

CITY OF FORT STOCKTON, TEXAS  
 MINUTES OF: REGULAR CITY COUNCIL MEETING  
 DATE OF MEETING: AUGUST 28, 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, &  
 DINO RAMIREZ  
 MIKE URETA, JR. ARRIVED @ 5:33 P.M.

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

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

Mayor Alexander gave the Invocation.

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

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."

#### FIRST ORDER OF BUSINESS:

1. PROCLAMATION: Endorsing September 2, 2018 as "Urias Family Reunion Day."

Mayor Alexander read the Proclamation endorsing September 2, 2018 as "Urias Family Reunion Day" and presented Ms. Juanita Castro and Ms. Aurora Gutierrez with their own proclamation.

Mayor Alexander recessed from the Regular Meeting @ 5:40 p.m. to convene into the:

#### SECOND ORDER OF BUSINESS:

2. PUBLIC HEARING: Application Request from Property Owner Rosario Hurtado for Consideration of a Specific-Use Permit in a Single Family-4 (SF-4) Residential Dwelling District for the Placement of a Double-Wide Manufactured-Mobile Home on Lot Four (4), Block One Hundred Eighty One (181), ORIENT ADDITION; &/Or Adjacent to St. Gall Street, Fort Stockton, Pecos County, Texas, & In Accordance with Section 7(1), 7(2) & 7(16) of the Zoning Ordinance.

Mayor Alexander asked for comments from the public. There being none, the Public Hearing was closed @ 5:41 p.m. to convene into the:

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**THIRD ORDER OF BUSINESS:**

**3. Public Testimony on Agenda Items Only.**

**Mr. Oscar Hernandez** referenced Agenda Item #9 (Fire Hydrants) and inquired where the nine (9) hydrants would be installed.

**Public Works Director Ramos** replied Callaghan & Mendel, Hornbeck & Oklahoma, and Callaghan & Texas. Water Superintendent Lopez who was acquainted with the 6 additional locations was gone for the week. The 9 hydrants were old, inoperative, leaking and were installed between 1933-1942.

**Mr. Hernandez** conveyed that in deliberating with a fireman, there were more than 9 hydrants that needed to be replaced.

**Director Ramos** stated that for the new R.V. Park on Fourteenth & Atkins, there were three (3) on Fourteenth Street on the east on Atkins and one on the south side on Tenth Street & Atkins. A new one was placed two weeks earlier between Twelfth & Thirteenth Street on Atkins. There were 4-5 hydrants to protect the surrounding area and not inside that property.

**Mr. Hernandez** asserted that there was a hydrant on the corner that was being used by the project and filling tankers. "Is that water being metered?"

**Mayor Alexander** replied "Yes sir, it is."

**Council Member Ramirez** affirmed that the first trucks that responded contained plenty of water until connected to a hydrant plus they kept a quarter of a mile or more in hoses on each truck. This was customary to avoid concerns for safety.

**FOURTH ORDER OF BUSINESS:**

**4. Consent Agenda**

**Minutes:**

- Special Meeting Minutes of Fort Stockton City Council, 08/20/2018
- Regular Meeting Minutes of Planning & Zoning Commission, 08/15/2018
- Regular Meeting Minutes of Building Standard Committee, 06/07/2018

Accounts Payable Total: \$ 914,281.82  
 Accounts Recap Total: \$20,542,614.65

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FALCON  
 WARNOCK  
 URETA  
 PALILEO  
 RAMIREZ

MOVED	SECONDED	VOTED AYE	VOTED NAY
		X	
		X	
X		X	
	X	X	
		X	

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Motion was made, seconded and carried unanimously to approve the Consent Agenda, as presented.

#### FIFTH ORDER OF BUSINESS:

#### 5. Engineer Interns Grace Souder & Sara McNeil of Hanson Professional Services Inc. –

##### 30-Inch Water Transmission Line – Construction Progress /Status Report

Engineer Intern Grace Souder provided PowerPoint slides indicating the pipe installation progress through August 28, 2018:

- Pipe Installed in the ground thus far was 21,115 linear feet which was 46.4% of the total pipe in the ground.

