Regular City Council Meeting October 25, 2018

The Town Council of the Town of Pecos City met in Regular City Council Meeting in the City Council Chambers on October 25, 2018 at 5:35 P.M. with the following present:

Venetta Seals	Mayor
Gerald Tellez	Mayor Pro-Tem
Arthur Orona	Councilman
Wally Moon	Councilman

Seth Sorensen	City Manager
Rod Ponton	City Attorney
Syra Nichols	City Secretary
Jesus Gomez	MIS
Gary Rumbaugh	Public Works Director
Lisa Tarango	Interim Chief of Police
Jack Brookshire	Fire Marshall
Holly Jarocki	Projects Director
Heather Ramirez	Finance Director

Item A. Mayor Venetta Seals called the October 25, 2018 meeting to order at 5:35 pm.

Item B. Invocation by Councilmember Orona

Item C. Pledge of Allegiance by Councilmember Tellez

Item D. Public Comments

Venetta Seals, Mayor, congratulated Tony Dawdy for 27 Years of Service to the Town of Pecos City. Juan Vasquez thanks Officer Dawdy for his service and reminisced on being trained by Officer Dawdy and the good times they had and all the things Mr. Dawdy Taught him. Mr. Dawdy was presented with a certificate of appreciation, a watch and a key to the city.

Syra Nichols, City Secretary, invited the community to participate in the Mother Goose Parade on Saturday, October 27th starting at 5:30 leading up to the annual Trunk or Treat then followed by a screening of the movie Coco at Pavillion Square for the communities enjoyment.

Syra Nichols, City Secretary, introduced the Council to Ruby Sanchez the new City of Pecos Receptionist, and bragged on how well she was doing.

Item E. Consent Agenda

1. On motion by Councilmember Tellez and seconded by Councilmember Orona, the Council voted unanimously to approve the consent agenda as presented; Minutes of October 08, 2018 Regular City Council meeting, expenditure report, the purchase of four police vehicles from Defender Supply in the amount of $181,336.00, and authorizing city staff to register as part of (i.e. join) the US Communities Purchasing Cooperative.

Item F. Non-Consent

1. **PUBLIC HEARING** Seth Sorensen, City Manager, presented the Council with the proposed extension of the City Municipal Boundaries by Annexation of property legally described as: The Public Hearing started at 5:55 PM and ended at 6:17 PM.

   - APPROXIMATE AREA 1) 677.96 ACRE TRACT OF LAND, OUT OF SECTION 77, ABSTRACT 419 AND SECTION 80, ABSTRACT 1335, BLOCK 4, H.&G.N. RAILROAD COMPANY SURVEY, REEVES COUNTY, TEXAS;
   - APPROXIMATE AREA 2) 455.24 ACRES IN SECTION 18, BLOCK 5, ABSTRACT 1332, SECTION 77, BLOCK 4, ABSTRACT 419, AND SECTION 76, BLOCK 4, ABSTRACT 3661, H.&G.N. RAILROAD COMPANY SURVEY, REEVES COUNTY, TEXAS;
   - APPROXIMATE AREA 3) 72.61 ACRES OUT OF SECTION 76, ABSTRACT 3661 AND SECTION 73, ABSTRACT 417 IN BLOCK 4, H.&G.N. RAILROAD COMPANY SURVEY, REEVES COUNTY, TEXAS;
   - APPROXIMATE AREA 4) 224.77 ACRES IN SECTION 24, BLOCK 5, ABSTRACT 3958, H.&G.N. RAILROAD COMPANY SURVEY, REEVES COUNTY, TEXAS;
   - APPROXIMATE AREA 5) 509.01 ACRE TRACT OF LAND, OUT OF SECTIONS 12 AND 14, BLOCK 5, H.&G.N. RAILROAD COMPANY SURVEY, REEVES COUNTY, TEXAS;
   - AND APPROXIMATE AREA 6) 322.24 ACRE TRACT OF LAND, OUT OF SECTION 2, ABSTRACT 5608 AND SECTION 3, ABSTRACT 423, BLOCK 5, H.&G.N. RAILROAD COMPANY SURVEY, REEVES COUNTY, TEXAS

Don Collie, Property Owner, stated he was representing both himself and a few other property owners in Area 6. He stated they are not in favor of the annexation due to no development on or near the property currently. He went on to state the property is a flood zone, has high oil field production. Mr. Collie went on to state that he and the other property owners are also willing to work with the City if there is any particular reason for the annexation. Link Grimes, property owner representative, was stated he was present to be educated on the annexation process and would like to learn what the City's plan of action for the properties would be. Lance Collie, relative of property owners, stated he was present as a family representative in the matter and stated that the property owners just wanted to be educated on the process of the annexation and what the City's plans were with the properties. Ed Sheridan, Property Owner, stated that he owned property in area 5 and has plans to develop on his property and would like to know how the annexation would affect the plans he has for the particular development ideas he had. Bernardo Martinez, Pecos Resident, stated that he felt that Councilmember Moon had idea what he was talking about and he knew he was republican and he respected him for that. Mr. Martinez went on to state that he was once a Commissioner and advised the Council to think with making decisions. Bobby Packroll, Property Owner, stated he owned property in both areas 1 and 2, Mr. Packroll stated he was not opposed to the annexation, he was just wondering what the advantage to his property being annexed would be? Seth Sorensen, City Manager, stated that the City was being proactive in attempting to expand its city limits for the benefit of the growing community. Mr. Sorensen also stated that right now legislation was in the process of regulating how City's will be allowed to annex property, so the City of Pecos needs to be proactive before the added regulations are imposed. Mr. Sorensen stated that state law regulates that City's are required to extend utilities up to the properties within three years of annexation, so that would be the plan to having the utilities extended unless it would be needed sooner for development. No action taken.

