

The Town Council of the Town of Pecos City met in Regular City Council Meeting in the City Council Chambers on May 24, 2018 at 5:30 P.M. with the following present:

Venetta Seals	Mayor
Gerald Tellez	Mayor Pro-Tem
Arthur Orona	Councilman
Oscar Ornelas	Councilman
Seth Sorensen	City Manager
Rod Ponton	City Attorney
Syra Nichols	City Secretary
Heather Ramirez	Finance Director
Gary Rumbaugh	Public Works Director
Syndi Fuentez	Permits Director
Clay McKinney	Chief of Police
Jesus Gomez	MIS

Item A. Venetta Seals, Mayor, called the May 24, 2018 meeting to order at 5:30 PM.

Item B. Invocation by Councilman Orona

Item C. Pledge of Allegiance by Councilman Ornelas

Item D. Public Comments

Venetta Seals, Mayor - Advised the entities will hold a Joint Meeting on June 20th at 5:30 PM at Odessa College.

Venetta Seals, Mayor, thanked Chief McKinney for putting on the Fallen Police Memorial Service.

Arthur Orona, Councilman, asked that when anyone comes across a Police Officer that they be thanked for their service to the community.

Item E. Consent Agenda

On motion by Councilman Orona and seconded by Councilman Ornelas, the Council voted unanimously to approve the consent agenda; Minutes of May 14, 2018 City Council meeting, Minutes of the May 23, 2018 Joint Entity Meeting, Expenditure Report, with noted changes to May 14, 2018 minutes.

Item F. Non-Consent

1. **DISCUSS/CONSIDER** – Syra Nichols, City Secretary, presented the Council with applications for candidates that had applied for consideration to be appointed to the Planning and Zoning Board/Zoning Board of Adjustments to fill vacant seats. On motion by Councilman Orona and seconded by Councilman Ornelas, the Council voted unanimously to approve appointing Lupe Davis, Ken Winkles and Cesar Zermeno as an alternate for two year terms onto the Planning and Zoning Board/Zoning Board of Adjustments.
2. **PRESENTATION/UPDATE** – Rod Ponton, City Attorney, presented the Council with an update on the proposed West Pecos Development. No action taken.
3. **DISCUSS/CONSIDER**– Seth Sorensen, City Manager, asked that the Council consider entering into a contract with ABHR for legal consulting related to creation of a Municipal Management District for the West Pecos Development, and authorizing the City Manager to execute the Engagement Letter. On motion by Councilman Ornelas and seconded by Councilman Orona, the Council voted unanimously to approve entering into a contract with ABHR in the amount of \$100,000.
4. **DISCUSS/CONSIDER** – Seth Sorensen, City Manager, asked that the Council consider entering into a contract with Perryman to conduct an economic feasibility study related to creation of a Master-Planned Community for the West Pecos Development, and authorizing the City Manager to execute the Engagement Letter. On motion by Councilman Orona and seconded by Councilman Tellez, the Council voted unanimously to approve entering into a contract with Perryman in the Amount of \$100,000.
5. **DISCUSS/CONSIDER** – Seth Sorensen, City Manager, asked that the Council consider entering into a contract with Gateway Planning to provide planning services related to creation of a Master-Planned Community for the West Pecos Development, and authorizing the City Manager to execute the Engagement Letter. On motion by Councilman Tellez and seconded by Councilman Ornelas, the Council voted unanimously to approve entering into a contract with Gateway Planning for planning services not to exceed \$100,000.
6. **PRESENTATION** – Rod Ponton, City Attorney, presented the Council with an update on the Historic Preservation Tax Credits and Historic District Overlays. No action taken.
7. **DISCUSS/CONSIDER** – Rod Ponton, City Attorney, asked that the Council consider approving the submission of an application to the National Historic Register for the Pecos Downtown Historic Overlay. On motion by Councilman Tellez and seconded by Councilman Orona, the Council voted unanimously to approve submitting an application to the National Historic Register as presented.

Regular City Council Meeting 8. **DISCUSS/CONSIDER**– Seth Sorensen, City Manager, May 24, 2018

asked that the Council consider the Approval of Task Order #2 with KSA Engineers for work related to filing an updated Certificate of Convenience and Necessity (CCN). On motion by Councilman Orona and seconded by Councilman Ornelas, the Council voted unanimously to approve Task Order #2 with KSA Engineers in the amount not to exceed \$20,000.

9. **DISCUSS/CONSIDER** – Seth Sorensen, City Manager, asked that the Council consider the sale or donation of two properties, A.) 413 S. Mulberry, Lots 5-6, Block 51 Original Pecos, Town of Pecos City B.) Lot 34, Block 6, Martinez Addition to the Town of Pecos City to the Pecos Economic Development Corporation. On motion by Councilman Tellez and seconded by Councilman Ornelas, the Council voted unanimously to approve the sale of item A.) 413 S. Mulberry St. to satisfy the amount of the lien against the property in the amount of \$7,240.43 and the donation of item B.) Lot 34, Blk 6, Martinez Addition.

