

The Town Council of the Town of Pecos City met in Regular City Council Meeting in the City Council Chambers on September 10, 2015, at 5:30 P.M. with the following present:

Venetta Seals	Mayor
Gerald Tellez	Mayor Pro-Tem
Wally Moon	Councilman
Alfredo Saldana	Councilman
Chuck Knudsen	Councilman
Rudy Villegas	Councilman

Eric Honeyfield	City Manager
Mary Carmen Wood	City Secretary
Trent Graham	City Attorney
Heather Ramirez	City Finance Director
Clay McKinney	Police Chief
Gary Rumbaugh	Public Works Director
Jesus Silva	Assistant Public Works Director
Isabelle de Brouwer	Airport Manager
Conchita Hernandez	Community Development Director
Jack Brookshire	Fire Marshal
Debbie Thomas	Main Street Manager

Item A. Mayor Venetta Seals called the September 10, 2015 meeting to order at 5:32 pm.

Item B. Invocation by Councilman Tellez

Item C. Pledge of Allegiance by Councilman Saldana

Item D. Public Comments.

Debbie Thomas, Main Street Manager, presented to council the downtown area and the improvements to the buildings. Gary Rumbaugh, Public Works Director, announced that one of our sanitation truck driver, Armando Nunez, passed away on Tuesday he had worked for the city for ten (10) years.

Item E. Consent Agenda

On motion by Councilman Knudsen and seconded by Councilman Saldana and with Councilman Villegas abstaining from Accounts Payable Report NAPA: page 13 (\$375.39), and page 27 (\$675.36), Council voted unanimously to approve the Consent Agenda Items with the noted corrections on the Joint/County Meeting August 31, 2015 Minutes of Commissioner instead of Commission; Minutes to Regular City Council Meeting for August 27, 2015, Minutes of Joint City/County Meeting for August 31, 2015, Minutes to Special City Council Meeting for August 31, 2015, Municipal Airport Monthly Report August 2015, Monthly Juvenile Report for August 2015, Overtime Report, and Accounts Payable Report.

Item F. Non Consent Items

1. **UPDATE** – ALTERA PROJECT – Michael Delear, are working diligently with Bill Oglesby, PEDC, and Eric Honeyfield, City Manager in getting the property annexed. The plan is to have 200 units at the apartment complex. At the time that we visited Pecos the oil per barrel was \$60.00 dollars and now it's at about \$40.00 dollars, however it continues to fluctuate. Right now we are working heavily on the capital side. Michael, mentioned they plan to use construction companies from Odessa and

Pecos Construction. The location in mind is on the south side of the property along 285 near that county road but we do not want to develop at the corner by I-20. Eric Honeyfield, City Manager, mentioned that the process to annex will be 51% voluntary annexation and 49% involuntary. In the past there has been some legal issues with that property and do not want to run into the same problems. Michael, mentioned that the annexation process will not delay them in the project. He also mentioned that the units will be two story/two bedroom and an average of 1,000 sq. but there still working on those plans and depends on the demand. Once construction starts the project should take between 6-9 months to complete. The annexation process will begin in October. No Action Taken.

