

The Town Council of the Town of Pecos City met in Special City Council Meeting in the City Council Chambers on November 06, 2015 5:30 P.M. with the following present:

Gerald Tellez	Mayor Pro-Tem
Alfredo Saldana	Councilman
Chuck Knudsen	Councilman
Ruby Villegas	Councilman
Eric Honeyfield	City Manager
Mary Carmen Wood	City Secretary
Heather Ramirez	Finance Director
Conchita Hernandez	Community Development Director
Jesus Gomez	IT
Gary Rumbaugh	Public Works Director
Debbie Thomas	Main Street Manager

Item A. Mayor Pro-Tem Gerald Tellez called the November 06, 2015 meeting to order at 5:30 pm. *City Attorney, Trent Graham, Mayor Venetta Seals, and Councilman Moon not present.*

1. **PUBLIC HEARING** – Proposed Extension of the City municipal boundaries by Annexation of approximately 1459.32 acres located Out of Sections 10, 11, 13, AND 14, BLOCK 5 H&G RAILROAD. The City Council encourages the public to attend and participate in expressing opinion and concerns of the proposed annexation plan for the Town of Pecos City.

Kay Swan – stated she had concerns regarding the rules and regulations that will be enforced once the property is annexed in. She stated right now she is not in compliance with City Ordinances and wants to know once annexed in will she have to follow City Ordinances.

Eric Honeyfield, City Manager – stated the existing use of land current property owners have will be grandfathered in. Eric Honeyfield, stated this is State Law and we have to annex property as is. Unless, there is no use of the land for more than 6 consecutive months. However, if it was legal in the county it will be legal once annexed in (grandfathered in). Properties will be zoned as we annex in. He stated we will work with property owners with what the property should be zoned and also be cautious as to what adjacent properties are zoned.

Alan Gallego- shared his concerns regarding the “grandfathered clause” and if another city manager would to enforce city ordinance on their property.

Eric Honeyfield – stated that it is State Law we annex property as is. The Government Code is there to do just that protect citizens from future City Managers. So if you have livestock we have to allow the use once it is annexed. It does not matter what it is zoned we have to allow the use. For example, when talking about livestock, if the use was established prior to the annexation then we have to allow it once annexed in. Conchita Hernandez, will be looking at with property owners and adjacent properties to zone properties appropriately. Zoning will be

determined prior to the annexation (after the 2<sup>nd</sup> public hearing) so that when we do annex the property will already have zoning in place. Eric Honeyfield, stated that zoning does not supersede State Law (property being grandfather in for its use). If the property is sold the grandfather status will continue unless the property discontinues the use for 6 consecutive months. Eric Honeyfield, City Manager, presented the Municipal Service Plan which will include: Police, Fire, Dispatch, Ambulance, Landfill, and City Utilities: Sewer, water, and solid waste pickup. He stated that the backbone will be put in place for property owners to then pay from their house to the city infrastructure. The City by law has up to 4 years to provide utilities. Mr. Honeyfield, estimates it might take 2 years if not bumps are hit along the way. The City does have a plan in regards to funding of the infrastructure. We will have a certificate of obligation for an effluent line that will have some remaining funds to redirect for the “backbone” infrastructure.

John Parent – stated he is all for the annexation and if had a piece of paper to sign he would sign it today.

2. Adjournment: 6:15pm

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Gerald Tellez, Mayor Pro-Tem

Attest:

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Mary Carmen Wood, City Secretary