#### Pay Application Payments:

- The City paid Nelson Lewis for Pay Application Nos. 1, 2 & 3 for May, June, July.
- Pay Application No. 4 for August was expected within the next two weeks.

#### Cost Progression thru July 31, 2018: (Including Materials-on-Hand & Retainage)

- \$521,535.67 had been spent on the project which was approximately 16.4% of the \$3,182,508 Contract Price.

#### Schedule:

- April 23, 2018 to April 22, 2019 + 30 Days added by Change Order No.1 = May 22, 2019.
- Through August 28, 2018: 127 Days of the 395 Total Contract Days = 32% of Contract Time.

#### Looking Ahead:

- 3,210 feet remained to be installed along the County right-of-way. This could be completed within 1-2 weeks.
- 310 feet remained at the County Highway Crossing which could be completed in 2 weeks.
- 13,840 feet remained across University Lands; this location had yet to be started.

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- 5,693 feet remained along State Highway – this location had yet to be started. They were required to prepare an Amended TX DOT Permit. If approved, the project could potentially advance within the next two weeks.
- The amendment to Highway 2032 was required because sitting below the 55' offset from the edge of the pavement along the County right-of-way on the Alpine Highway was a fiber optic line that was a major toll-line to West Texas and valued at more than \$1 million if damaged. Due to this, the alignment for a certain stretch of area would shift from 55' to 45' off the edge of the pavement.

Also, the fiber-optic line angled across the alignment of 2 existing water lines to the city, prison, gas line, overhead powerlines, etc. There were numerous utilities on that side of the highway. This TX Dot amendment would amend the permit from the starting point of the job to where the State Highway turned north in order to move the line on the south side of the right-of-way because there are not any utilities there which would allow them to avoid the fiber optic line. This amendment could be approved because TX DOT preferred that the pipe be on the edge of the right-of-way versus close to the road where it was currently.

- Boring would occur in an area that needed to be crossed from the Belding Pump Station across and under the State Highway.
- Also made were some minor changes to the depth of the pipe which would be somewhat shallower.

#### **SIXTH ORDER OF BUSINESS:**

6. Discuss/Act upon Ordinance 18-130, Amending the Zoning Chapter of the Municipal Code of the City of Fort Stockton, Texas, Allowing for the Placement of a Double-Wide Manufactured-Mobile Home by Specific-Use Permit in a Single Family- 4 (SF-4) Residential Dwelling District; Lot Four (4), Block One Hundred Eighty One (181), ORIENT ADDITION; &/or Adjacent to St. Gall Street, Fort Stockton, Pecos County, Texas, as Requested by Property Owner Rosario Hurtado & In Accordance with Section 7(1), 7(2) & 7(16) of the Zoning Ordinance and Providing for an effective date provision.

**Building Official Maldonado** commented that the Planning & Zoning Commission approved of this Specific-Use Permit and thus made its

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					recommendation to City Council during its August 15, 2018 meeting. The physical address for this location was 1004 N. St. Gall.
FALCON	X		X		Motion was made, seconded and carried unanimously to approve Ordinance 18-130, Amending the Zoning Chapter of the Municipal Code of the City of Fort Stockton, Texas, Allowing for the Placement of a Double-Wide Manufactured-Mobile Home by Specific-Use Permit in a Single Family- 4 (SF-4) Residential Dwelling District; Lot Four (4), Block One Hundred Eighty One (181), ORIENT ADDITION; &/or Adjacent to St. Gall Street, Fort Stockton, Pecos County, Texas, as Requested by Property Owner Rosario Hurtado & In Accordance with Section 7(1), 7(2) & 7(16) of the Zoning Ordinance and Providing for an effective date provision.
WARNOCK		X	X		
URETA			X		
PALILEO			X		
RAMIREZ			X		
					<b><u>SEVENTH ORDER OF BUSINESS:</u></b>
					7. Discuss/Act Upon "Stockton Hotel" Deed to the Fort Stockton 4-A Economic Development Corporation. (The Surface Estate Only of the East Eighty Feet of Lot Twenty (E/80' of 20); the East Eighty Feet of Lot Twenty-One (E/80' of 21); the North Fourteen Feet of the West Fifty-Two Feet of Lot Twenty-One (N/14' of W/52' of 21); all of Lots Twenty-Two, Twenty-Three and Twenty-Four (22, 23 & 24), All being in Block 226, Orient Addition.
					City Manager Rodriguez reported that the Stockton/Coleman Hotel was a safety issue because it had burned three times within the past 10 years. Permission was needed to deed this property to EDC so that they could demolish it and utilize the "commercially" zoned location for a warehouse/storage. EDC members previously authorized the acceptance of this deed.
					Mayor Alexander stipulated that the rock would not be disposed of and every attempt would be made to reuse all of it. EDC stipulated that the unbroken rock would be stored and reused. TX DOT expressed interest in beautifying some of the planters on Dickinson Boulevard; the Community Theatre wanted to incorporate some of the rock in their new building, etc.
FALCON	X		X		Motion was made, seconded and carried unanimously to approve "Stockton Hotel" Deed to the Fort Stockton 4-A Economic Development Corporation. (The Surface Estate Only of the East Eighty Feet of Lot Twenty (E/80' of 20); the East Eighty Feet of Lot Twenty-One (E/80' of 21); the North Fourteen Feet of the West Fifty-Two Feet of Lot Twenty-One (N/14' of W/52' of 21); all
WARNOCK			X		
URETA			X		
PALILEO		X	X		
RAMIREZ			X		

