

The Town Council of the Town of Pecos City met in Regular City Council Meeting in the City Council Chambers on February 12, 2015 5:30 P.M. with the following present:

Venetta Seals	Mayor
Gerald Tellez	Mayor Pro-Tem
Wally Moon	Councilman
Chuck Knudsen	Councilman
Eric Honeyfield	City Manager
Deandra Anchondo	Administrative Assistant
Trent Graham	City Attorney
Clay McKinney	Police Chief
Conchita Hernandez	Community Development
Gary Rumbaugh	Public Works Director
Jonathan Fuentez	City Finance Director
Isabelle de Brouer	Airport Manager

Item A. Mayor Venetta Seals called the February 12, 2015 meeting to order at 5:31 pm. *Councilman Villegas and Councilman Saldana not present.*

Item B. Invocation by Councilman Chuck Knudsen

Item C. Pledge of Allegiance by Councilman Tellez

Item D. Public Comments.

Dave Espy with Pecos Gym presented document to the council, a report on unfair government competition on small business and voices his opinion. George Renteria stated his opinion about the apartments that are being built. Debbie Thomas announced Texas Proud in Pecos will take place in a month, along with a Pony Parade and a Dutch Oven Dessert Cook-off and John Ericson from Hank the Cow dog will be a special guest. Main Street is in partnership with Texas Funeral Directors Association, an organization that first came to Texas 1886 and serves our state; 600 people who have served our country will be honored and all will be displayed on March 12, 2015 – March 19, 2015 at the Community Center. It will be free to the community. Isabelle announced that the Air Force has set up at the airport for an experiment that will take place on February 23, 2015.

Item E. Consent Agenda.

On motion by Councilman Knudsen and seconded by Councilman Tellez, the Council voted unanimously to approve the Consent Agenda as presented; Minutes of Regular City Council Meeting for January 22, 2015, Monthly Juvenile Report for December 2014, 2015 Memorandum between Reeves County Detention Center and Pecos Police Department, Overtime Report and the Accounts Payable Report.

Item G. Presentations.

1. Gary Rumbaugh, Public Works Director, presented an update on city vehicle/equipment check list and maintenance log, and also explained the process on the maintenance log.
2. Jeff Barton presented the council with the first draft on the Comprehensive Plan.
3. Jack Brookshire, Fire Marshal, gave an update on ten new condemned properties that have been added to the demolition list. At this time Orlando Gutierrez, LT 10 BLK 28 ORIGPECOS was present and voiced his opinion on a letter he received reference to his structure. He was advised he could address his concern in public hearing.
4. Jack Brookshire gave an update on ten health inspections for this month. Scores have improved since inspections started.
6. *Item was moved up.* Eric Honeyfield City Manager presented Robert Maldonado and Senator Uresti's son, Carlos Uresti, Jr. They discuss the challenges for affordable housing for urban and rural areas.
5. Eric Honeyfield, City Manager explained the Hot Tax funded Ball Field status. Jimmy Dutchover was also present and discussed the current issue.
7. Eric Honeyfield, City Manager, presented the 200 Unit Apartment RFP to council and explained the cost of each unit and advised the council of two proposals that have been received.

Item G. Public Hearing *Item was moved up*

3. Council had the 1st public hearing concerning the condition of structures to consider input from affected owners. Irma Samaguey, 1003 S Cypress, was present to voice and explain to council her concern why her structure should not be considered for demolition. Eva Abila and Agapito Abila 424 N. Oak St. were present to request an extension to demolish structure on their property. Katherine Avila Carrasco, 418 S. Walnut, was present to voice and explain to council her concern why her structure should not be considered to be demolished.

Item J. Discuss/Consider *Item was moved up*

3. On motion by Councilman Knudsen and seconded by Councilman Moon, the Council voted unanimously to approve 90 day extension to have property cleaned starting on 2/13/2015 with only \$50.00 demolition permit fee and waiving the deposit this time only at 424 N. Oak St.

Item G. Public Hearing *Item was brought back*

3. Jose G. Valdez was present to voice and explain to council his concern why his structure should not be considered to be demolished.

Item J. Discuss/Consider *Item was moved up*

3. On motion by Councilman Moon and seconded by Councilman Tellez, the Council voted unanimously to approve the property at 418 S Walnut a 90-day extension with action plan showing progress reports to bring property up to code.

3. On motion by Councilman Knudsen and seconded by Councilman Tellez the Council voted unanimously to approve the property at 904 S. Oleander a 90 day extension with action plan showing progress reports to bring property up to code.

Item G. Public Hearing

1. Council had the 1st public hearing to discuss Specific Use Permit (SUP) to construct a Duplex in the “R-1” Single Family Residence District on the property legally described as the LT 1 & W28 LT 2 BLK 6 MV. Conchita Hernandez Community Development Director advised council letters had been sent to residence within a 200 feet radius of property and we had no objections or inquires.

2. Council had the 1st public hearing for public input regarding possible CDBG projects for the 2015 Funding Cycle. Eric Honeyfield City Manager explains the process on the application for project.

Item H. Ordinances

1. Gary Rumbaugh Public Works Director presented 2nd Reading on Ordinance No. 15-01-01. On motion by Councilman Knudsen and seconded by Councilman Tellez, the Council voted Unanimously to approve Ordinance on Adopting a Water Conservation & Drought Contingency Plan.

