

CITY OF FORT STOCKTON, TEXAS

MINUTES OF: REGULAR CITY COUNCIL MEETING
DATE OF MEETING: APRIL 10, 2023
TIME OF MEETING: 5:30 PM
PLACE OF MEETING: 121 WEST SECOND STREET FORT STOCKTON, TX 79735

ROLL CALL WAS ANSWERED BY COUNCIL MEMBERS:

PRESENT: JAMES WARNOCK, JOE CHRIS ALEXANDER, PAUL CASIAS, RUBEN J BERNAL, RUBEN FALCON

ABSENT: DARREN HODGES

CITY MANAGER: FRANK RODRIGUEZ III
CITY SECRETARY: MARINA CANTU
CITY ATTORNEY: PUJA BOINPALLY

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

Mayor Joe Chris 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 Joe Chris Alexander gave the Invocation.

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

PRESENTATIONS:

1. **Alex Gonzalez with BioCatters, LLC----**
 - Update on Blue Ridge Farms

Alex Gonzalez of Biocatters submitted a concept letter to the Department of Energy; however, he was advised they did not meet the requirements.

He advised City Council the government is looking for Renewable Energy Projects.

The Blue Ridge Property Lease Agreement is in place.

BioCatters received notice from Forge Energy that they are going to bury a pipeline. The information received was forwarded to the City Attorney and City Manager for review.

There is an existing Surface Use Agreement in place with the City of Fort Stockton, which states that they will pay at a rate of \$22 per rod. However, they offered to pay \$30 per rod. The going rate per rod is approximately \$800.

Forge Energy will add a six-inch line which is estimated at an amount of \$28,000 to \$29,000 for the City of Fort Stockton.

He stated the City Attorney and City Manager should have the final approval; it should not require Council's approval since the agreement is already in place.

City Council reached a consensus to review the current rates of the agreement for the best value for the City of Fort Stockton.

There is an agreement that Battalion should maintain the roads and cattle guards; however, they have not been maintained. They should have the issue resolved within the next 60 days.

County Road 109 is approximately 4 miles from the Pecos Highway to the entrance of the City property. They have paved approximately 3.8 miles of this road with plans to pave the remaining portion of the road.

2. **Economic Development Corporation Executive Director Remie Ramos---**

• FY 2022-2023 Second Quarterly Report

The Employment Rate has increased to over 685 jobs.

The Unemployment Rate for the Permian Basin area runs significantly lower than the State and United States.

The Sales Tax up 40.09% for the year to date.

Business Recruitment Projects: 17 total contracts

Highlights include:

- Retail Development for IH-10/Hwy 18 7-D Exxon Sale &
- Redevelopment (Voluntary Annexation) Hydrogen HUB
- Project with Siemens and MMEX
- Grid United is a large energy scale project that will take the transmission line from Bakersfield to El Paso, the first ERCOT connection going to the western grid. They leased a yard and are working on their letter of intent for the first half of the project.
- Sears Building-Under Contract with a retailer. Hopefully they can press release the name within the next 30 days.
- IH-10 Pipe Yard has been leased and they will be moving the pipe for them by rail.
- Spaceport - All permits and leases in place.
- Coliseum Chute Relocation

Business Retention Projects: 10 total projects

Highlights Include:

- Trampoline moved to the old Funky Junk location behind K-Bob's. She has increased her classes from 4 to 8.
- Casterly Rock Storefront Project
- Advanced BioCatalytics Expansion Project
- Glitzy Brew Expansion Project with the plan to diversify their business.

Commercial Building Report:

- We are down 5 buildings.
- G Force relocated and they already have a new tenant in the building.
- Blade and Company is a new barbershop going into the downtown property.
- TTA's lease expired; however, they renewed the lease.
- Freddy's Cleaners sold and is under construction.

Residential Report:

- Rentals Available: 48 houses, 2 Duplexes, 21 Apartments
- Listings Available: 58 houses, 3 by owner, 16 with the ETJ
- Construction: 4 New

Ongoing Projects: 5 projects

- Gene Cummings Park Irrigation - The sprinkler system equipment has been delivered and will begin installation within the next 30 days. They are waiting on the reclamation equipment. There will be an alternative source when we are not collecting water from the spray park.
- Gene Cummings Solar Lighting - 14 new pole mounted lights that are all inclusive have been approved and ordered.

- Gene Cummings Basketball Pavilion - Construction is complete and they are working on surfacing and painting the stripes.
- Gene Cummings Restroom Remodel - The roof has been replaced and the concession stand has been demolished and they are renovating the restrooms.
- Convention Center Remodel & Additional AC

Special Events:

Hosted:

- January - Hwy 67 Freight Corridor/Railroad Meeting
- February - Permian Road Safety Coalition Quarterly Meeting

Participated:

- March - Michigan University Students Renewable Energy Study
- February - Chamber Banquet
- January - FSHS Career & Technical Education Board
- March - Comanche Springs Rodeo and Placer Program Launched (Allows us to track consumers by cell phone data, allows us to know how many consumers there are at any given point, it shows the rise and decline, how long they stayed, where they came from and where they went.

