

The Town Council of the Town of Pecos City met in Regular City Council Meeting in the City Council Chambers on March 12, 2015 6:55 P.M. with the following present:

Venetta Seals	Mayor
Gerald Tellez	Mayor Pro-Tem
Chuck Knudsen	Councilman
Alfredo Saldana	Councilman
Rudy Villegas	Councilman
Eric Honeyfield	City Manager
Heather Ramirez	City Secretary
Trent Graham	City Attorney
Clay McKinney	Police Chief
Conchita Hernandez	Community Development
Gary Rumbaugh	Public Works Director
Jonathan Fuentez	City Finance Director
Isabelle de Brouwer	Airport Manager

Item A. Mayor Venetta Seals called the March 23, 2015 meeting to order at 6:55 pm.  
*Councilman Wally Moon not present.*

Item B. Invocation by Councilman Chuck Knudsen

Item C. Pledge of Allegiance by Councilman Alfredo Saldana

Item D. Public Comments.

Building Official/Code Enforcement Officer Holly Jarocki gave an update on the condemned properties. Councilman Gerald Tellez commended the City and County for being able to meet together. Mayor Venetta Seals invited everyone to the Annual Health Fair on April 11<sup>th</sup> at the Reeves County Hospital.

Item E. Consent Agenda.

On motion by Councilman Tellez and seconded by Councilman Saldana and with Councilman Knudsen abstaining from Accounts Payable Report Pecos Tire items on page 18 (\$11,033.90) and Councilman Villegas abstaining from Accounts Payable Report NAPA Auto Parts pages 16 (\$427.55 and \$41.99), page 17 (\$2,253.98 and \$598.46) and page 29 (4,215.06), the Council voted unanimously to approve the Consent Agenda; Minutes of Regular City Council Meeting for March 12, 2015, Monthly Juvenile Report for February 2015, Monthly Municipal Court Report for February 2015, Overtime Report and Accounts Payable Report.

Item F. Non-Consent.

1. AUDIT REPORT Mr. Gilbert Codrington with Weaver and Tidwell, LLP discussed the 2013-2014 City Year-End Audit. Weaver and Tidwell, LLP audited financial statements of the governmental activities, the business-type activities, each major fund and the remaining

fund information for the Town of Pecos City, Texas (the City) as of and for the year ended September 30, 2014. No action taken.

2. **COMPREHENSIVE PLAN REPRESENTATION** Jeff Barton and Kara Buffington with Gap Strategies gave an update on the Final Draft of the Town of Pecos City Comprehensive Plan. Gap Strategies began working on the Comprehensive Plan last February and has made 12 trips to Pecos, Texas since.

3. **PECOS HOUSING AUTHORITY** City Manager Eric Honeyfield discussed the Waiver of Payment in Lieu of Taxes (PILOT for the Pecos Housing Authority and presented additional information about the PILOT to support the waiver that was provided by Mr. John R. Salcido, Executive Director of the Pecos Housing Authority. Mr. Honeyfield also discussed the waiver of all ad-lore tax from all the taxing entities. On motion by Councilman Villegas and seconded by Councilman Knudsen, the Council voted unanimously to postpone the Waiver of Payment in Lieu of Taxes (PILOT) for the 2014 Tax Year for the Pecos Housing Authority of the Town of Pecos City pending further information.

4. **HEALTH INSPECTIONS** Building Official/Code Enforcement Officer Holly Jarocki gave an update on four Health Inspections performed in the City. They included Beer Depot at 1224 E 3<sup>rd</sup> (89), C & T Donuts at 506 S Cedar (97), Tommy's Paradise at 1102 E 3<sup>rd</sup> (93) and Alpine Lodge at 133 S Frontage (96).

5. **EMS Finance** Director Jonathan Fuentez discussed the EMS Agreement between the Town of Pecos City and Loving County and mentioned increasing the amount from \$5,000 to \$6,000. On motion by Councilman Knudsen and seconded by Councilman Saldana, the Council voted unanimously to approve the EMS Agreement between the Town of Pecos City and Loving County for \$6,000.

6. **STREET PROJECT** City Manager Eric Honeyfield discussed a City-Wide Asphalt Resurfacing Street Project for 1,000,000 Square Yards which is approximately 43 miles. Mr. Honeyfield stated that this would be a project overlooked in house and the bids would run through April 15<sup>th</sup>. On motion by Councilman Knudsen and seconded by Councilman Villegas, the Council voted unanimously to approve the 2015 Pecos City-Wide Asphalt Resurfacing 1,000,000 Square Yards-43 miles Street Project.