10. **DISCUSS/CONSIDER**– Gary Rumbaugh, Public Works Director, asked that the Council approve the purchase of a chip spreader. Mr. Rumbaugh presented the council with various quotes 1) Geff Manufacturing \$124,714 2) Sierra Machinery \$167,670.00 3) BEE Equipment \$303,475.53 4) John Deere \$233,171.78. On motion by Councilman Tellez and seconded by Councilman Ornelas, the Council voted unanimously to approve the purchase of a chip spread from John Deere Yellow House in the amount of \$233,171.78

11. **DISCUSS/CONSIDER** – Seth Sorensen, City Manager, asked that the Council consider entering into a lease with Gomez Peak Towers for emergency radio responder and payment for previous years lease. On motion by Councilman Orona and seconded by Councilman Tellez, the Council voted unanimously to approve paying for the last four years of missed payment to Gomez Peak Towers in the amount of \$7,200 and to table the renewed contract for further information.

12. **DISCUSS/CONSIDER**– Seth Sorensen, City Manager, presented the Council with a funding request from Rod Ponton, City Attorney but acting as a private citizen, for a Revolving Residential Loan for creation of apartments in the historic downtown district. On motion by Councilman Orona and seconded by Councilman Tellez, the Council voted unanimously to approve the Revolving Residential Loan for the term of \$100,000 at 1% for 36 months with a zero prepaid penalty.

13. **ORDINANCE 18-05-01**– Seth Sorensen, City Manager, presented the Council with the 2nd reading of Ordinance 18-05-01, Texas approving the decrease in rates due to the change in Federal Corporate Income. On motion by Councilman Orona and seconded by Councilman Ornelas, the Council voted unanimously to approve the 2nd reading of Ordinance 18-05-01 as presented.

14. **ORDINANCE 18-05-02** – Syndi Fuentez, Permits Director, presented the Council with the 1st reading of Ordinance 18-05-02, an ordinance amending the City Code of Ordinances regarding Peddlers. On motion by Councilman Orona and seconded by Councilman Ornelas, the Council voted unanimously to postpone item for further information.
15. **ORDINANCE 18-05-03**– Syra Nichols, City Secretary, presented the Council with the 2nd reading of Ordinance 18-05-03, Voluntary Annexation of approximately 2.74 acres out of the west 8.21 acres tract of land out of Section 8, Block 5, H.C. Withers Survey, Abstract 926 and approximately 5.521 acre tract out of Section 7, Block 5, H&G.N. R.R. Co. Survey, Abstract 425 located entirely in Reeves County. On motion by Councilman Ornelas and seconded by Councilman Tellez, the Council voted unanimously to approve the 2nd reading of Ordinance 18-05-03 as presented.
16. **ORDINANCE 18-05-05**– Syra Nichols, City Secretary, presented the Council with the 2nd reading of Ordinance 18-05-05, Voluntary Annexation of approximately 341.43 acres located in Section 76, Block 4, W.M. Higgins Survey, Abstract 3661 and Section 18, Block 5, G.S. Johnson Survey, Abstract 1332, All in Reeves County. On motion by Councilman Orona and seconded by Councilman Ornelas, the Council voted unanimously to approve the 2nd reading of Ordinance 18-05-05 as presented.
17. **ORDINANCE 18-05-06**– Seth Sorensen, City Manager, presented the Council with the 2nd reading of Ordinance 18-05-06, Adoption of a Short-Term Annexation Plan. On motion by Councilman Ornelas and seconded by Councilman Orona, the Council voted unanimously to approve the 2nd reading of Ordinance 18-05-06 as presented.
18. **ORDINANCE 18-05-07**– Seth Sorensen, City Manager, presented the Council with the 2nd reading of Ordinance 18-05-07, an ordinance amending the City Code of Ordinances regarding Sidewalks. On motion by Councilman Tellez and seconded by Councilman Ornelas, the Council voted unanimously to approve the 2nd reading of Ordinance 18-05-07 as presented.
19. **DISCUSS/CONSIDER** – Venetta Seals, Mayor, asked that the Council consider rescheduling or cancellation of the June 28, 2018 Regular City Council Meeting due to the West of the Pecos Rodeo. On motion by Councilman and seconded by Councilman, the Council voted unanimously to approve the cancel the June 28th Regular City Council meeting and the scheduling of a meeting for June 21st if needed.
20. **DISCUSS**– Seth Sorensen, City Manager, asked that the Council suggest tentative dates for Budget Retreats. No action taken.

Regular City Council Meeting

May 24, 2018

Entered Executive Session: 8:11 pm

Closed Executive Session under Tex. Gov't Code § 551.072, 551.073, 551.074

1. § 551.072, Deliberation regarding real property
2. § 551.073, Deliberation regarding prospective gift
3. § 551.074, Deliberation regarding the evaluation of a public employee

Exited Executive Session: 10:13 pm

Open Executive Session: 551.072, 551.073, 551.074

1. § 551.072, Deliberation regarding real property. No action taken.
2. § 551.073, Deliberation regarding prospective gift. No action taken.
3. § 551.074, Deliberation regarding the evaluation of a public employee. No action taken.

Item G. Discuss Items for next agenda:

1. Ordinance 18-05-02 Peddlers Update

Item H. Adjourned at 10:15 PM


Venetta Seals, Mayor

Attest:



Syra Nichols, City Secretary