2. **FIRE DEPARTMENT** – Freddy Contreras, Fire Chief, presented to council the breakdown of the equipment needed and New Fire station. He stated that at the top of the list they have a new Rescue Pumper Truck followed by a New Fire Station. Mayor, Venetta Seals, asked Fire Chief if all of his firefighters have taken a physical since that is one of the requirements for the State Retirement. Freddy, said yes all of his fire fighter with the exception of their most recent hire have taken a physical. Freddy, said the New Fire Station should consist of 6 bay doors (apparatus area, with storage rooms, classroom/training area, and offices. Eric Honeyfield, said that the Rescue truck should be purchased and that he has sent this information to the County. He stated that he also mentioned to the County if they could fund 60/40 instead of the 50/50. We are in desperate need of a new Fire Station. Councilman Tellez, mentioned that on item 4 it states that you all plan to apply for a grant. The grant would pay for one brush truck covering 90% of the cost of such apparatus not to exceed \$200,000 in grant assurances. Councilman Tellez, mentioned that our Grant Writer is present and maybe we can ask him about grants. Mr. Vargas, Grant Writer, stated that there are plenty of grants the City could apply for it just depends on what is needed. We have not missed all the deadlines and still have an opportunity to go after some of the grants. A New Fire Station will cost roughly 1.8 million. Councilman Saldana, suggested that the Fire Department needs to research at least three (3) areas that can be developed for a Fire Station. Freddy Contreras, mentioned that they have already started a maintenance program to help maintain the Fire Trucks. No Action Taken.
3. **UPDATE** – Jack Brookshire, Fire Marshal, presented to Council ten (10) properties that are considered Fire/Health & Safety Hazards. The Building on street address 602 North Cedar, Holly has made contact with the owner and will be doing a walk through. Councilman Moon asked if a corner lot on 1216 has been looked at. There are of junk vehicles and trailers. Fire Marshal, stated that property might be in the county. City Manager, mentioned Holly Jarocki, Code Enforcement, discovered that we can define and abate nuisance within 5,000 ft. of the city limits.
4. **ANNEXATION** – Conchita Hernandez, Community Development Director, stated this was the 2nd reading of the Ordinance No. 15-08-01 for the property legally described as 2.510, BLK:00004, Tract:68, AB 3843 BLK 4 SEC 68 H&GNSW/PT. On Motion by Councilman Knudsen and seconded by Councilman Saldana the Council voted unanimously to approve the 2nd reading of Ordinance No 15-08-01.
5. **ECONOMIC DEVELOPMENT CORPORATION** – Bill Oglesby, PEDC Director, presented to Council the 2015-2016 Budget. He stated that the total revenue they have brought in is about \$600,000 a year. In the past they have budgeted \$40,000 for a testing center lease. We have cancelled our lease and estimate spending about \$20,000

a year. The ARA is still coming back and fixing the bays and windows that were damages by the hail storm. PEDC, has hired an Assistant Director his name is Ken Winkles. One of Ken's projects will be to update the website which we have budgeted \$15,000. Bill Oglesby, gives council the breakdown on the budget and reviews line items. Councilman Saldana, asked about the properties behind Gibson's. Bill Oglesby, said that he has been working with Tony Trujillo, Surveyor, and have re-platted the properties in order to sell. Councilman Knudsen suggested to Bill Oglesby that the budget be close to what he spends in order to show a true cash flow. Councilman Knudsen, also suggested he (Bill) create a line item to purchase land instead of using monies from other line items. On Motion by Councilman Knudsen and seconded by Councilman Moon, the Council voted unanimously to approve the Pecos 4B Economic Development Corporation 2015-2016 Budget with needing to come back to Council with line item adjustments.

6. **RESOLUTION** – Councilman Villegas, said in light of information he received yesterday he would like to post pone this agenda item until he can gather more information and change some of the language. Mayor, stated that there are individuals in the room that are wondering if it affects them. Trent Graham, City Attorney, said he has done some research and stated there is a difference between County and Municipalities when dealing with local government. In 2003 there was a House Bill passed that amended the local government code that prohibits a municipality from prohibiting a municipal employee from becoming a candidate for public office. The statue is clear from his prospective. On Motion by Councilman Saldana and seconded by Councilman Tellez, the Council voted unanimously to post pone Resolution No. 15-09-01R when an employee of the Town of Pecos City or an agency organization funded in part or whole from city revenue holds or funds for elective office there can be conflict of interest.
7. **UPDATE** – On Motion by Councilman Knudsen and seconded by Councilman Villegas, the Council voted unanimously to move Regular City Council Meeting to September 17, 2015.
8. **PROPERTY TRANSFER** – Eric Honeyfield, City Manager, stated to Council that Pedro Solice, owner of property north of the Beverage Bin has shown interest in this pieces of land. It would be best if the property was transferred to PEDC to help facilitate the negotiation process. It would be best for a private entity to deal with a private owner. The City has no use for the land at this point. On Motion by Councilman Knudsen and seconded by Councilman Saldana, the Council voted unanimously to approve the transfer of various city owned parcels from Town of Pecos to Pecos 4B Economic Development Corporation legally described as 2.19 ACRES TRACT OF LAND OU OF TRACT (BLOCK) 17, Veterans Subdivision.
9. **PUBLIC HEARING** – Eric Honeyfield, City Manager, stated this is our Public Hearing regarding the 2015-2016 Town of Pecos City Budget.

