

CITY OF FORT STOCKTON, TEXAS  
 MINUTES OF: SPECIAL CITY COUNCIL MEETING  
 DATE OF MEETING: AUGUST 6, 2018  
 TIME OF MEETING: 5:30 P.M.  
 PLACE OF MEETING: CITY HALL COUNCIL CHAMBER

MOVED  
 SECONDED  
 VOTED AYE  
 VOTED NAY

ROLL CALL WAS ANSWERED BY COUNCIL MEMBERS:  
 RUBEN FALCON, JAMES WARNOCK & PAM PALILEO  
 ABSENT: MIKE URETA, JR. & DINO RAMIREZ  
 OTHERS: FRANK RODRIGUEZ, SHERA DAVIS, JESSE GONZALES, JR.  
 MARIA RODRIGUEZ, NILVA SALINA, & DELMA GONZALEZ

MAYOR: JOE CHRIS ALEXANDER  
 CITY MANAGER: FRANK RODRIGUEZ III  
 CITY SECRETARY: DELMA A. GONZALEZ  
 CITY ATTORNEY: JESSE GONZALES, JR.  
 MINUTES OF LAST MEETING:

**Mayor Alexander** called the Special Meeting to order at 5:30 p.m. after declaring a quorum present.

**City Manager Rodriguez** requested that the Budget Workshop be recessed to convene into the Special Business Meeting.

**Mayor Alexander** recessed from the Budget Workshop @ 5:31 p.m. to convene into the:

### SPECIAL BUSINESS MEETING

#### FIRST ORDER OF BUSINESS:

1. **Discuss/Act upon Request for Qualifications (RFQ) for a Construction Manager for Improvements to the Public Safety Building; Opened 08/02/2018 & to be Awarded 08/06/2018.**

**City Manager Rodriguez** reported that Jose Aguayo was the licensed contractor for Cap Services LLC which was located in San Antonio, Texas. Pete Galvan was the local contractor that worked for him and which had completed several projects: Donahue Properties, entryway for Fed-Ex and curbing for the Veterans Clinic.

The Public Safety Building was 18,000 sq. ft. and the proposed diagram indicated the layout for the offices that Chief of Police Skelton wanted plus it utilized the existing center wall.

He inquired if the City awarded the qualifications for improvements to the Public Safety Building and before a contract was addressed with the Construction Manager, could City Council dissolve it if issues arose in regards to the proposed plans?

**City Secretary Gonzalez** responded that the motion could be rescinded.

**City Manager Rodriguez** remarked that the current rate was \$70 per sq. ft. for the entire project but could decrease to \$50 per sq. ft. There was a concern regarding the fee and asked Assistant City Manager Davis to prepare the project in phases especially since the City will be funding the entire project. Phase I will include the corridor 911 system and restrooms. Phase II, the office areas for Criminal Investigation Division interviewing and Phase III will be patrol.

CITY OF FORT STOCKTON, TEXAS  
 MINUTES OF: SPECIAL CITY COUNCIL MEETING  
 DATE OF MEETING: AUGUST 6, 2018  
 TIME OF MEETING: 5:30 P.M.  
 PLACE OF MEETING: CITY HALL COUNCIL CHAMBER

ROLL CALL WAS ANSWERED BY COUNCIL MEMBERS:

RUBEN FALCON, JAMES WARNOCK & PAM PALILEO

ABSENT: MIKE URETA, JR. & DINO RAMIREZ

OTHERS: FRANK RODRIGUEZ, SHERA DAVIS, JESSE GONZALES, JR.

MARIA RODRIGUEZ, NILVA SALINA, & DELMA GONZALEZ

MAYOR: JOE CHRIS ALEXANDER

CITY MANAGER: FRANK RODRIGUEZ III

CITY SECRETARY: DELMA A. GONZALEZ

CITY ATTORNEY: JESSE GONZALES, JR.

MINUTES OF LAST MEETING:

**Council Member Warnock** inquired when 911 would be transferred to the new location?

**City Manager Rodriguez** replied that according to Police Chief Skelton, 911 planned to fund the majority of the project which needed to be dedicated to project-in-progress for 911 to commence their commitment. If approved by City Council, it will take approximately 4-6 months but 911 will need to be informed of the contractor's start date so that they can initiate their paperwork to coincide with each other.

**Council Member Warnock** asked City Manager Rodriguez if he approved of Cap Services LLC.

**City Manager Rodriguez** responded that in reviewing their work experience in the community for the last year, "they had been pretty busy and been pretty stand up about what they are doing."

**Council Member Warnock** indicated that he reviewed both of the resumes and inquired if Pete Galvan was actually working with Cap Services LLC?

**City Manager Rodriguez** replied "Yes, he is actually if not mistaken, the contractor for the project."

**Assistant City Manager Davis** clarified that he was an additional contractor.

FALCON  
 WARNOCK  
 PALILEO

X

X

X

X

X

Motion was made, seconded and carried unanimously to award the Request for Qualifications (RFQ) for a Construction Manager for Improvements to the Public Safety Building to Cap Services LLC.

**Mayor Alexander** closed the Special Business Meeting at 5:39 p.m. to convene into the Budget Workshop.

#### FIRST ORDER OF BUSINESS:

##### **1. Budget Workshop for Fiscal-Year Ending September 30, 2019.**

**Director of Finance Rodriguez** commenced the Budget Workshop by providing the 2018-2019 proposed figures for General Fund Revenues.

