

CITY OF FORT STOCKTON, TEXAS  
MINUTES OF: REGULAR CITY COUNCIL MEETING  
DATE OF MEETING: JANUARY 12, 2021  
TIME OF MEETING: 5:30 P.M.  
PLACE OF MEETING: CITY COUNCIL CHAMBER

VOITED NAY  
VOTED AYE  
SECONDED  
MOVED

ROLL CALL WAS ANSWERED BY COUNCIL MEMBERS:  
PRESENT: DARREN HODGES, JAMES WARNOCK, RUBEN FALCON & PAM PALILEO

ABSENT: PAUL CASIAS

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

Mayor Alexander called the Regular Meeting to order at 5:34 p.m. after declaring a quorum present.

Council Member Hodges 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. Discuss/Act upon the 2019-2020 Funding Commitment for the Civic Center/Coliseum Renovation Project between Pecos County, Economic Development Corporation (EDC), and Convention Visitor's Bureau (CVB).

Assistant City Manager Jesse Gonzales explained that documentation supporting the expenditures were provided by the County Auditors Office for the CVB & EDC Commitment to this project.

CVB Director Crystal Lopez advised City Council CVB committed to \$400,000.00; however, only \$300,000.00 has been paid.

EDC Director Remie Ramos advised City Council EDC committed \$300,000.00; however, only \$136,000.00 has been paid.

Mayor Pro-Tem Ruben Falcon inquired if CVB & EDC had these funds available to conclude their commitment.

CVB Director Lopez explained these funds would have to be pulled from CVB's fund balance as this was not a budgeted item for this fiscal year.

EDC Director Ramos explained this would also be a fund balance transfer once the County was ready for payment.

MOVED  
SECONDED  
VOTED AYE  
VOTED NAY

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**Mayor Pro-Tem Falcon** inquired if the Civic Center Project has been completed.

**County Commissioner Tom Chapman** stated they were waiting on materials to finish the last stage of the Civic Center Project.

**Mayor Pro-Tem Falcon** inquired if the County was ready to commence the Coliseum Renovation Project.

**County Commissioner Chapman** responded the County was ready to start the Coliseum Project.

**Mayor Alexander** inquired if the County's request was for the City to contribute another \$150,000.00.

**County Commissioner Chapman** explained that Young Construction was tentatively awarded the bid for \$247,750.00.

**Mayor Alexander** explained that the City would need to contribute \$165,750.00 to complete the entire project.

**Council Member Hodges** reminded City Council that the Letter of Commitment clearly states that it is good for one year and in order to receive the requested funds Pecos County must provide proof of expenditures of at least \$700,000.00 for the Coliseum and Civic Center Project.

**EDC Director Ramos** explained EDC works as a reimbursement program. In this case the County expended \$350,000.00 plus the \$436,000.00 paid by EDC & CVB. This amount exceeds the necessary \$700,000.00 referenced in the Commitment Letter.

He explained that the Letters of Commitment were written for both the Civic Center and the Coliseum. The entire project was \$1,033,750.00 and CVB/EDC together committed to \$700,000.00.

**Mayor Alexander** explained the need for ADA approved bathrooms.

**Mayor Pro-Tem Falcon** explained the purpose of this item was to finish the CVB & EDC's previous commitment. Any additional funds would need to be submitted through another request.

**EDC Director Ramos** advised City Council that there was \$264,000.00 remaining

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in their previous commitment. He explained that EDC is left with a balance of \$164,000.00 and is willing to disperse this payment.

Motion was made that EDC contribute \$164,000.00 and CVB contribute \$1,750.00 to the 2019-2020 Funding Commitment for the Civic Center/Coliseum Renovation Project between Pecos County, Economic Development Corporation (EDC), and Convention Visitor's Bureau (CVB).

**SECOND ORDER OF BUSINESS:**

**2. Environmental Technician Kelly Mayfield with Hanson Professional Services Inc.—**

- ⬇ Update on Progress/Status of Construction of Landfill Infrastructure, Cell I-1, and Cell IV-1 of the City of Fort Stockton MSW Type IAE and Type IV AE Landfill.

**COMPLETED TO DATE:**

Mobilization  
 Silt Fence  
 Box Culverts  
 Detention Pond  
 Cell IV-1  
 Concrete Wingwalls  
 Primary Spillway  
 Cell I-1  
 Drainage Ditches  
 Fence & Gates  
 Riprap

**REMAINING WORK ITEMS:**

Seeding for Erosion Control expected to be completed January 22, 2021.

**LANDFILL CONSTRUCTION:**

96.23% Complete

**SCHEDULE PROGRESSION:**

95.56% for Substantial Completion

**COST PROGRESSION:**

91.49% of Contract Price  
 Retainage fee of 5%.

HODGES  
 WARNOCK  
 FALCON  
 PALILEO

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

MOVED  
SECONDED  
VOTED AYE  
VOTED NAY

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There is some work that has not been completed as of December 31, 2020, which is included on Pay Application No. 4.

