

The Town Council of the Town of Pecos City met in Regular City Council Meeting in the City Council Chambers on June 29, 2017 at 5:31 P.M. with the following present:

Venetta Seals	Mayor
Gerald Tellez	Mayor Pro Tem
Oscar Ornelas	Councilman
Veronica Baca	Councilwoman
Arthur Orona	Councilman
Eric Honeyfield	City Manager
Seth Sorensen	Assistant City Manager
Syra Nichols	City Secretary
Rod Ponton	City Attorney
Clay McKinney	Chief of Police
Gary Rumbaugh	Public Works
Heather Ramirez	Finance Director
Jesus Gomez	MIS
Syndi Fuentez	Permit Director
Olga Keese	D.A.R.E. Officer

Item A. Mayor Venetta Seals called the June 29, 2017 meeting to order at 5:31 pm. *Councilman Wally Moon was not present.*

Item B. Invocation by Councilman Tellez

Item C. Pledge of Allegiance by Councilman Orona

Item D. Public Comments

MacArthur Pineda, Pecos Resident, stated that he felt that installing the stop lights near the overpass has not helped the traffic in the area it has only made it worse. Mr. Pineda went on to say he feels that adding an overpass on 285 for the trains would help alleviate the traffic jams the stopped trains cause.

Abel Mendoza, Pecos Resident, stated that he is currently working with Pecos youth and has started a boxing club. Mr. Mendoza stated he has benefited from growing up around boxing and hopes he can help Pecos youth benefit from the training as well.

Ron Garcia, Pecos Resident, introduced the new City Veterans Officer, Caty Dryer. Mrs. Dryer stated she was excited to be in Pecos and is available for our community veterans.

Venetta Seals, Mayor, announced that the meeting will be the last for City Manager Eric Honeyfield. The Mayor thanked Mr. Honeyfield for his time working for the City and Mr. Honeyfield responded by thanking the Council and community for accepting him as their City Manager. The Mayor also went on to state that the progress on the new splash pad is moving along great and may be completed sooner than expected.

#### Item E. Consent Agenda

On motion by Councilman Orona and seconded by Councilman Ornelas the Council voted unanimously to approve the Consent Agenda as presented; Minutes of regular City Council Meeting on June 8, 2017; Minutes of Council Workshop from June 13, 2017; Minutes of Council Workshop from June 20, 2017.

#### Item F. Non-Consent Agenda

1. **MULTI-FAMILY HOUSING** Bill Newsome, presented the Council with a proposal and requested financial help for the development of multi-family housing project. There would be 144 units of housing and will be built as a HUD, which is the most affordable to benefit the tenants that will be housed in the units. No action taken.

2. **PLAT APPROVAL** Syra Nichols, City Secretary, presented the Council with a plat submitted by Pecos resident Trevor Teague for approval. The legal description of the property is as follows:

-Lots 1 through 11, block 1 of the T-N-T Addition, being a subdivision of a 69.0 surface acres Tract of land.

Planning and Zoning Board member Lupe Davis stated when the plat was brought in front of P&Z for review it was approved with the stipulation that Furman Road will not be considered a city street until it has been brought up to code. When asked how much of the project is being funded by the city, Mr. Honeyfield stated that that it had been discussed that the city would fund half of T-N-T Road, Mr. Teague rebutted and stated Furman Road had been discussed. Mr. Honeyfield stated that it would drain the city if they agreed to fund every street a developer decided to input and offered to contribute the same amount of road assistance that was given when Oil Mill Road was developed and Mr. Teague could contribute the rest. On Motion by Councilman Tellez and seconded by Councilwoman Baca, the Council voted unanimously to approve the plat submitted by Trevor Teague, with the stipulation that there be a developer's contract made stating that the City will not accept Furman Rd. and it will be considered private until up to code and the city will provide up to footage length of Oil Mill Road of streets to the project with the rest being on the developers dime.

3. **UPDATE** David Duree, CPA for Weaver and Tidwell, L.L.P., presented the Council with the results of the 2016 fiscal year audit report. On motion by Councilman Tellez and seconded by Councilman Orona, the Council voted unanimously to accept the results of the 2016 fiscal year audit as presented.

4. **UPDATE** John Salcido, Housing Authority Executive Director, updated the Council on the activities of the Pecos Housing Authority. Mr. Salcido stated that they manage 186 apartments, two community centers, a head start program and they utilize the WIC and SNAP programs for their tenants. When asked Mr. Salcido stated that the Housing Authority utilizes the grants offered to the organization. The Housing Finance Corporation Board was enacted to help develop appealing housing in Pecos as of now a location had not been agreed upon to place the housing. The board had not met in order to get the project flowing due to lack of funding, Mr. Salcido is working to attract investors. No action taken.

5. **UPDATE** Syra Nichols, City Secretary, presented the Council with the appointment of Planning and Zoning Board members and terms. Mayor Seals asked why only two members were given one year term and five give two years, noting that would not help in the end. Mr. Sorensen, Assistant City Manager, stated that another member would be assigned to a one year term to level out the staggered terms. No action taken.

