

The Town Council of the Town of Pecos City met in Regular City Council Meeting in the City Council Chambers on November 08, 2018 at 5:30 P.M. with the following present:

Venetta Seals	Mayor
Gerald Tellez	Mayor Pro-Tem
Oscar Ornelas	Councilman
Wally Moon	Councilman
Veronica Baca	Councilwoman

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
Syndi Fuentez	Permits Director

Item A. Mayor Venetta Seals called the November 08, 2018 meeting to order at 5:30 pm.

Item B. Invocation by Councilman Tellez

Item C. Pledge of Allegiance by Councilman Orona

Item D. Public Comments

John Salcido, Pecos Housing Authority Director, stated that the water bill for the apartments has increased to \$125K over the past year and is concerned and asked if the water fees have been doubled?

David Espy, Pecos Resident, stated that the City needs to clean up the city there is too much dust and it is harmful to the residents that breathe it in. Mr. Espy asked that the Council consider getting with the State and County to get the equipment needed to suck up the dust and clean up the town before annexing in additional property.

Samuel Orona, Pecos Resident, agreed with Mr. Dave Espy and stated he has lived in Pecos all his life and has lived with allergies and this is the worst his allergies have been.

Jessica Palomino, Pecos Resident, stated that the Council needs to build youth centers, clean up the city and figure out a way to reduce traffic.

LaDonna Olivier, Pecos Resident, asked for an update on the Cemetery Board, she asked if there was a Cemetery Board created yet.

Item E. Consent Agenda

On motion by Councilmember Orona and seconded by Councilmember Tellez, the Council voted unanimously to approve the consent agenda as presented; Minutes of October 25, 2018 Regular City Council meeting and expenditure report.

Item F. Non-Consent

1. **OATH TO OFFICE**– Venetta Seals, Mayor, swore in newly appointed Chief of Police Lisa Tarango. No action taken.
2. **2nd PUBLIC HEARING**- Venetta Seals, Mayor, announced the beginning of the posted Public Hearing for Proposed Extension of the City municipal boundaries by annexation. Syra Nichols, City Secretary, read aloud a letter from Brad Bennet, Property Owner, who owns part of the property in area 6 of the proposed annexation areal, who stated he is not in favor of his property being annexed and has no use of any city supplied utility services at this time. Mrs. Nichols read aloud an email from Mr. and Mrs. Adan Matta, Property Owners, who own property in area 3 of the proposed annexation area, who stated they are not in favor of their property being annexed. Mrs. Nichols read aloud an email from Zane Keihne, Property Owner, who owns property in area 1 of the proposed annexation area. The email states Mr. Keihne is not in favor of being annexed into the city, the utility charges are too high for the benefits that are received. Mr. Keihne asked that the city not burden his properties for his undeveloped land. Mrs. Nichols went on to read out loud an email from Todd Pearson, Property Owner that was addressed to Mayor Seals. Mr. Pearson's email states that he owns property in the proposed annexation area 1 and had yet to receive a notification letter in the mail regarding the proposed annexation and is not in need or favor of being annexed into the City of Pecos. Mrs. Nichols informed the Council that she had reviewed the letters that were mailed out to property owner and Mr. Pearson's had in fact not been mailed a letter, and for that mistake Mrs. Nichols asked that when the reading of the annexation is up for discussion that the Council exclude Mr. Pearson's 84.58 acres be excluded from the motion. Mayor Seals asked if the property owner did not receive a letter if that invalidates the annexation. Rod Ponton, City Attorney, stated it does not invalidate the entire annexation only Mr. Parsons property. Mayor Seals asked how long it would take to provide utilities. Mr. Ponton stated that the state mandates a 3 year timeline to get utilities extended to the properties. Councilman Orona stated that he wants to ensure that property owners are being told what the purpose of the annexation is, which is to extend city boundaries for the development of a loop. Public Hearing ended at 6:04 PM.
3. **PUBLIC HEARING**– Holly Jarocki, Code Enforcement Supervisor, announced the Public Hearing of properties considered Fire/Health & Safety Hazards. Holly Jarocki Stated that 314 S Park, 202 S. Oak, and 209 S. Pecan had been granted extensions. Mrs. Jarocki stated 202 S. Oak was given a 45 day extension to demolish the interior of the property and conduct an asbestos test, to be followed by a 180 day extension for renovations. 314 S. Park and 209 S. Pecan have been given 180 day extensions for renovations. Katrina Ybarra, Pecos Resident, stated that her father owns 124 S. Peach and asked for a 90 day extension to get the structure on the property demolished. Francis Galindo, Pecos Resident, stated that her brother owns 1324 S. Cypress and stated that if she cannot fix the home she

