussed a Water Park RFP recommended by Pecos HOT Tax Committee. On motion by Councilman Saldana and seconded by Councilman Villegas, the Council voted unanimously to approve the Water Park RFP that was presented by City Manager.

20. PUBLIC3

WORKS UPDATE Gary Rumbaugh Public Works gave an update on Town of Pecos City's Hydrant Flushing, Valve Exercising, Weed Control, and Garbage Pickup.

21. 2015 STREET PROJECT Eric Honeyfield, City Manager discussed the Award of Asphalt Resurfacing Proposals 2015 – Phase II; Six Hundred Thousand Square Yards. Two Sealed Bids were received from Professional Road Maintenance and Blue Collar Construction. On motion by Councilman Knudsen and seconded by Councilman Saldana, the Council voted unanimously to award the Phase II Asphalt Resurfacing Proposals for 2015 to Professional Road Maintenance

22. RESOLUTION City Manager Eric Honeyfield presented Resolution #15-07-01R. This Resolution is for a Budget Amendment to increase Oil and Gas Lease Revenue and increase Capital Outlay Expense. On motion by Councilman Knudsen and seconded by Councilman Villegas, the Council voted unanimously to approve Resolution #15-07-01R, a Resolution Regarding the Purchase of a Vacuum Pump, a Haul Truck, Two Solid Waste Trailers, and a Dump Truck in the amount of \$195,000.00.

23. PURCHASE POLCIY Jonathan Fuentez discussed amendments to the Town of Pecos City Purchasing Policy to include that the City Manager has the authorization to approve purchases under \$50, 000. On motion by Councilman Villegas and seconded by Councilman Saldana, the Council voted unanimously to approve the amendments to the Town of Pecos City Purchasing Policy.

24. PRESENTATION Debbie Thomas Main Street Director presented Main Street District Properties & Projects including "Slum & Blight" Offenders, Delinquent Tax Properties & Dilapidated Structures. Mrs. Thomas briefly discussed the design guidelines of the District, a Inventory of all the property in the District, and who all owes taxes.

25. ORDINANCE ENFORCEMENT PROCEDURE Councilman Moon discussed Code Enforcement Procedures. He presented a sample letter of some wording he would like to begin to see the Code Enforcement letters that are mailed to citizens that are in violation of any Ordinance. This letter is a pleasant letter of encouragement to assist in the cleaning of Pecos. No action taken.

26. CITY/COUNTY JOINT MEETING Councilman Knudsen discussed a date for the next Town of Pecos City Council and Reeves County Commission Joint Meeting. City Manager Eric Honeyfield stated that he has tried to arrange for a joint meeting but has had no progress in the past few months. County Commissioner Paul Hinojos was present advised he would inform County Commissioners at the next county meeting that City Council members are willing to meet again as a joint meeting within the next 3 weeks.

Item G. The Council discussed items for next City Council meeting including a zone change request from Catarino Hernandez. A possible City County Joint meeting within the next three weeks.

Item H. On motion by Councilman Knudsen and seconded by Councilman Saldana, the Council voted unanimously to adjourn meeting at 9:22 pm.

Mayor

Attest:

City Secretary

