

The Town Council of the Town of Pecos City met in Regular City Council Meeting in the City Council Chambers on June 14, 2018 at 5:30 P.M. with the following present:

Venetta Seals	Mayor
Gerald Tellez	Mayor Pro-Tem
Arthur Orona	Councilman
Oscar Ornelas	Councilman
Veronica Baca	Councilwoman
Wally Moon	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 June 14, 2018 meeting to order at 5:30 PM.

Item B. Invocation by Councilman Ornelas

Item C. Pledge of Allegiance by Councilman Moon

Item D. Public Comments

Wally Moon, Councilman, Thanked everyone who sent cards, condolences, and said prayers during his families' difficult time.

Arthur Orona, Thank City Employee's and TNMP employees for all the hard work put into the Splash Park.

Venetta Seals, Mayor, invited everyone to the Grand Opening of Pecos Splash Pad on June 15, 2018 festivities will begin at 12 noon. There will be snow-cones, squirt guns and refreshments.

Venetta Seals, Mayor, shared that the Council will be hosting a City Council Budget Retreat on June 21, 2018 at 5:30.

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 24, 2018 City Council meeting, Emergency Services Call report for May 2018, Expenditure Report.

Item F. Non-Consent

1. **DISCUSS/CONSIDER** – Syra Nichols, City Secretary, presented the Council with a Plat approval request made by Bharat Bhakta, Pecos Joint Venture One, and Summit Pecos, LLC. for a survey of property legally described as the Northeast quarter of Section 10, Block 5 H. & G. N. Railroad Company Survey, Abstract No. 241, Town of Pecos City, Reeves County. For the consideration of designating the herein above described property as: Lots 1-10, Block 1, Pecos Corners Addition. Councilman Moon asked if the roads would be public or private, Seth Sorensen, City Manager, stated they would remain private and will be maintained by the property owners. On motion by Councilman Orona and seconded by Councilman Ornelas, the Council voted unanimously to approve the plat approval request as presented.
2. **DISCUSS/CONSIDER** – Syra Nichols, City Secretary, presented the Council with a Plat approval request made by Reeves County for the development of a Recreation Center on property legally described as a 9.175 Acre Tract of Land located in the Northeast part of, Block 5, H&GN RR. CO survey 16, the Town of Pecos City, Reeves County, Texas. On motion by Councilman Ornelas and seconded by Councilman Moon, the Council voted unanimously to approve the plat approval request as presented.
3. **DISCUSS/CONSIDER** – Syra Nichols, City Secretary, presented the Council with a Planned Unit Development (PUD) approval request made by Ravi Mehta, Pecos Corporate Housing for a request to utilize alleyways for entrance to vehicle parking on rear end of residential property, on property legally described as Lots 1 through 40, STAFFORD PALMS SUBDIVISION, being a subdivision of Tract (Block) 23, Veterans Subdivision to the Town of Pecos City, Reeves County, Texas, according to the plat of record filed in Volume 6, Page 40, in the office of the Reeves County Clerk of Reeves County, Texas. Edgardo Madrid, project Consultant, presented the Council with a site plan of a neighborhood in a neighboring community that has rear entrance parking with no issues and feels the project would flow smoothly. Mr. Sorensen, City Manager, stated that the purpose of parking through the alleyway is for the feel of community, somewhere the neighborhood residents can walk or ride bikes without the worry of vehicles. Syra Nichols, City Secretary, also stated that Mr. Mehta had requested leniency in the regulated setbacks to 23 ft. Front, 5 ft. Sides, and 20 ft. In the back and that the Planning and Zoning Board recommended the approval of the PUD with the stipulation that the alleys be chip sealed. On motion by Councilman Tellez, and second by Councilman Orona, with Councilwoman Baca voting against, the Council voted 4:1 to approve the PUD as presented with the added approval of leniency of setbacks as presented and stipulation that alleyway be chip sealed.
4. **DISCUSS/CONSIDER** –(Was tabled and brought back at 9:34 pm after executive Session) Blaine Hannah, First Flight, presented the Council with a request from First Flight to place housing accommodations for Flight Crew at/near the airport. Right now flight crews are staying with ground emergency crews across town delaying response time. Seth Sorensen, City Manager, stated that there should not be an issue placing a manufactured home near the existing manufactured home on the property, the cost of installation of utilities will also need to be priced out. On motion by Councilman Moon and seconded by Councilman Ornelas, the Council voted unanimously to

approve the placement of a manufactured home for housing for First Flight Crew at or near the airport, contingent on approved site.