will get it torn down, but would like to get an extension to see if a contractor can get the work done or not. It was verbally discussed that 202 S. Oak was given a 45 day extension to demolish the interior of the property and conduct an asbestos test, to be followed by a 180 day extension for renovations. 314 S. Park and 209 S. Pecan have been given 180 day extensions for renovations. Katrina Ybarra, Pecos Resident, stated that her father owns 124 S. Peach and asked for a 90 day extension to get the structure on the property demolished. With 1324 S. Cypress receiving a 90 day extension for demolition.

4. **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 not a great progress had taken place on the two properties on Locust Street, Mayor Seals added that the gentleman working on the homes had stated that he was in the process of purchasing the home before he would do additional work. Stephanie Wu, Owner of 602 N. Cedar stated that she has had issues with contractors but is now on track to get the home fixed up, but now expects completion at the end of January 2019. On motion by Councilmember Moon and seconded by Councilmember Orona, the Council voted unanimously to allow an extension on completion time of 602 N Cedar to January 2019 and to delay a decision on 901 S. Locust and 911 S Locust Street during the December 13th Council meeting.
5. **DISCUSS/CONSIDER**– Syra Nichols, City Secretary, appointing interested candidates to the TIRZ #1 Board. Mrs. Nichols stated that 3 candidates had applied Cynthia Marmolejo, Sam Lujan and Theodore Cabral, all Pecos Residents. Along with Ken Winkles and Jimmy Dutchover that were recommended by Council to be appointed to the Board. On motion by Councilmember Ornelas and seconded by Councilmember Orona, with Councilmembers Baca and Tellez voting against the Council voted 3:2 to approve appointing the five candidates to the TIRZ #1 Board as presented.
6. **DISCUSS/CONSIDER**– Gary Rumbaugh, Public Works Director, approving Federal Signal as preferred vendor for emergency siren equipment. Jerry Bullard, Emergency Management Coordinator, stated that Federal Signal is equipped to meet the equipment needs for the emergency sirens. On motion by Councilmember Orona and seconded by Councilmember Baca, the Council voted unanimously to approve Federal Signal as the proffered vendor for emergency siren equipment.
7. **DISCUSS/CONSIDER**– Gary Rumbaugh, Public Works Director, asked the Council to consider awarding the bid for the purchase of emergency siren equipment. Mr. Rumbaugh presented the Council with a quote in the amount of \$35,118,21 from Goddard Enterprise and \$40,701.64 from Fortis Alerting System. Mr. Rumbaugh stated the quotes were for the fee to fix the 2 existing emergency sirens and to add a diagnostic system that will maintain the sirens. On motion by Councilmember Orona and seconded by Councilmember Ornelas, the Council voted unanimously to approve to award the bid to Goddard Enterprise in the amount of \$35,118.21, as presented.
8. **DISCUSS/CONSIDER**– Gary Rumbaugh, Public Works Director, asked the Council to consider approving a temporary road agreement Access to Salt Creek Midstream, LLC in the amount of \$4,940.60. On motion by Councilmember Moon and seconded by Councilmember Tellez, the Council voted unanimously to approve granting the temporary road access agreement to Salt Creek Midstream, LLC in the amount of \$4,940.60.
9. **DISCUSS/CONSIDER**– Rod Ponton, City Attorney, presented the Council and asked for the

