

The Town Council of the Town of Pecos City met in Regular City Council Meeting in the City Council Chambers on October 7, 2019 at 5:44 P.M. with the following present:

David Flores	Mayor
Gerald Tellez	Mayor Pro-Tem
Oscar Ornelas	Councilman
Arthur Orona	Councilman
Conrado Saldana	Councilman
Veronica Baca	Councilwoman
Arthur Orona	Councilman
Seth Sorensen	City Manager
Rod Ponton	City Attorney
Howdy Lisenbee	Assistant City Manager
Syra Nichols	City Secretary
Melanie Purcell	Finance Director
Jesus Gomez	IT Director
Lisa Tarango	Chief of Police
Holly Jarocki	Parks and Recs. Director
Ross Blackketter	Public Works Director

Item A. Mayor David Flores called the October 7, 2019 meeting to order at 5:44 pm.

Item B. Invocation by Councilman Tellez

Item C. Pledge of Allegiance by Councilman Orona

Item D. Public Comments

LaDonna Olivier, Pecos Resident, asked for a timeframe of when the new Council Chambers will be ready?

Conrad's Saldana, Councilmember, thanked the residents who have attended the meeting for becoming involved and coming to the Council Meeting. Mr. Saldana went on to state that the Council will strive to be transparent and to move towards a better Pecos. Mr. Saldana stated that residents need to voice their opinions so that the Council will know what is needed and wanted for the community. Mr. Saldana asked if the Council did not have a say in who the Financial Advisor for the City is? Mr. Saldana went on to ask why administrative staff is participating on the ESD Board.

Albert Castillo, Resident, asked if he could speak during the actual item that concerns him? David Flores, Mayor, stated that he would be able to.

Domocillio Viejil, Resident, asked that the Council be considerate and wise when making decisions.

Holly Jarocki, Parks and Recreation Director, invited the community to attend the Community Clean Up on Saturday, October 19, 2019 from 8:00 am to noon. Also, there is a survey that the residents can vote on to re-name Orange Street Park. Mr. Ron Garcia asked why individuals are not recognized for their cleanup efforts, only groups? Mrs. Jarocki thanked Mr. Garcia for all of his hard work and dedication to the community.

Item E. Consent Agenda

On motion by Councilmember Tellez and seconded by Councilmember Orona, the Council voted unanimously to approve the minutes of the September 26, 2019 Regular City Council Meeting, Development agreement between Reeves County, Pecos Economic Development Corporation and Town of Pecos City for 187+ acres, Notification to Council of Bank Transfers, and expenditure report.

F. Non-Consent

1. PUBLIC HEARING— Syra Nichols, City Secretary, presented the Council with the First Public Hearing on the Proposed Extension of the City municipal boundaries by Annexation of the following areas located in the H. & G.N. railroad company survey, **No action taken:**

- a) **APPROXIMATELY 97.29 ACRES OUT OF SECTIONS 69 (BLOCK 4) AND 72 (BLOCK 4), AND SECTION 8, (BLOCK 5),**
- b) **A 30.51 ACRE TRACT OF LAND, OUT OF SECTION 72 (BLOCK 4), SECTION 7 (BLOCK 5), AND SECTION 8, (BLOCK 5),**
- c) **A 484.37 ACRE TRACT OF LAND, OUT OF SECTIONS 73 (BLOCK 4) AND 76 (BLOCK 4), SECTIONS 7 (BLOCK 5) AND 18 (BLOCK 5),**
- d) **A 205.99 ACRE TRACT OF LAND, OUT OF SECTION 1 (BLOCKS 5 AND 6),**
- e) **A 957.39 ACRE TRACT OF LAND, OUT OF SECTIONS 23 (BLOCK 5), 25 (BLOCK 5) AND 31 (BLOCK 5),**
- f) **A 318.28 ACRE TRACT OF LAND, OUT OF SECTIONS 17 (BLOCK 5), 21 (BLOCK 5), 22 (BLOCK 5), AND 32 (BLOCK 5),**
- g) **A 599.03 ACRE TRACT OF LAND, OUT OF SECTIONS 80 (BLOCK 4) AND 81 (BLOCK 4),**
- h) **A 589.35 ACRE TRACT OF LAND, OUT OF SECTIONS 81 (BLOCK 4) AND 82 (BLOCK 4); AND**
- i) **SECTION 26 (BLOCK C-9), PUBLIC SCHOOL LAND SURVEY,**
- j) **ALL LOCATED IN REEVES COUNTY, TEXAS.**

