

CITY OF FORT STOCKTON, TEXAS

MINUTES OF: REGULAR CITY COUNCIL MEETING
DATE OF MEETING: JANUARY 24, 2022
TIME OF MEETING: 5:30 PM
PLACE OF MEETING: FORT STOCKTON EVENT CENTER 2181 W. I-10 FORT STOCKTON, TX 79735

ROLL CALL WAS ANSWERED BY COUNCIL MEMBERS:

PRESENT: JAMES WARNOCK, PAUL CASIAS, RUBEN FALCON

MAYOR: JOE CHRIS ALEXANDER
CITY MANAGER: FRANK RODRIGUEZ III
CITY SECRETARY: MARINA CANTU
CITY ATTORNEY: PUJA BOINPALLY

Mayor Alexander called the Regular Meeting to order at 5:31 p.m. after declaring a quorum present.

Mayor Alexander read the Mission Statement:

"The Mission of the City of Fort Stockton Municipal Government is to Promote & Value Public Confidence and Trust by the Accountable and Responsible Use of Community Resources; to Ensure Public Safety; Improve Public Services; Promote Local Recreation and Entertainment; and Generate Economic Development."

Mayor Alexander gave the Invocation.

Council Member Warnock led the Pledge of Allegiance to the United States of America Flag & the Pledge of Allegiance to the Texas Flag.

PRESENTATIONS:

1. **Jonathan Andrews of Thomas Development Group, LLC---**
 - Rehabilitation of Oasis Apartments

Mayor Alexander advised everyone that Jonathan Andrews of Thomas Development Group, LLC requested this item be pushed back until the next meeting.

2. **Chief of Police Robert Lujan with Fort Stockton Police Department---**
 - Statistics for December 2021

| | |
|----------------------------------|-------------|
| Service Calls Dispatched: | 1300 |
| FSPD | 872 |
| FSFD | 14 |
| PCEMS | 156 |
| PCSO | 256 |
| Accidents Worked: | 57 |
| Accidents (PD) | 29 |

| | |
|---------------------------------|------------|
| Traffic Stops/Violations | 229 |
| Traffic Citations Issued | 30 |
| Traffic Stops (PD) | 168 |

| | |
|---------------------|-----------|
| Misdemeanors | 37 |
| Felonies | 1 |

| | |
|--------------------------------------|-----------|
| Investigations Initiated: | 0 |
| 83 rd District Attorney | 0 |
| 112 th District Attorney | 0 |
| County Attorney | 0 |
| Juvenile Probation | 0 |
| Total Arrests: | 49 |
| Assault – Family Violence | 3 |
| Burglary | 1 |
| Criminal Mischief | 0 |
| Criminal Trespass: | 25 |
| Disorderly Conduct | 0 |
| Driving While Intoxicated | 1 |
| Evading Arrest | 0 |
| Illegal Aliens | 0 |
| Murder | 0 |
| Possession of a Controlled Substance | 1 |
| Possession of Marijuana | 0 |
| Public Intoxication | 1 |
| Resisting Arrest | 0 |
| Theft | 0 |
| Warrants | 10 |
| | |

3. **Executive Director Remie Ramos of the Economic Development Corporation----**
- Fort Stockton Economic Development 4-A Corporation & Fort Stockton Economic Development 4-B Corporation Annual Report

COVID-19 ASSISTANCE PROGRAM

- EDC was able to assist two businesses this fiscal year, Sagebrush for \$10,000.00 and Martha's Boutique for \$1,500.00
- EDC is looking at options to possibly assist with a second round.
- Any businesses such as restaurants, non-essential retail, and hair stylists that were shut down during the state mandated closures due to COVID-19 are eligible to apply for this program.