**THIRD ORDER OF BUSINESS:**

3. **Economic Development Corporation Director Remie Ramos—**  
    • Economic Development Corporation Annual Report for 2020

**COVID-19 ASSISTANCE**

- Assisted 47 applicants with funding totaling \$157,500.
- Provided sanitizer to the PCMH Hospital, Nursing Home, School District and EDC applicant when it was not available to the general public.

**BUSINESS ASSISTANCE & STOREFRONT IMPROVEMENT**

- **Super 8 Hotel:** \$15,000
- **G & E Properties:** \$14,000
- **Shears & Lashes:** \$6,000
- **Puma Safety:** \$18,000
- **Glitzy Trends:** \$6,000
- **Mariscos Sinaloa:** \$12,000
- **Ecua-Tex LLC:** \$8,000
- **K-Bobs Steakhouse:** \$20,000

**INFRASTRUCTURE:**

- **1<sup>ST</sup> Street Infrastructure:** Project partnering with City of Fort Stockton \$35,333 to replace the main line.

**COMMUNITY DEVELOPMENT:**

- **Rio Street Walking Path:** partnered with the City & KHFSB Board.
- **Fort Stockton Community Theater:** partnered with Fort Stockton Community Theater 501C to create a landmark in the downtown area.
- **Silliman Park Rehabilitation:** partnered with the City and their Parks Department to create a new parking lot, dog park and new playground equipment.

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- **Pecos County Civic Center:** partnered with Pecos County and CVB to work on the restoration of the Pecos County Civic Center.

**SITE & BUILDING REHABILITATION:**

- **507 N. Main:** EDC acquired this property and asbestos remediation was conducted.
- **123 N. Main:** This property was obtained from the City. Black Mold Inspection was conducted. The property was sold with restrictions for development within this next year.
- **623 N. Main:** This property was acquired by EDC. Asbestos remediation was conducted, and it was demolished down to the slab.
- **Lot 6 & 8, Block 5, ST. GALL ADDITION:** Lots were acquired from the County. The property will be surveyed. EDC has plans to sell the property for future development within the next fiscal year.

**COMPROLLERS REPORT SUMMARY:**

- **EDC Director Ramos** provided the Comptrollers Report Summary for both the Fort Stockton Economic Development 4-A Corporation and the Fort Stockton Economic Development 4-B Corporation.

**ONGOING PROJECTS:**

- **Website Updates**
- **Springhirst Hotel:** continue to work with developer to start project in 2021.
- **Housing Projects:** Multiple site acquisitions, infrastructure assistance, zoning & permitting assistance.

**PECOS COUNTY:**

- **Pecos County Industrial Park:** Expansion and assistance to new prospects. MESA Solutions & KV Power leases were solidified.
- **Solar Projects:**
  - Recurrent Maplewood I 200 MW
  - Recurrent Maplewood II 28 MW
  - 7X Energy Tagete 250 MW



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**FIFTH ORDER OF BUSINESS:**

5. 1<sup>ST</sup> Reading of Resolution No. 20-112R, A Resolution of the Fort Stockton Economic Development 4-A Corporation Approving the Distribution of Funds to Springhirst LLC for Infrastructure and Rehabilitation of the Historic Property known as the Springhirst Hotel in an Amount not to Exceed \$1,100,000.00.

Motion was made, seconded and carried unanimously to table the 1<sup>ST</sup> Reading of Resolution No. 20-112R, A Resolution of the Fort Stockton Economic Development 4-A Corporation Approving the Distribution of Funds to Springhirst LLC for Infrastructure and Rehabilitation of the Historic Property known as the Springhirst Hotel in an Amount not to Exceed \$1,100,000.00 until the next meeting as it should have included the Fort Stockton Economic Development 4-B Corporation.

**SIXTH ORDER OF BUSINESS:**

6. Discuss/Act upon Ordinance No. 21-100, Amending the Personnel Policies & Procedures Manual of the City of Fort Stockton, Texas; Providing Revision to the Organizational Chart by Transferring the Municipal Judge from the Supervision of City Council to the City Manager; Containing a Savings Clause; And Providing for the Publication and Effective Date Thereof.

Assistant City Manager Gonzales explained this would revert the Organizational Chart to the way it was before allowing for better efficiency in operation. The Municipal Judge would be transferred under the supervision of the City Manager.

Mayor Alexander explained that they don't work with the Municipal Judge on a daily basis. Therefore, the job performance evaluation is difficult to conduct.

Motion was made, seconded and carried to approve Ordinance No. 21-100, Amending the Personnel Policies & Procedures Manual of the City of Fort Stockton, Texas; Providing Revision to the Organizational Chart by Transferring the Municipal Judge from the Supervision of City Council to the City Manager; Containing a Savings Clause; And Providing for the Publication and Effective Date Thereof.