2. Eric Honeyfield, City Manager presented, Ordinance No. 15-02-01. On motion by Councilman Moon and seconded by Councilman Knudsen, the Council voted unanimously to approve 1st reading on Ordinance No. 15-02-01, Post-Moratorium Allowing for expanded Land Use by Special Use Permit.

Item I. Resolutions

1. Eric Honeyfield, City Manager, presented Resolution No.15-02-01R. On motion by Councilman Tellez and seconded by Councilman Knudsen, the Council voted unanimously to approve Resolution No. 15-02-01R, a Resolution of the Town of Pecos City, Authorizing the submission of an application to the Texas Department of Agriculture for F.Y. 2015-2016 grant assistance from the Community Development Fund of the Texas Community Development Block Grant Program; and designating the Mayor, the town's Chief Executive Officer, as the authorized representative to act in all matters pertaining to the town's participation in the Texas Community Development Block Grant Program.

2. City Manager Eric Honeyfield discussed to consider Resolution No. 15-02-02R. On motion by Councilman Knudsen and seconded by Councilman Tellez, the Council voted unanimously to approve Resolution No. 15-02-02R, a Resolution of the Town of Pecos City, Texas, Authorizing Application of the Incorporation of a Housing Finance Corporation for the Town of Pecos City, Texas filed under the provisions of Texas Local Government Chapter 394.

3. Eric Honeyfield, City Manager, explained Resolution No. 15-02-03R, placing two questions on the Ballot for the next General Election to amend the City Charter to require candidates for municipal office to show proof of payment for all delinquent ad valorem taxes in order to be qualified as a candidate to run for municipal office; and to amend the City Charter to allow four year terms for its municipal elected officials. On motion by Councilman Knudsen and seconded by Councilman Tellez, the Council voted unanimously to approve resolution.

Item J. Discuss/Consider

1. Debbie Thomas, Elections Coordinator, presented General Election Proposed Judges, Alternates, Workers, Locations and Two 12 Hour Early Voting Days that are requested to be on April 27th and May 5th, 2015. On motion by Councilman Knudsen and seconded by Councilman Moon, the Council voted unanimously to approve as presented.

2. Debbie Thomas, Elections Coordinator, presents the Order of Election ordering the General Election to be held on May 9, 2015 to elect (3) City Council Members for 2 Year Terms. On motion by Councilman Knudsen and seconded by Councilman Tellez, the Council voted unanimously to approve Order of Election.

4. Eric Honeyfield, City Manager presented to council the appointment of (5) members (2) alternates to the Planning and Zoning Commission. Jim Breese, Jerry Matta, Linda Gholson, Lynn Owens, Kenneth Russell, and alternates Paul Hinojos, and Lupe Davis . On motion by Councilman Knudsen and seconded by Councilman Moon, the council voted unanimously to approve the Board Members.

Item J. 3

Jack Brookshire advised Council that it had to act on LT 10 BLK 28 ORIGPECOS and for the remaining structures of condemnation for which no owners were present to for Public Hearing. Eric Honeyfield, City Manager, explained to council on two options to proceed on this situation. On motion by Councilman Knudsen and seconded by Councilman Tellez, the Council voted unanimously a petition for LT 10 BLK 28 ORIGPECOS for judicial abatement per Ch. 54 of the Local Gov. Code, and on the following properties, located at 1124 S. Oak St.; 513 W. 3rd St.; 126 N. Alamo; 322 N. Alamo; and 203 N. Alamo, to proceed with the demolition process.

5. Conchita Hernandez, Community Development Director, presented the Request from Town of Pecos City for a Specific Use Permit to construct a Duplex in the "R-1" Single Family Residence District on the property legally described as the LT 1 & W28 LT 2 BLK 6 MV PECOS, TEXAS and advised the request was submitted to the Planning and Zoning Board and was approved. On motion by Councilman Knudsen and seconded by Councilman Tellez, the Council voted unanimously to approve the Specific Use Permit.

6. Eric Honeyfield, City Manager, presented RFP from TPG Companies for two Police Duplexes. He advised the proposal is \$226,000 for each unit. On motion by Councilman Tellez and seconded by Councilman Knudsen, the Council voted unanimously to approve the award TPG Companies.

7. Eric Honeyfield, City Manager, discussed the possibility of city property for a Recreation Center. On motion by Councilman Knudsen and seconded by Councilman Moon, the council voted unanimously to consider city property for placement of a County Recreation Facility.

Item K. Eric Honeyfield, City Manager, discussed for next city council meeting reappointment of Board Members for Pecos Housing Authority Board, and possible lease or RFP for a Putt-Putt Golf Center next meeting.

Break at 8:59 PM

Return from break at 9:07 PM

At 9:07 pm the Mayor Declared Entering into Executive Session: Government Code Section, 551.072

- 1. Discuss/consider proposed easement with OXY USA WP, LP for Sections 5, 6 & 9, Block C6, PSL Survey, Reeves County, TX and the Town of Pecos City (551.072) - Trent Graham, City Attorney*

At 9:15 pm the Mayor declared coming back into Open Executive Session under Government Code Section 551.072

- 1. No Action taken*

K. Adjourned at 9:21 PM

Mayor

Attest:

City Secretary