BUSINESS ASSISTANCE

- Centennial Bar \$27,500.00
- Yucana's Mexican Restaurant \$29,220.00 (assisted in getting a Vent-A-Hood)
- Farm Bureau \$9,250.00
- Glam Station \$10,500.00
- GB & JB Properties \$5,080.00 (rehabilitate the Print Shop located on Nelson)
- Child Corporation \$20,000.00 (purchased the M&W Building to create a training center and additional offices for their engineers)
- Gollither Properties \$20,000.00

- Eternity Funeral Home \$6,000.00 (Storefront Loan)/\$14,000.00 (repayable loan to assist in financing coolers for additional holding space for bodies)
- Brew Lane Bakery & Cafe \$8,000.00 (located down Dickinson for the rehabilitation of the former Uncle's Building)
- Massage Essence \$7,500.00 (for the rehabilitation of former Cactus Health located on Water Street.)

INFRASTRUCTURE PROJECTS

- Centennial Bar \$7,149.47
- 1st Street (Nelson-Main) \$2,051.01 (additional)
- Nelson Street (11th -Hornbeck) \$38,080.28
- 2nd Street (Nelson-Water & Alley to 1st Street) \$41,194.10
- Commercial Fire Hydrant Replacement \$12,217.47

COMMUNITY DEVELOPMENT PROJECTS

- Pecos County Civic Center \$171,500.00 (Rehabilitate the Foyer and facade on the front.)
- Lannom Park Irrigation System \$11,922.23
- Fort Stockton Convention Center \$200,000.00 (pledge to the Fort Stockton Convention Center for the replacement of the Air Conditioner)

SITE & REHABILITATION PROJECTS

- Sold 123 N. Main to Centennial Bar
- Sold 202 E. Dickinson to Desert Moon Liquors working with the Estate to open
- Sold 623 N. Main was sold to Dr. Pass after the demolition of the building, considering options for parking
- Purchased and sold Lots 6 & 8, Block 5, ST GALL ADDITION, encompassed both private property, City right-of-way and County Property. Acquired the property and distributed as follows; gifted the County Park back to the County, kept the City's Street Right-of-Way and sold the private property to the old 76 for additional parking.

ANNUAL COMPTROLLERS REPORT FOR EDC 4A

- Tax Revenues were down compared to previous years
- Rentals and Leases were down to \$50,000.00
- Other Revenues were up to \$187,000.00 from the income of the sales of properties
- Personnel Expenses stayed the same
- Administration costs were down
- Marketing & Promotion was up slightly due to the shop local campaign held during the holiday season
- Direct Business Incentives were down, which is a direct correlation of the struggling economy

ANNUAL COMPTROLLERS REPORT FOR EDC 4-B

- Sales Tax Revenue was down
- Other Revenue was down, due to the lower interest rates we are receiving
- Direct Business Incentives were down
- Debt Services remains the same
- Minimal Other Expenditures

ONGOING PROJECTS

- Dufrane Rail Development (Contract a Lessee for the Rail Yard, Provide Improvements and Repairs as needed, minimizing the expense to EDC)
- Springhirst (Secured financing and a secondary partner)
- Lancium Data Center (Under full construction of Phase 1)
- Grey Mule (closed for 60-90 days, waiting for the bankruptcy trustee as well as Texas Alcoholic Beverage Commission License)
- Gene Cummings Park Renovation & Expansion (Renovation and Expansion into the Helen Dionne Memorial Gardens as well as a reclamation of water project)

PECOS COUNTY PROJECTS

- New Data Centers
 - Lancium
 - Cormit (located in the surviving wind farm)
 - Blockstream (between the interstate and Iraan on Hwy. 190 on a wind farm on Indian Mesa)
 - Poolin (20 miles out towards the westside of the County)
- New Battery Energy Storage Systems (efforts to balance the grid, will employ 1-2 people, will each take 6-10 months to construct providing 30-40 temporary positions)
 - Jupiter 1&2
 - Hydro
 - Pavo
- New Solar Farms (will create 6-8 permanent jobs, will provide 200-300 temporary positions during construction)
 - Greasewood 1&2 (located on Hwy 67)
 - Maplewood II (located in Bakersfield)
 - Taygete II (located in Coyanosa)

Council Member Falcon inquired if the Springhirst Agreement would have to be reviewed by City Council again.