2. **REPORT** – Holly Jarocki, Code Enforcement Supervisor, updated the Council on the October City-wide Cleanup and "Pecos Cares" Campaign. Mrs. Jarocki stated that the City Clean up went well and White Shark Energy won the City Trash Trophy by being the group to pick up the most bags of trash. Mrs. Jarocki thanks the businesses and residents in the community for donating doughnuts, juice, water, fruits and their time. No action taken.

3. **DISCUSS/CONSIDER**– Holly Jarocki, Code Enforcement Supervisor, updated the Council on the progress of dilapidated structures at 602 N. Cedar, 901 S. Locust and 911 S. Locust. Mrs. Jarocki stated that she had stopped by the properties and hour before the Council meeting began and shared f video on the progress on the properties, to which she felt she had proof there had been no progress, to which to Councilmember Moon and Councilman Orona agreed. On motion by Councilmember Orona and seconded by Councilmember Moon, the Council voted unanimously to motioned that the property owners be present at the next Council meeting scheduled for November 8, 2018, and stipulated if they did not show up the condemnation process would continue.

4. **DISCUSS/CONSIDER**– Syra Nichols, City Secretary, presented the Council with two applications of interested candidates wanting to be appointed to the TIRZ #1 Board. No action taken due to candidates not confirming if they wanted to be appointed to the board. Item was brought back to Council at the request of Syra Nichols, City Secretary, after confirming that the candidates are willing to be appointed. No action taken.

5. **DISCUSS/CONSIDER**– Seth Sorensen, City Manager, introduced representatives of Infravest, who presented a presentation and request for Council to consider authorizing a Public-Private Partnership. No action taken.

6. **DISCUSS/CONSIDER**– Seth Sorensen, City Manager, asked that the Council consider allocating $100,000 and approving entering into a contract with a Public-Private Partnership Consultant. No action taken.

7. **DISCUSS/CONSIDER**– Seth Sorensen, City Manager, asked that the Council consider approving a monetary credit to H20 Partners to be applied to their next pre-payment. No action taken.

8. **DISCUSS/CONSIDER**– Seth Sorensen, City Manager, asked that the Council consider the purchase of Lots 15,16,17, Block 6, Original Pecos in the amount of $45,000 and accepting Lot 14, Block 6, Original Pecos as a gift to the city. On motion by Councilmember Orona and seconded by Councilmember Tellez, for the record Mayor Seals did not vote and also serves as a Museum Board Member, the Council voted unanimously to approve the property as presented in the amount of $45,000.

9. **DISCUSS/CONSIDER**– Seth Sorensen, City Manager, asked that the Council consider the purchase of 12 manufactured homes. Mr. Sorensen recommended that the purchase the Council approve the purchase from Mustang Homes in the amount of $495,507. 00. The Councilmember stated they would like to know what regulations the homes were built up to to ensure they are making the right purchase. On motion by Councilmember Moon and seconded by Councilmember Tellez, the Council voted unanimously to allow for up to the amount of $750,000 for the purchase of 12 manufactured homes, and with the stipulation that the City employees confirm to what regulations that the manufactured homes were built to be brought back to Council at next meeting for consideration.

10. **DISCUSS/CONSIDER**– Seth Sorensen, City Manager, asked that the Council consider Judge Bang contract and compensation as City Health Officer. On motion by Councilmember Moon and seconded by Councilmember Tellez, the Council voted unanimously to put out an RFP for compensation as City Health Officer, to be brought back to Council for consideration.

11. **DISCUSS**– Seth Sorensen, City Manager, discussed the City Beautification Plan Outline with the Council. No action taken.

On Break: 7:55PM
Back from Break: 8:19PM
Entered Executive Session: 8:19PM

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

1. **551.072** – Discuss Potential Purchase of Real Property. No action taken.

2. **551.074** – Personnel Matters
   a. Hiring of Assistant City Manager
   b. Appointment to fill the Police Chief position
   c. City Manager Annual review

Exited Executive Session: 9:19 PM

Open Executive Session § 551.072, 551.074

1. **551.072** – Discuss Potential Purchase of Real Property. No action taken.

2. DISCUSS/CONSIDER– Venetta Seals, Mayor, asked if the Council had considered a candidate to be appointed to fill the Police Chief position. On motion by Councilmember Orona and seconded by Councilmember Orona, the Council voted unanimously to appoint Mrs. Lisa Tarango to the position of the Chief of Police for the Town of Pecos City.

3. 551.074 - City Manager Annual review. No action taken.

Item G. Discuss Items for Next City Council Agenda – City Council

Item H. Adjourned at 9:38 PM

Venetta Seals

Venetta Seals, Mayor

Attest:

Syra Nichols, City Secretary