	MOVED	SECONDED	VOTED AYE	VOTED NAY
HODGES		X	X	
WARNOCK	X	X	X	
FALCON		X	X	
PALILEO		X	X	
HODGES			X	
WARNOCK		X	X	
FALCON		X	X	
PALILEO	X	X	X	

HODGES  
 WARNOCK  
 FALCON  
 PALILEO

HODGES  
 WARNOCK  
 FALCON  
 PALILEO

	MOVED	SECONDED	VOTED AYE	VOTED NAY
HODGES			X	X
WARNOCK	X		X	X
FALCON			X	X
PALILEO			X	X
HODGES			X	X
WARNOCK		X	X	X
FALCON	X		X	X
PALILEO			X	X

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**SEVENTH ORDER OF BUSINESS:**

- 7. Discuss/Act upon AdComp Systems Payments & Technology Services Authorization Agreement between the City of Fort Stockton and AdComp Systems Inc.

Assistant City Manager Gonzales explained this is the Credit Card Service Agreement.

City Attorney Puja Boinpally explained that the agreement is flexible when it comes to who absorbs the fee. The City can absorb the fee temporarily or could transfer the fee to the consumer. The change would require notification via e-mail.

Mayor Alexander inquired if this was for all the credit card systems or only the kiosk.

Assistant City Manager Gonzales responded the agreement was for all credit card systems to include the kiosk and in person payments. Online payments are charged differently.

Motion was made, seconded and carried unanimously to Approve the AdComp Systems Payments & Technology Services Authorization Agreement between the City of Fort Stockton and AdComp Systems Inc.

**EIGHTH ORDER OF BUSINESS:**

- 8. Discuss/Act upon Agreement between the City of Fort Stockton and Redneck Metal Buildings for the Construction of New City Recycling Center Facility Project.

Assistant City Manager Gonzales explained Redneck Metal Buildings is ready to begin once the contract is approved.

Motion was made, seconded and carried unanimously to Approve the Agreement between the City of Fort Stockton and Redneck Metal Buildings for the Construction of New City Recycling Center Facility Project.

**NINTH ORDER OF BUSINESS:**

- 9. Discuss/Act upon Agreement between the City of Fort Stockton and West-Texas Roofing to Replace the Visitor Center Roof.



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Mayor Alexander explained the bid was previously approved and this is the contract associated with the bid to replace the Visitor Center Roof.

Motion was made, seconded and carried unanimously to Approve the Agreement between the City of Fort Stockton and West-Texas Roofing to Replace the Visitor Center Roof.

HODGES  
 WARNOCK  
 FALCON  
 PALILEO

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

**TENTH ORDER OF BUSINESS:**

10. Discuss/Act upon Pay Application No. 4 for \$86,424.24 for Work Performed by Onyx Contractors Operations, LP from December 1, 2020-December 31, 2020 regarding the Landfill Infrastructure, Cell I-1, and Cell IV-1 of the City of Fort Stockton MSW Type IAE and Type IV AE Landfill.

Motion was made, seconded and carried unanimously to Approve Pay Application No. 4 for \$86,424.24 for Work Performed by Onyx Contractors Operations, LP from December 1, 2020-December 31, 2020 regarding the Landfill Infrastructure, Cell I-1, and Cell IV-1 of the City of Fort Stockton MSW Type IAE and Type IV AE Landfill.

HODGES  
 WARNOCK  
 FALCON  
 PALILEO

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

**ELEVENTH ORDER OF BUSINESS:**

11. Discuss/Act upon the Acceptance of Manufactured Block Donated by Texas Australian Block and Builders as well as Permission to Install Block Base underneath the Current LED Sign.

Mayor Alexander requested this item be tabled until the proper donation form is executed to determine the total donation cost.

Motion was made, seconded and carried unanimously to Table the Acceptance of Manufactured Block Donated by Texas Australian Block and Builders as well as Permission to Install Block Base underneath the Current LED Sign.

HODGES  
 WARNOCK  
 FALCON  
 PALILEO

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

**TWELFTH ORDER OF BUSINESS:**

12. Questions from the Media.

There was no media present for the meeting; however, Mayor Pro-Tem Falcon took this as an opportunity to introduce Jalen Falcon Regional Representative for Newly

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Elected Congressman Tony Gonzales.

**THIRTEENTH ORDER OF BUSINESS:**

**13. Adjourn.**

There being no further business, motion was made, seconded and carried unanimously to adjourn the Regular Meeting @ 6:34 p.m.

  
\_\_\_\_\_  
Joe Chris Alexander, Mayor

ATTEST:  
  
\_\_\_\_\_  
Marina A. Cantu, City Secretary

HODGES  
WARNOCK  
FALCON  
PALILEO

	MOVED	SECONDDED	VOTED AYE	VOTED NAY
HODGES			X	
WARNOCK	X		X	
FALCON	X		X	
PALILEO			X	