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of Lots Twenty-Two, Twenty-Three and Twenty-Four (22, 23 & 24), All  
 being in Block 226, Orient Addition.

#### EIGHTH ORDER OF BUSINESS:

#### **8. Discuss/Act upon Proposal regarding the City's Banking Depository. RFP: Pecos County State Bank**

**Director of Finance Rodriguez** conveyed that Pecos County State Bank was the  
 only banking institution that submitted a proposal. One of its specifications for  
 "City" demand deposits that do not exceed \$6 million is to pay a 2.00% interest  
 rate; thereafter, excess funds will be paid an interest rate of .35%.

The City currently had \$10 million and the additional \$4 million will likely be  
 transferred to LOGIC to continue earning a 2% interest rate. With LOGIC, the  
 City did not incur any fees when transferring funds plus they were received on the  
 same day of the request. Likewise, PCSB did not charge a fee to transfer funds.

**Mayor Alexander** inquired about the electronic check scanner that was available  
 to the City at no cost.

**Director of Finance Rodriguez** replied that this item had been offered in the past  
 two years. She would confer with Utilities Administrator Mata to determine if the  
 process would be beneficial for the City.

**Motion was made, seconded and carried unanimously to award the City's  
 Bank Depository Proposal to Pecos County State Bank beginning October 1,  
 2018 through September 30, 2020.**

#### NINTH ORDER OF BUSINESS:

#### **9. Discuss/Act upon Bid regarding the Repair & Installation of Nine (9) New Residential Fire Hydrants. Bid: K.W. Sharp**

**Public Works Director Ramos** reported that the only bid that was received was  
 from K.W. Sharp. The bid contained the Guardian K81-D Fire Hydrant with a 5-  
 year warranty from Kennedy Valve, which he endorsed. Currently, hydrants in the  
 community were of the Mueller Brand and American Brand.

He approved of these fire hydrants because they required less maintenance and  
 included a dry barrel which meant that the water was below the ground. If the