Syra Nichols, City Secretary, read aloud the legal descriptions and explained that letters had been mailed out to the property owners as researched and four had been returned and undeliverable. Mrs. Nichols went on to state that Union Pacific had submitted a letter stating their concerns from their end and also from the City's end in to ensure that development will not hinder a good quality of life for the residents. explain that she had received an e-mail from two property owners that would like to look into a development agreement opposed to being annexed. Glen Morrison, PDC, stated that they have a lot of interest in the proposed west area annexation and advised the Council that zoning restrictions may become a conflict if and when the property is annexed. Rod Ponton, City Attorney, stated that a development agreement can be drawn up if Mr. Morrison is interested in pursuing his opposition any further. No action taken.

2. **DISCUSS/CONSIDER**– Donnie McKinney, Chief Building Official, asked the Council to consider the demolition of five dilapidated properties:
- a) 314 S. Orange Street; Acres 0.147, LTS 6-7 BLK 5 NPPECOS Martinez, Mario
 - b) 323 N. Ash Street; Acres 0.153, LTS 31-32 BLK 44 NPPECOS Abila Pedro EST % ETUX Paula
 - c) 228 W C Street; Acres 0.092, E 40 LTS 15 THRU 18 BLK 41 NPPECOS Orosco Gloria Franco
 - d) 1300 E 3rd Street; Acres 0.093, LT 29 & E/2 LT 30 BLK 9-ABANKHEAD PECOS Lopez Rosario
 - e) 923 S Cedar Street; Acres 0.264, LTS 5-6 BLK 20 COLPECOS Estrada Miguel ETUX Cecilia

On motion by Councilmember Orona and seconded by Councilmember Ornelas, the Council voted unanimously to approve the demolition of the five dilapidated properties, as presented.

3. **DISCUSS/CONSIDER**– Donnie McKinney, Chief Building Official, asked that the Council consider action to be taken on Dilapidated Structure located at 602 N Cedar. On motion by Councilmember Orona and seconded by Councilmember Tellez, the Council voted unanimously to table the item for 30 days to allow for Donnie McKinney, Chief Building Official, to make contact with the property owner,
4. **DISCUSS/CONSIDER**– Donnie McKinney, Chief Building Official, presented the Council with a request of filing for a survey plat submitted by Consort Inc. for a survey plat of property legally described as the Chihuahuan-Hudson Plat, being 39.20 surface acres (39.18 grid acres), 0.39 acres within Reeves County Road 203 right of way out of the N/3 of section 17, the Hudson Family Company, L.L.C. Document No. 18-06442 Ref. Vol. 363, PG. 520, Dr. On motion by Councilmember Ornelas and seconded by Councilmember Saldana, the Council voted unanimously to approve the request of filing a survey plat, as presented.
5. **DISCUSS/CONSIDER RESOLUTION 19-10-01R**– Melanie Purcell, Finance Director, asked that the Council consider approving various purchases:
- a. **RESOLUTION 19-10-01(a)R** Engineering Contract with Stephens Engineering for Design of Mata/Rodriguez (skate) Park, not to exceed \$25,000
 - b. **RESOLUTION 19-10-01(b)R** Purchase of playground equipment and installation for Mata/Rodriguez (skate) Park through TIPS-USA Co-op Purchasing from Heartland (\$459,601.54)
 - c. **RESOLUTION 19-10-01(c)R** Appropriating an additional \$30,000 for CR 404/ ECCO water and sewer Project
 - d. **RESOLUTION 19-10-01(d)R** Approving Task Order #2 for Hwy 17 design with Lamb-Star Engineering (\$804,314)