6. **UPDATE** Clay McKinney, Chief of Police, stated that there had been a complaint on truck traffic going down Locust Street and stated that was all due to the recent rodeo parade and he had extra officers on duty to help alleviate any problems during that time. No action taken.

7. **UPDATE** Seth Sorensen, Assistant City Manager, stated that the development of the new city baseball field complex has been at a standstill due to no response from engineer Ramon Carrasco of Kleinman Consultants. Crisha Molinar, Project Manager, stated that she would be sure and get in contact with Mr. Carrasco in order to get the ball rolling. No action taken.

8. **DISCUSS/CONSIDER** Clay Mckinney, Chief of Police, stated that since the passing of Ordinance 17-05-02 on May 25th, there had been over 17 train blocking incidents and two citations given to Union Pacific. It was discussed that the Mayor, City Attorney, City Managers and Municipal Judge had all met with Union Pacific staff and had come to the conclusion that an ordinance amending Ordinance 17-05-02 be drafted in order to better explaining the conditions that will be expected from the railroad company. On motion by Councilman Tellez and seconded by Councilman Orona, the Council voted unanimously to approve the creation of a new ordinance amending Ordinance 17-05-02.

9. **DISCUSS/CONSIDER** Eric Honeyfield, City Manager, presented the Council with a lease agreement from Noble Energy requesting to extend the current lease for one year at a total of \$80,000/\$2,000 per acre (40 acres). On motion by Councilman Tellez and seconded by Councilman Ornelas, the Council voted unanimously to approve the lease extension between the Town of Pecos City and Noble Energy.

10. **DISCUSS/CONSIDER** Eric Honeyfield, City Manager, presented the Council with effluent water reuse RFP submission. On motion by Councilman Orona and seconded by Councilman Orona, the Council voted unanimously to approve a one year term non-exclusive contract with T&N Royalty with the stipulation that they take the water within six months..

11. **DISCUSS/CONSIDER** Heather Ramirez, Finance Director, informed the Council that she had not received a response from Culberson County in regards to the ambulance agreement. On

motion by Councilman Orona and seconded by Councilman Ornelas, the Council voted unanimously to cancel the ambulance agreement with Culberson County.

**12. DISCUSS/CONSIDER (moved up on agenda)** Clay McKinney, Chief of Police, presented the Council with a Interlocal Agreement between the City of Pecos and the Pecos-Barstow-Toyah ISD for D.A.R.E. officer services. Mr. McKinney stated that the contract reads as if they can select a new D.A.R.E. officer but they would continue to use Mrs. Olga Keese in that position. On motion by Councilman Orona and seconded by Councilman Ornelas, the Council voted unanimously to approve the interlocal agreement between the Town of Pecos City and P-B-T- ISD.

**13. DISCUSSION/CONSIDER** Seth Sorensen, Assistant City Manager presented the Council with a “Permit to Conduct Geophysical Operations” from CGG-. Mayor Venetta Seals, wanted to make sure the geophysical testing would not occur on the test track. On motion by Councilman Orona and seconded by Councilman Tellez, the Council voted unanimously to deny the permit for geophysical surveying and countered with a proposition of a payout of \$40 per acre.

**14. RESOLUTION 17-06-02R BOXING CLUB (moved up on agenda)** Seth Sorensen, Assistant City Manager presenting the Council with Resolution 17-06-02R, a resolution allowing a local boxing club to use the old fire department building in the 2200 block of S. Eddy Street subject to certain terms. On motion by Councilman Orona and seconded by Councilman Ornelas, the Council voted unanimously to approve Resolution 17-06-02R.

**15. RESOLUTION 15-06-03R WARD COUNTY WATER SALES (moved up on agenda)** Eric Honeyfield, City Manager, presented the Council with Resolution 15-06-03R, a resolution entering into a contract to sell bulk water with Ward County Water. On motion by Councilwoman Baca and seconded by Councilman Ornelas the council requested that amendments be made to contract stating that the Town of Pecos City will have the right to the water in case of emergency and brought back to the Council for approval.

**16. RESOLUTION 17-06-04R TIPS INTERLOCAL PURCHASING** Seth Sorensen, Assistant City Manager, presented the Council with Resolution 17-06-04R, a resolution agreeing to become a member of “The Interlocal Purchasing System” (TIPS). On motion by Councilman Tellez and seconded by Councilwoman Baca, the city voted to approve Resolution 17-06-04R to become a member of TIPS which will open the city to contractors that are experienced at projects.

**17. RESOLUTION 17-06-05R UTILITY RESERVE FUNDS** Seth Sorensen, Assistant City Manager, presented to the City Council with Resolution 17-06-05R, a resolution to clarify the designation of utility funds and will allow for the transfer of funds to be used on projects. On motion by Councilman Tellez and seconded by Councilwoman Baca, the Council voted unanimously to approve Resolution 17-05-05R.