**City Water Attorney Harral** conveyed that the \$350,000 budgeted for Blue Ridge Surface Lease Damages will be for construction, pipeline caliche, etc.

CITY OF FORT STOCKTON, TEXAS  
 MINUTES OF: SPECIAL CITY COUNCIL MEETING  
 DATE OF MEETING: AUGUST 6, 2018  
 TIME OF MEETING: 5:30 P.M.  
 PLACE OF MEETING: CITY HALL COUNCIL CHAMBER

MOVED  
 SECONDED  
 VOTED AYE  
 VOTED NAY

ROLL CALL WAS ANSWERED BY COUNCIL MEMBERS:  
 RUBEN FALCON, JAMES WARNOCK & PAM PALILEO  
 ABSENT: MIKE URETA, JR. & DINO RAMIREZ  
 OTHERS: FRANK RODRIGUEZ, SHERA DAVIS, JESSE GONZALES, JR.  
 MARIA RODRIGUEZ, NILVA SALINA, & DELMA GONZALEZ

MAYOR: JOE CHRIS ALEXANDER  
 CITY MANAGER: FRANK RODRIGUEZ III  
 CITY SECRETARY: DELMA A. GONZALEZ  
 CITY ATTORNEY: JESSE GONZALES, JR.  
 MINUTES OF LAST MEETING:

**Salt Creek's Contract** – The amount from Salt Creek will increase from \$150,000 to \$450,000 and could escalate after being contacted by the company to an estimated \$650,000 which will be included in this year's budget. Regarding surface-use damages, the City is currently receiving a relatively good amount of revenues from this and in considering a forward projection, another major pipeline has not been identified but nevertheless the General Fund is going to increase significantly over the next two months due to Salt Creek. The City has generated more money than anticipated &/or has already exceeded its revenues for this calendar year.

**Halcon** – Is increasing their activity at Blue Ridge. They will complete 8 wells per pad instead of 4 wells per pad.

**Oxy** - If caliche sales increase in September, Oxy is going to start fracking in October. Surface damages will increase with caliche sales and easements.

**Industrial Water Sales** –The total amount year-to-date for water sales is approximately \$322,000 but will increase from the previous year. Halcon intends to fill its half-million barrel frack pit and will be turning on one of the water wells to begin pumping. The \$322,000 for this calendar year will likely increase within the next 30 days.

They plan to complete 8 fracks per pad but so far have only completed 2 fracks. Construction will begin relatively soon; being considered are approximately 6 fracks on one pad and an additional 8 fracks on the other pad.

Next year there will be numerous water sales. Oxy is completing 2 fracks and when not fracking are completing slip-water fracks which uses a lot more water.

**Salt Water Disposals** – The City has two of these units on its property and is receiving anywhere between \$15,000 - \$25,000 monthly. This is and will continue to be a stable source of income for the City for the next 30 years.

**WaterBridge** – He anticipated that WaterBridge will be selling additional water. The proposed budget figure is fairly reasonable which will allow the City to complete the Police Department Building, etc.

He asked City Council to remember that when surface damages or water sales are "off" that they will ultimately "balance out" at the end of the year when combined together. The surface damages this year have exceeded \$190,000 while water sales are less at \$52,000.

CITY OF FORT STOCKTON, TEXAS  
 MINUTES OF: SPECIAL CITY COUNCIL MEETING  
 DATE OF MEETING: AUGUST 6, 2018  
 TIME OF MEETING: 5:30 P.M.  
 PLACE OF MEETING: CITY HALL COUNCIL CHAMBER

ROLL CALL WAS ANSWERED BY COUNCIL MEMBERS:  
 RUBEN FALCON, JAMES WARNOCK & PAM PALILEO  
 ABSENT: MIKE URETA, JR. & DINO RAMIREZ  
 OTHERS: FRANK RODRIGUEZ, SHERA DAVIS, JESSE GONZALES, JR.  
 MARIA RODRIGUEZ, NILVA SALINA, & DELMA GONZALEZ

MAYOR: JOE CHRIS ALEXANDER  
 CITY MANAGER: FRANK RODRIGUEZ III  
 CITY SECRETARY: DELMA A. GONZALEZ  
 CITY ATTORNEY: JESSE GONZALES, JR.  
 MINUTES OF LAST MEETING:

A Blue Ridge Tour is planned in the immediate future for Council Members to view 6,000 acres of continuous property extending north to south. He wanted them to assess where the property was 5 years ago compared to now.

Mayor Alexander recessed from the Budget Workshop at 5:56 p.m. to convene into the Special Business Meeting.


FALCON  
 WARNOCK  
 PALILEO

X  
 X  
 X

Motion was made, seconded and carried unanimously to Rescind the Prior Motion to Award Request for Qualifications (RFQ) for a Construction Manager for Improvements to the Public Safety Building to Cap Services LLC.

Mayor Alexander closed the Special Business Meeting at 5:57 p.m. to reconvene into the Special Budget Workshop.

After further review of the proposed budget, the Special Meeting was adjourned @ 8:36 p.m.

  
 Joe Chris Alexander, Mayor

ATTEST:  
  
 Delma A. Gonzalez, City Secretary