FALCON  
 WARNOCK  
 URETA  
 PALILEO  
 RAMIREZ

VOTED NAY  
 VOTED AYE  
 SECONDED  
 MOVED

X X  
 X X  
 X X  
 X X  
 X X



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					hydrant was struck down by a vehicle, they contained a break-off point at the bottom which prevented the water from gushing into the air. The underground waterline was approximately 4' deep' and stated that "these are 4'6" and if an extension is needed to make it higher is not a problem."
					Also, for these to work properly, the lubrication was extremely important. They merely required food grade grease instead of USDA mineral oil. Water Department personnel received training the prior week and discovered that the upkeep of the hydrants was fairly simple.
					<b>Council Member Warnock</b> emphasized that K.W. Sharp also provided a maintenance program and could educate personnel on the hydrant assembly which took less than 20 minutes.
					<b>City Manager Rodriguez</b> reported that the bid totaled \$73,575.00 which could be accommodated with line item transfers. The City needed to ensure that fire hydrants were operative for its citizens. The EDC also approved 6 commercial fire hydrants which totaled 15 new fire hydrants for the community.
FALCON			X		Motion was made, seconded and carried unanimously to award the bid for
WARNOCK	X		X		the Repair & Installation of Nine (9) New Residential Fire Hydrants to K.W.
URETA		X	X		Sharp
PALILEO			X		
RAMIREZ			X		<u>TENTH ORDER OF BUSINESS:</u>
					10. Discuss/Act upon:
					• Kirby-Smith Machinery - D85EX-18 Komatsu Crawler Dozer from BuyBoard for \$556,722.00
					• Yellowhouse Machinery - John Deere 1050K Crawler Dozer from BuyBoard for \$767,500.00
					• Warren Cat - Caterpillar D8T Tractor (Dozer) AM-N DCA5A from BuyBoard for \$744,000.00
					A lengthy deliberation ensued regarding the pros & cons in considering a Warren Caterpillar D8T Dozer versus a Caterpillar D6 Dozer i.e. life expectancy of each model, compaction rate difference, advantage to disbursing an additional \$300,000 for a D8T Model, maintenance/operation costs for each, etc.
					<b>Council Member Falcon</b> recommended that Machine Sales Representative John Bahlman with Warren Cat - Caterpillar D8T Tractor (Dozer) AM-N DCA5A be in attendance at the next meeting to substantiate its sell price, productivity and

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power. He also asked if a demonstration could possibly be provided at the landfill to preview its performance.

FALCON  
 WARNOCK  
 URETA  
 PALILEO  
 RAMIREZ

MOVED	SECONDED	VOTED AYE	VOTED NAY
X		X	
		X	
		X	
		X	
	X	X	

Motion was made, seconded and carried unanimously to Table consideration of a: Kirby-Smith Machinery - D85EX-18 Komatsu Crawler Dozer from BuyBoard for \$556,722.00, Yellowhouse Machinery - John Deere 1050K Crawler Dozer from BuyBoard for \$767,500.00, or a Warren Cat - Caterpillar D8T Tractor (Dozer) AM-N DCA5A from BuyBoard for \$744,000.00

#### ELEVENTH ORDER OF BUSINESS:

11. Discuss/Act upon Obtaining a Property Appraisal of the Former Police Department Building.

FALCON  
 WARNOCK  
 URETA  
 PALILEO  
 RAMIREZ

MOVED	SECONDED	VOTED AYE	VOTED NAY
X		X	
	X	X	
		X	
		X	
		X	

Motion was made, seconded and carried unanimously to approve Obtaining a Property Appraisal of the Former Police Department Building.

Mayor Alexander recessed from the Regular Meeting @ 6:33 p.m. to convene into the:

#### TWELFTH ORDER OF BUSINESS:

12. City Council May Convene in Closed Session in Accordance with the Texas Open Meetings Act, Texas Government Code, Concerning Attorney-Client Matters (§551.071); Deliberation regarding Real Property (§551.072); Deliberation regarding Prospective Gifts (§551.073); Personnel Matters (§551.074); and/or Deliberation regarding Security Devices (§551.076):

*Ref: Duties of EDC Director Remijio Ramos.*

Mayor Alexander closed the Executive Session @ 7:21 p.m.

#### THIRTEENTH ORDER OF BUSINESS:

13. Reconvene into Open Session Pursuant to Texas Government Code Section §551.102 & Take Action, if any, on Matters Deliberated in Executive Session:

(12) Discuss/Act upon Duties of EDC Director Remijio Ramos.

(12) No action taken.



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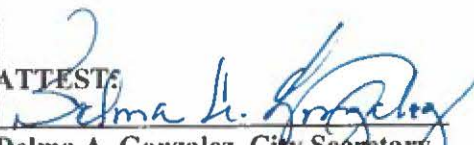
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**FOURTEENTH ORDER OF BUSINESS:**

**14. Questions from the Media on Agenda Items.**

There being no further business, the Regular City Council Meeting was adjourned @ 7:30 p.m.

  
 Joe Chris Alexander, Mayor

ATTEST:  
  
 Delma A. Gonzalez, City Secretary