- e. **RESOLUTION 19-10-01(e)R** Amendment to agreement with Tyler Technologies (\$17,200)
- f. **RESOLUTION 19-10-01(f)R** Amendment to agreement with GeoLogic (\$11,340)
- g. **RESOLUTION 19-10-01(g)R** Blanket PO for Reeves County Electric (\$100,000)

On motion by Councilmember Orona and seconded by Councilmember Ornelas, the Council voted unanimously to approve Resolution 19-10-01(a-g)R, as presented.

6. **DISCUSS/CONSIDER RESOLUTION 19-10-02R-** Melanie Purcell, Finance Director, asked that the Council consider approving and authorizing the opening of an account with TexPool (Local Government Investment Pools). On motion by Councilmember Ornelas and seconded by Councilmember Orona, the Council voted unanimously to approve Resolution 19-10-02R, as presented.
7. **DISCUSS/CONSIDER ORDINANCE 19-09-03-** Howdy Lisenbee, Assistant City Manager, presented the Council with the 2nd reading of Ordinance 19-09-03, an Ordinance defining and regulating the allowance of Boarding Houses. On motion by Councilmember Tellez and seconded by Councilmember Saldana, the Council voted unanimously to approve the second reading of Ordinance 19-09-03, as presented.
8. **DISCUSS/CONSIDER ORDINANCE 19-10-01 (moved ahead of item #1)**– Seth Sorensen, City Manager, presented the Council with the 1st reading of Ordinance 19-10-01, an Ordinance adopting the City Communications Plan. On motion by Councilmember Orona and seconded by Councilmember Ornelas, the Council voted unanimously to approve the 1st reading of Ordinance 19-10-01.
9. **DISCUSS/CONSIDER ORDINANCE 19-10-02(moved ahead of item #1)**– Rod Ponton, City Attorney, presented the Council with the 1st reading of Ordinance 19-10-02, an Ordinance regarding the zone change along Lincoln Street to align with deed restrictions specific to use for “residential purposes only.” Mayor Flores stated that he felt that the issue was between the selling and purchasing property and the City should know get involved. Councilmember Orona and Councilmember Saldana agreed to what the Mayor stated. Councilmember Orona stated that the City needs to be proactive before active before annexing property opposed to retroactive and becoming involved after property owners have now developed on their properties. Domocilio Vejil, Pecos Resident, stated that he feels the Prewits see that there is money to be made now they want their property back. Alberto Castillo, Pecos Resident, stated that if the City does for one, they need to do for all and enforce all deed restrictions. Gerald Tellez, Councilmember, stated that the Prewits have been in conversation with property owner Cesar Urias. Cesar Urias, Pecos Resident, stated that he was approached by the Prewits for an exchange in land to remove the restriction and when he disagreed, they filed a conjunction. Vanessa Rincon, Pecos Resident, asked why the Prewits are not present. Mr. Domocilio Vejil, Pecos Resident, stated if Mr. Prewits was so concerned, he would be present or would have voiced his concern when he sold his property. Rod Ponton, City Attorney. On motion by Councilmember Ornelas and seconded by Councilmember Orona, the Council voted unanimously to not make a motion on Ordinance 19-10-02, as presented.

10. PRESENTATION– David Flores, Mayor, stated that item #10 would be removed for the presentation to the Council of the of FY2019 Year End Staff Report. No Action Taken.

11. DISCUSS- Seth Sorensen, City Manager, asked that the Council consider setting dates for a Town Hall Meeting to discuss Customer Questionnaire results. No Action Taken.

No action taken

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

1. Consultation with Attorney
2. Personnel Matters
3. Real Estate Negotiations

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

No action taken

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

H. Adjournment 7:19 PM



David Flores, Mayor

Attest:



Syra Nichols, City Secretary