BREAK @ 7:33 pm

RETURN FROM BREAK @ 7:47 PM

10. **PRESENTATION** – Heather Ramirez, Finance Director, presented to Council the 2015-2016 Budget. She stated that the Council had copies of two (2) of our funds, which are the General Fund and Utility Funds. She said that in account number 3100 –

Current Property Tax there is an increase because it includes the Street Bond Issue of \$568,000 dollars. Councilman Knudsen, asked about the Fire Department Budget. He stated that last year they budgeted \$488,212 but only spent \$170,911. Heather, said that they had budgeted for equipment that was never purchased such as the Brush Truck. Eric Honeyfield, said this next fiscal year the Fire Department will have a being cash balance. Councilman Saldana, asked about the Ballfields Rental Revenue and why is it at \$0.00. The County keeps the fee(s). This is part of the Interlocal agreement that was passed with the County and the Recreation Department. Councilman Knudsen, stated that the Fire Department budgeted \$91,875 last year for equipment and only spent \$7,598. Freddy Contreras, Fire Chief, said instead of purchasing equipment he purchased radios and a dryer. Other supplies he purchased was foam to fight fires. Freddy Contreras, stated that he did not purchase the new Brush Truck like he budgeted because he did not have the space to store it in. Councilman Knudsen, suggested that Fire Chief should go ahead and include in the Budget for next fiscal year the following; \$200,000 thousand dollar for a new Rescue Truck. City Attorney, stated that we fund the recreation department in the amount of \$20,000 thousand a year. The \$20,000 is used for staffing and programs. Heather Ramirez, Finance Director, presented to council the Utility Fund Revenue and Expenditures. She pointed out to Council that on the fund number 27 Sewer- there is a decrease because last year we had to pull from the reserve fund. She has not provided the HOT, Bulky Water, and CJC budgets yet. Heather, stated if we decide to go with the roll tax rate then she will have to have two (2) public hearings. She just learned today she needs to have seven (7) days between each hearing. Eric Honeyfield, suggested that we go with the effective rate instead of the roll back rate. Heather, mentioned she plans to have a meeting on the following days; Special City Council Meeting on September 21st at 4:00pm, Special City Council Meeting on September 28th at 5:30pm, and September 30th at 5:30 pm. Heather, mentioned at the 17th meeting she will present the Bulk water, HOT, and CJC budgets. She said that if the budget looks good and we will have the 1st reading on the 21st and the 2nd reading on the 28th meeting.

11. VETERAN’S MEMORIAL – Jesus Silva, Assistant Public Works Director, presented to Council the design and drawing for the Veteran’s Memorial site. Jesus, stated that the design provided would cost roughly \$60,000 dollars. It is suggested that a committee be formed to help complete this project. On Motion by Councilman Villegas and seconded by Councilman Saldana, the Council voted unanimously to approve the site plan and location of the Veteran’s Memorial Park.

12. AIRPORT – On Motion by Councilman Knudsen and seconded by Councilman Saldana to approve Texas Department of Transportation Grant for Routine Airport Maintenance Program TxDOT CSJ No. M1606PECO.

13. PRESENTATION – Isabelle de Brouwer, Airport Manager, presented to Council updates that are happening at the Airport. She stated that we (City) owns a 70’X70’ hangar. There are 20 T-Hangars out at the airport with building date unknown. We hope to launch a new project at the end of the month of a new hangar and gate. She also stated that neighboring oil company’s need to be sensitive to height and light. Our new FBO are spending money on updating the terminal building. Isabelle, stated that they do field trips to the Kindergarten classes.

Item G. Discuss Items for Next City Council Agenda

The Council discussed items for the next City Council Meeting, including the October Military Convoy, Records/Service logs for all vehicles in the Fire department and City, Bill Olgesby to bring amended Budget, and the Halloween Event.

At 9:13pm the Mayor Declared Entering into Executive Session: Government Code Section, 551.072

1. Acquisition/Disposable of Real Property Legally Described as BLK 5 TRACT 24 AB 1460 BLK 5 SEC 24 H&GNNE/4 "BERM"

At 9:20pm the Mayor declared coming back into Open Executive Session under Government Code Section, 551.074

1. *No Action Taken.*

K. Adjourned at 9:21 PM

Venetta Seals, Mayor

Attest:

Mary Carmen Wood, City Secretary