5. **DISCUSS/CONSIDER** – Veronica Baca, Councilmember, presented the Council with a request to amend the FY2018 Budget to include part-time summer help in the Public Works Department. On motion by Councilman Moon and seconded by Councilwoman Baca, the Council voted unanimously to approve amending the FY2018 budget for up to \$72,000 for 20 summer intern employees.
6. **DISCUSS/CONSIDER** – Venetta Seals, Mayor, presented the Council with a request to amend the FY2018 Budget to include the addition of two new personnel to staff a “clean-up” crew. Seth Sorensen, City Manager, stated that the employees would fall under the Public Works Department of the City but the two employees’ salaries will be shaped by an Interlocal agreement with other community entities so that all crew members hired will have the same salary, insurance, etcetera. On motion by Councilman Moon and seconded by Councilman Baca, the Council voted unanimously to approve the FY2018 budget to include the addition of two new personnel for the amount up to \$150,000.
7. **DISCUSS/CONSIDER** – Seth Sorensen, City Manager, presented the Council with a request to amend the FY2018 Budget and appropriating \$50,000 for the retention of a lobbyist for the 2019 Legislative Session. On motion by Councilman Tellez and seconded by Councilman Ornelas, the Council voted unanimously to approve the amendment to the FY2018 budget as presented.
8. **DISCUSS/CONSIDER** – Syra Nichols, City Secretary, presented the Council with the possibility of issuing temporary vendor permits for vendors who wish to locate inside city parks. On motion by Councilman Moon and seconded by Councilman Ornelas, the Council voted unanimously to deny the possibility of issuing temporary vendors permits.
9. **DISCUSS/CONSIDER** – Seth Sorensen, City Manager, presented the Council with an agreement submitted by Payne Industries in the amount of \$60,000 for surveying services related to proposed annexations. On motion by Councilman Orona and seconded by Councilman Moon, the Council voted unanimously to enter into an agreement with Payne Industries as presented.
10. **RESOLUTION 18-06-01R** – Seth Sorensen, City Manager, presented the Council with Resolution 18-06-01R, a Resolution suspending the effective date for ninety days in connection with a rate increase filed by TNMP. On motion by Councilman Moon and seconded by Councilman Tellez, with Councilman Orona abstaining the Council voted unanimously 4:1 to approve Resolution 18-06-01R, as presented.
11. **ORDINANCE 18-05-02**– Syndi Fuentes, Permits Director, presented the Council with the 1st reading of Ordinance 18-05-02, an Ordinance amending the City Code of Ordinances regarding Peddlers. Seth Sorensen, City Manager, stated that the Joint Entities have met and Reeves County has taken on finding a location to put all mobile vendors. On motion by Councilman Orona and seconded by Councilman Ornelas, the Council voted unanimously to approve the first reading of Ordinance 18-05-02, with the stipulation of 10 food vendors and the seasonal dates being set from April 1st through September 30th.
12. **ORDINANCE 18-06-01** – Seth Sorensen, City Manager, presented the Council with the 1st

reading of Ordinance 18-06-01, an Ordinance the voluntary annexation of approximately 2 acres located in the S ½ of Survey No. 521 of the subdivision of Section 68, Block 4, H&GN RR Co. Survey, Reeves County, Texas. On motion by Councilman Ornelas and seconded by Councilman Orona, the Council voted unanimously to approve the first reading of Ordinance 18-06-01, as presented.

13. **UPDATE**– Seth Sorensen, City Manager, updated the Council about the Emergency Service Districts Campaign. No action taken.

Entered Executive Session: 7:20 pm

Executive Session under Tex. Gov't Code § 551.072, 551.074, 551.087

1. § 551.072, Deliberation regarding real property
 - a. Ongoing Negotiations
 - b. Prospective Project
2. § 551.074, Deliberation regarding the evaluation of a public employee
3. § 551.087 Deliberation regarding economic development negotiation

Exited Executive Session: 9:34 pm

Open Executive Session: 551.072, 551.074, and 551.087

1. Deliberation regarding real property
 - a. Ongoing Negotiations **No action taken**
 - b. Prospective Project **No action taken**
2. § 551.074, Deliberation regarding the evaluation of a public employee **No action taken**
3. § 551.087 Deliberation regarding economic development negotiation. On motion by Councilman Moon and seconded by Councilman Orona, the Council voted unanimously to approve the amount of \$50,000 for the purchase of real property. On motion by Councilman Moon and seconded by Councilman Tellez, the Council voted unanimously to approve that Rod Ponton, City Attorney to negotiate 213 acres of property for sale.

Item G. Discuss Items for next agenda:

1. Ordinance 18-05-02 Peddlers Update
2. Youth Advisory Commission

Item H. Adjourned at 9:47 PM



Venetta Seals, Mayor

Attest:



Syra Nichols, City Secretary