**18. RESOLUTION 17-06-06R UTILITY CIP BUDGET AMENDMENT** Seth Sorensen, Assistant City Manager, presented the Council with Resolution 17-06-06R, a resolution allowing

the transfer of funds from utility reserves to pay for various capital improvement projects. On motion by Councilman Tellez seconded by Councilman Ornelas, the Council voted unanimously to approve Resolution 17-06-06R Utility CIP Budget Amendment.

**19. RESOLUTION 17-06-07R REQUESTING FUNDING ASSISTANCE FROM REEVES COUNTY** Seth Sorensen, Assistant City Manager, presented to the Council Resolution 17-06-07R, a resolution submitting funding request to Reeves County for various operations in FY2018, which will allow for a budget agreement with the county for assistance funding costs of projects. On motion by Councilman Orona and seconded by Councilman Ornelas, the Council voted unanimously to approve Resolution 17-06-07R.

**20. RESOLUTION 17-06-08R REQUESTING FUNDING ASSISTANCE FROM REEVES COUNTY HOSPITAL DISTRICT** Seth Sorensen, Assistant City Manager, presented to the Council Resolution 17-06-08R, a resolution submitting funding request to RCHD for various operations in FY2018, which will allow for a budget agreement with the RCHD for assistance funding costs of projects. On motion by Councilman Tellez and seconded by Councilwoman Baca, the Council voted unanimously to approve Resolution 17-06-08R.

**21. ORDINANCE 17-06-01 UTILITY LINE CHARGE** Seth Sorensen, Assistant City Manager, presented to the Council Ordinance 17-06-01, an ordinance amending ordinance 16-03-03, updating utility line charges. Seth states that this would be an opportunity to help promote development and clarifies how we prorate some of those charges. On motion by Councilman Tellez and seconded by Councilman Ornelas, the Council voted unanimously to approve the second reading of Ordinance 17-06-01.

**22. ORDINANCE 17-06-02 VARIOUS CODE UPDATE** Seth Sorensen, Assistant City Manager, presented the Council with Ordinance 17-06-02, an ordinance updating various city codes related to administration. On motion by Councilman Orona and seconded by Councilman Ornelas, the Council voted unanimously to approve the second reading of Ordinance 17-06-02.

**23. ORDINANCE 17-06-03 ADOPTION OF 2015 COMPREHENSIVE PLAN** Seth Sorensen, Assistant City manager, presented to the Council Ordinance 17-06-03 Adoption of 2015 Comprehensive Plan. A public hearing was held and there were no comments or objections to the plan. On motion by Councilman Orona and seconded by Councilwoman Baca, the Council voted unanimously to approve the first reading of Ordinance 17-06-03.

**24. ORDINANCE 17-06-04 RRFL** Seth Sorensen, Assistant City Manager presented ordinance 17-06-04, an ordinance establishing a Residential Resolving Loan Fund (RRLF) to assist housing developers. On motion by Councilman Tellez and seconded by Councilman Orona, the Council voted unanimously to approve the first reading of Ordinance 17-06-04.

**25. ORDINANCE 17-06-005 VARIOUS CODE UPDATES** Seth Sorensen, Assistant City Manager, presented the Council with Ordinance 17-06-05, an ordinance concerning various code

updates to the City Code of Ordinances. The amendments will eliminate contradicting rules currently in the city code and will allow for jails and prisons to be in city limits. On motion by Councilman Orona and seconded by Councilman Ornelas, the Council voted unanimously to approve the first reading of Ordinance 17-06-05.

26. **ORDINACE 17-06-06 PEDDLERS** Syndi Fuentez, Permits Director, presented the Council with Ordinance 17-06-06, an ordinance amending ordinance 17-04-04, concerning peddlers/vendors. The amendments add verbiage stating that non-profit organizations are not required to pay for a health permits as long as proof for non-profit status is provided and to extend the limit of vendors to 15 on a first come, first serve basis. On motion by Councilman Orona and seconded by Councilwoman Baca, the Council voted unanimously to approve the first reading of Ordinance 17-06-06.

Item G. Discuss items for Next City Council Agenda

1. Splash pad update
2. Railroad ordinance
3. Terminate EMS with Culberson County

*On Break: 9:14 P.M.*

*Break Over: 9:38 P.M.*

*Entered Executive Session: 9:39 P.M.*

EXECUTIVE SESSION: GOVERNMENT CODE SECTION 551.072

1. Performance Evaluation of Eric Honeyfield, City Manager
2. Deliberate the Appointment of Acting City Manager

*Exited Executive Session: 11:14 P.M.*

OPEN EXECUTIVE SESSION: GOVERNMENT CODE SECTION 551.07

**1. RESOLUTION 17-06-09R APPOINTMENT OF ACTING CITY MANANGER**

Venetta Seals, Mayor, presented Resolution 17-06-09R, a resolution appointing an Acting City Manager and authorizing the Mayor execute the letter of agreement. On motion by Mayor Venetta Seals and seconded by Councilwoman Baca, the Council voted unanimously to approve Resolution 17-06-09R, allowing Mayor Seals execute the Assistant City Manager contract.

Item J. Adjourned at 11:15 P.M.

Attest:

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Syra Nichols, City Secretary

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Venetta Seals, Mayor