EDC Director Ramos explained that Springhirst never signed the agreement; therefore, an effective date was never set so it will not have to go before City Council again.

presented. Council Member James Warnock, Mayor Pro-Tem Paul Casias, Council Member Ruben Falcon voted aye.

REGULAR BUSINESS:

6. Discuss/Act upon 1st Quarterly Revenue & Expense Report ending December 31, 2021. (City Mgr./ Dir. of Fin.)

| | REVENUES | EXPENSES | REVENUES OVER/(UNDER) EXPENDITURES |
|---|--|----------|--|
| GENERAL | 24% | 43% | \$ (154,298.50) |
| | <i>Property Taxes have not come in.</i> | | |
| HB 445 | 19% | 28% | \$ 20,715.28 |
| | <i>We are not where we should be, but close.</i> | | |
| RECREATION HOUSING AUTHORITY | 27% | 28% | \$ 6,734.28 |
| | 26.3% | 28.7% | \$ (10,573.12) |
| | <i>The CARES Act money covers some of their expenses.</i> | | |
| ENTERPRISE | 25% | 55% | \$ (400,000.00) |
| | <i>This is due to the Expenses of the New Landfill.</i> | | |
| EDC 4-A | 21% | 33% | \$ (7,163.19) |
| | <i>This is due to the business loans and infrastructure they have assisted with.</i> | | |
| EDC 4-B | 19.39% | 20.58% | \$ 64,422.73 |
| CVB | 15% | 64% | \$ (252,034.66) |
| | <i>The main reason is occupancy is down 10%. We are seeing that the numbers for occupancy are coming up. There have been a couple of events. Most of the expenditures are from the cost of the renovations and upgrades to the building.</i> | | |
| DEBT SERVICE | 23.40% | 0.22% | \$ 457,342.66 |
| | <i>We have not made our payments for our COs Our next payment for \$656,000.00 will be due in March.</i> | | |

Motion was made by Council Member James Warnock, seconded by Mayor Pro-Tem Paul Casias, and to approve the 1st Quarterly Revenue & Expense Report ending December 31, 2021. Council Member James Warnock, Mayor Pro-Tem Paul Casias, Council Member Ruben Falcon voted aye.

7. Discuss/Act upon 1st Quarterly Investment Report ending December 31, 2021. (City Mgr./Dir. of Fin.)

Director of Finance Rodriguez reported at the end of December, TexPool's average interest rate was 0.03%; LOGIC's average interest rate was 0.08%; 90-day T-Bills were 0.08% and the one-year T-Bills were 0.04%. Our local bank, Pecos County State Bank, is currently at 0.35%.

In accordance with Resolution No. 11-110R, the City exceeded the required 7% of General Fund's and Enterprise Fund's budgeted expenses totaling \$19,381,260.00 by maintaining \$1,356,688.20