consideration of a selection of manufactured home provider and approving the purchase of 12 manufactured homes. Mr. H. Cowan, Solitaire Representative, stated that no other home compares the company takes pride in the homes they build and can assure the Council the purchase of quality homes. Councilmember Moon stated that he took a tour and researched the homes and the homes are built tough and the homes are outstanding. Mr. Moon stated that also what is included such as skirting and A/C, the Council would not be able to find that deal anywhere else. Mr. Moon stated that he was quoted \$52,131.00 per manufactured home and felt that was a fair deal. Mr. Cowan stated that he would need the money all at once once they are ready to start building, Councilman Moon stated he was not comfortable with those terms if their is no agreement of. A completion date in place. Mr. Ponton stated that he would work on an agreement between the City of Pecos and Solitaire homes stipulating a completion date or timeframe. On motion by Councilmember Moon and seconded by Councilmember Orona, the Council voted unanimously to approve the purchase of 12 manufactured homes from Solitaire Homes in the amount of \$52,131.00, each home including set up, skirting and A/C.

10. **DISCUSS/CONSIDER**– Rod Ponton, City Attorney, asked the Council to consider approving monetary credit to H2O Partners to be applied to their next pre-payment. On motion by Councilmember Moon and seconded by Councilmember Tellez, the Council voted unanimously to approve postponing item for further information.
11. **DISCUSS/CONSIDER**– Rod Ponton, City Attorney, asked that the Council consider allocating \$100,000 for a Public-Private Partnership Consultant (P3). On motion by Councilmember Tellez and seconded by Councilmember Ornelas, the Council voted unanimously to allocate \$100,000 for a Public-Private Consultantship.
12. **DISCUSS/CONSIDER**– Rod Ponton, City Attorney, asked the Council to consider approving Project Control as Public-Private Partnership Consultant (P3). On motion by Councilmember Moon and seconded by Councilmember Ornelas, the Council voted unanimously to approve appointing Project Control as Public-Private Consultant as presented.
13. **DISCUSS/CONSIDER**– Arturo Orona, Councilman, asked that the Council consider waiving the cost of curb and gutter replacement installed at and charged to the Pecos Housing Authority in the amount of \$30,661.70. Mr. Salcido, stated that he had requested that the City provide a contract of how much the curb and gutter would cost, without being informed of the cost Mr. Salcido said the curb and gutter was completed and a bill was not issued until a month after completion. Mr. Salcido does not feel that the quality of work was not \$30,000 worth. Councilmember Moon stated that he feels that the man camp should be the ones to pay for the cost of the project since they cost the damage to the curb. Mr. Ponton stated he would get with Mr. Sorensen and Mr. Rumbaugh to come up with an amount to the damages and work up a proposal to present to Signor Lodging for reimbursement. On motion by Councilmember Orona and seconded by Councilmember Ornelas, the Council voted unanimously to postpone for further information.

On break: 7:50 PM

Back from break: 8:15 PM

Entered Executive Session: 8:15 PM

Executive Session under Tex. Gov't Code § 551.071, 551.072, 551.074

1. **551.072** –Consultation with Attorney
 - a. Negotiations

2. **551.072** –Real Property
 - a. Potential Sale of Property
3. **551.074** – Personnel Matters
 - a. City Manager Annual review

Open Session: 9:24 PM

Open Executive Session § 551.071, 551.072, 551.074

4. **551.072** –Consultation with Attorney
 - a. Negotiations

On motion by Councilmember Orona and seconded by Councilmember Tellez, the Council voted unanimously to approve the contract agreement for the West Pecos Development.

5. **551.072** –Real Property
 - a. Potential Sale of PropertyNo action taken.

6. **551.074** – Personnel Matters
 - a. City Manager Annual review

On motion by Councilmember Moon and seconded by Councilmember Orona, the Council voted unanimously to postpone the item.

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

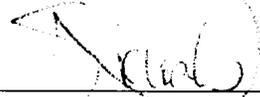
1. Recognize Pecos Eagle Band success
2. Update on Baseball Fields

Item H. Adjourned at 9:13 PM



Venetta Seals, Mayor

Attest:



Syra Nichols, City Secretary