7. **CONDEMNED PROPERTIES** Building Official/Code Enforcement Officer Holly Jarocki gave an update on new condemned properties considered Fire/Health and Safety Hazards which included the following:

- a. 411 Sunset - Lot 7, Blk 12, BH (M&C) Pecos
- b. 1306 E 5th, Lots 7 & 8, Blk 15, BH Pecos
- c. 410 S Magnolia, Lot 12, Blk 8, BH (M&C) Pecos
- d. 366 Magnolia, Lot 9, Blk 8, BH (M&C)
- e. All block 3, Lots 1-6) Gibson Pecos
- f. 512 Mulberry, S/15 Lot 10, Blk 56, Original Pecos
- g. 215 Mulberry, Lots 19 & 20, Blk 8, NP Pecos

- h. 2400 Moore, Blk 5, Tract 16, AB 2687, Blk 5, Sec 16 H&G (Airfield Dock Area) TR 286x295
- i. 701 Rancho, Lot 1, Block 6, Martinez Pecos
- j. 535 Martinez, Lot 9, Block 1, Martinez Pecos

Mrs. Jarocki also stated that letters were sent out today for these properties.

8. STAFFORD REALIGNMENT PROJECT Public Works Director Jesus Silva presented a Schematic Site Plan of the possible realignment of Stafford St and County Road West and an estimate of probable cost. On motion by Council Knudsen and seconded by Councilman Saldana, the Council voted unanimously to move forward with the Possible Realignment for Stafford Blvd and County Road West Interconnection Project.

9. APARTMENT COMPLEX RESOLUTION City Manager Eric Honeyfield discussed a resolution regarding the construction of a minimum of 24-units Apartment Complex. On motion by Councilman Tellez and seconded by Councilman Saldana, the Council voted unanimously to approve Resolution No 15-03-02R, a Resolution inviting sealed proposals for the construction of minimum 24-unit Apartment Complex(s) in Pecos, with incentives provided on a first-come first-serve basis, as City Funds permit and are appropriated by the City Council.

10. SENATE BILL 1495 RESOLUTION City Manager Eric Honeyfield presented a Resolution offering support for Senate Bill 1495. On motion by Councilman Villegas and seconded by Councilman Knudsen, the Council voted unanimously to approve Resolution No 15-03-03R, a Resolution of Support for Senate Bill 1495 to allow for Hotel Occupancy Tax Funds to be applied for future Sports Field Maintenance and to be exempt from recapture.

11. PRESENTATION Permit Specialist presented a Builder/Developer Packet that she created for contractors/individuals to assist in the Permit Process and help answer questions they may have. Basically this packet is to ease the process for all. It includes contact information, fees, and etc.

12. CURB AND GUTTER PROJECT City Manager Eric Honeyfield presented an annual curb and gutter project bid to the City Council. The first time this was advertised there were no bids received. This time the City received one bid from local Z-Tek Construction, LLC. On motion by Councilman Knudsen and seconded by Councilman Villegas, the council voted unanimously to move forward with the annual curb and gutter bid and award to Z-Tek Construction LLC and with the City Manager to negotiate with the contractor as presented.

13. SPECIAL EVENTS POLICY Main Street Manager Debbie Thomas discussed the use of the Pavilion for private events with alcohol with Council. Miss Alessandra Carrasco and Mr. Joey Ortega were present and made comments regarding them hosting their wedding at the Pavilion. Mrs. Thomas is seeking guidance from Council on what they would like to do with offering the use of the Pavilion for private events. The Council also discussed limiting the

alcohol being offered for only a few hours and also having certified servers present to serve the alcohol. They then discussed the safety of people at the event due to the traffic on Hwy 285 and having the private party provide insurance. Chief McKinney discussed adding this use and its requirements to the Special Events Ordinance.

14. ANNEXATION ORDINANCE On motion by Councilman Villegas and seconded by Councilman , the Council voted unanimously to approve Ordinance No 15-03-03, an Ordinance to Institute Annexation Proceeding to Enlarge and Extend the boundary limits of said City to include the following described Territories, to-wit: a Survey Plat of a 12.55 (12-27) Grid and Surface Acres of land, to the Town of Pecos City, being a part of a Tract A, out of Highland Park Addition, Section 7, Block 5, Abstract No 425, H&GN Railroad Co., Reeves County, 2nd Reading with the exception of no reselling water.

15. REZONE ORDINANCE On motion by Councilman Knudsen and seconded by Councilman Tellez, the Council voted unanimously to approve Ordinance No 15-03-01, an Ordinance that Rezones the Property Currently Zoned Residential Single Family "R-1" legally described as BLK 12 PALO VERDE ADDITION, TOWN OF PECOS CITY, REEVES COUNTY, TEXAS to be Rezoned as Residential Multi Family "R-2", 2nd Reading

Item G. Council discussed items for the next City Council meeting including the Postponed items.

Item H. Adjourned at 9:05 PM

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Mayor

Attest:

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City Secretary