| GENERAL | | | |
|------------------------------|-----------------------------|-----------------------|----------------------------------|
| | <i>Beginning of Quarter</i> | <i>End of Quarter</i> | <i>Quarterly Interest Earned</i> |
| TOTAL | \$ 11,025,703.58 | \$ 9,940,251.54 | \$ 2,856.97 |
| CVB | | | |
| | <i>Beginning of Quarter</i> | <i>End of Quarter</i> | <i>Quarterly Interest Earned</i> |
| TOTAL | \$ 1,073,125.63 | \$ 908,515.73 | \$ 231.48 |
| EDC 4-A | | | |
| | <i>Beginning of Quarter</i> | <i>End of Quarter</i> | <i>Quarterly Interest Earned</i> |
| TOTAL | \$ 2,799,901.53 | \$ 2,835,787.66 | \$ 656.43 |
| EDC 4-B | | | |
| | <i>Beginning of Quarter</i> | <i>End of Quarter</i> | <i>Quarterly Interest Earned</i> |
| TOTAL | \$ 1,943,616.75 | \$ 1,851,233.96 | \$ 538.96 |
| SPECIAL ASSESSMENT | | | |
| | <i>Beginning of Quarter</i> | <i>End of Quarter</i> | <i>Quarterly Interest Earned</i> |
| TOTAL | \$ 2,166,758.11 | \$ 2,255,892.24 | \$ 608.36 |
| TAX NOTES 2020 SERIES | | | |
| | <i>Beginning of Quarter</i> | <i>End of Quarter</i> | <i>Quarterly Interest Earned</i> |
| TOTAL | \$ 119,896.14 | \$ 0.83 | \$ 0.83 |

Motion was made by Council Member Ruben Falcon, seconded by James Warnock, and to approve 1st Quarterly Investment Report ending December 31, 2021. Council Member James Warnock, Mayor Pro-Tem Paul Casias, Council Member Ruben Falcon voted aye.

8. Discuss/Act upon Letter of Engagement from Denton Navarro Rocha Bernal & Zech, P.C. for Legal Services. (City Mgr./City Sec.)

City Secretary Cantu explained there were two proposals presented. One proposal is to engage services for the creation of the charter. The other proposal would include services for the amendments later on should the charter be adopted.

Council Member Falcon inquired what the timeline was for the Charter.

Mayor Alexander responded the goal would be to have the final charter sent to all registered voters of the City of Fort Stockton in time to have it placed on the November Election. He elaborated that the charter commission had already been appointed and that the previous proposed charter was available for reference.

Council Member Falcon inquired what the process would look like.

City Secretary Cantu explained that monthly Charter Commission Meetings would be held in order to finalize the charter based on the previously proposed charter.

Mayor Alexander inquired if the Charter Commission Advisor would interact through zoom to cut down on the expense for services.

City Secretary Cantu responded that Mr. Zech had indicated he would like to attend the Town Hall Meeting in person. However, he would be available through zoom for other advisements.

City Attorney Boinpally recommended approving the Letter of Engagement that would cover the creation of the charter as well as future charter amendments.

Motion was made by Council Member Ruben Falcon, seconded by Council Member James Warnock, and carried unanimously to approve Special Counsel Letter of Engagement for Legal Services from Denton Navarro Rocha Bernal & Zech, P.C. Council Member James Warnock, Mayor Pro-Tem Paul Casias, Council Member Ruben Falcon voted aye.

9. Discuss/Act upon Reclassifying Two Temporary Seasonal Positions in Public Works to Full-Time Positions. (City Mgr./HR Dir.)

City Manager Rodriguez explained these positions would allow the Maintenance crew to continue with ongoing projects. In addition they would assist in closing of the old landfill and opening of the new landfill.

Motion was made by Mayor Pro-Tem Paul Casias, seconded by Council Member Ruben Falcon, and carried unanimously to Reclassify Two Temporary Seasonal Positions in Public Works Department to Full-Time Positions. Council Member James Warnock, Mayor Pro-Tem Paul Casias, Council Member Ruben Falcon voted aye.

10. Questions from Media

Fort Stockton Pioneer Editor Nathan Heuer inquired if the Two Full-Time Positions would be temporary or permanent moving forward.

City Manager Rodriguez responded the Two Full-Time Positions would be permanent moving forward.

11. Adjourn

Motion was made by Council Member Ruben Falcon, seconded by Mayor Pro-Tem Paul Casias, and carried unanimously to adjourn the Regular Meeting at 6:10 p.m. Council Member James Warnock, Mayor Pro-Tem Paul Casias, Council Member Ruben Falcon voted aye.



Joe Chris Alexander, Mayor

ATTEST:



Marina A. Cantu, City Secretary