ORDINANCE:

3. Discuss/Act upon Ordinance No. 23-106, An Ordinance Amending Chapter 6 of the Code of Ordinance of the City of Fort Stockton Titled Buildings and Building Regulations*, Article VI. Moving of Structures* and Repealing all Other Ordinances or Portions Thereof in Conflict, A Severability Clause and Providing for its Publication and Effective Date. (City Mgr.)

City Manager Frank Rodriguez III explained the permits are typically handled by the Code Enforcement Department; therefore, this Ordinance would move the responsibility of the nonrefundable permit fee to the Code Enforcement Department.

Motion was made by Council Member Ruben J Bernal, seconded by Council Member James Warnock, and carried unanimously to approve Ordinance No. 23-106, An Ordinance Amending Chapter 6 of the Code of Ordinance of the City of Fort Stockton Titled Buildings and Building Regulations*, Article VI. Moving of Structures* and Repealing all Other Ordinances or Portions Thereof in Conflict, A Severability Clause and Providing for its Publication and Effective Date. Council Member James Warnock, Mayor Joe Chris Alexander, Mayor Pro-Tem Paul Casias, Council Member Ruben J Bernal, Council Member Ruben Falcon voted aye.

RESOLUTION:

4. Discuss/Act upon Resolution No. 23-110R, A Resolution Declaring Certain Property as Surplus and Authorizing the Disposition Thereof. **(City Mgr.)**

City Manager Frank Rodriguez III explained last week City Council authorized the auction of 12 vehicles belonging to the City of Fort Stockton. This Resolution would declare these vehicles as surplus and authorize for the disposition thereof.

Motion was made by Council Member Ruben J Bernal, seconded by Mayor Pro-Tem Paul Casias, and carried unanimously to approve Resolution No. 23-110R, A Resolution Declaring Certain Property as Surplus and Authorizing the Disposition Thereof. Council Member James Warnock, Mayor Joe Chris Alexander, Mayor Pro-Tem Paul Casias, Council Member Ruben J Bernal, Council Member Ruben Falcon voted aye.

CONSENT AGENDA:

5. All matters listed are considered to be routine by the City Council and will be enacted by one motion. If discussion is desired, that item will be removed from the Consent Agenda and considered separately.

Minutes: (Mayor)

- Regular Meeting Minutes of Fort Stockton City Council, 03/27/2023
- Regular Meeting Minutes of Keep Historic Fort Stockton Beautiful Board, 03/01/2023
- Regular Meeting Minutes of Historical Landmark Commission, 03/01/2023
- Regular Meeting Minutes of Economic Development 4-A Corporation, 02/16/2023
- Regular Meeting Minutes of Economic Development 4-B Corporation, 02/16/2023

Accounts Payable Grand Total: \$213,599.71

Motion was made by Council Member Ruben Falcon, seconded by Council Member Ruben J Bernal, and carried unanimously to approve Consent Agenda, as presented. Council Member James Warnock, Mayor Joe Chris Alexander, Mayor Pro-Tem Paul Casias, Council Member Ruben J Bernal, Council Member Ruben Falcon voted aye.

REGULAR BUSINESS:

6. Discuss/Act upon Water Treatment Chemicals and Filters Agreement between the City of Fort Stockton and Alpha Water Resources, LLC. **(City Mgr./R.O. Plant Sup.)**

Assistant City Manager Jesse Gonzales, Jr. explained this is the Water Treatment Chemicals and Filters Agreement for the bid awarded to Alpha Resources, LLC during the previous Council Meeting.

The agreement was drawn up by City Attorney Puja Boinpally.

Motion was made by Council Member James Warnock, seconded by Council Member Ruben J Bernal, and carried unanimously to approve Water Treatment Chemicals and Filters Agreement between the City of Fort Stockton and Alpha Water Resources, LLC. Council Member James Warnock, Mayor Joe Chris Alexander, Mayor Pro-Tem Paul Casias, Council Member Ruben J Bernal, Council Member Ruben Falcon voted aye.

7. Discuss/Act upon Amended Contract Agreement between the City of Fort Stockton and Matthies-Bennett Pecos County 4-H Scholarship Auction scheduled for April 15, 2023. (Asst. City Mgr.)

Assistant City Manager Jesse Gonzales, Jr. explained this Agreement coincides with Resolution No. 23-110R.

He explained that the Amended Contract Agreement authorizes Matthies-Bennett Pecos County 4-H Scholarship Auction to auction off 12 vehicles on behalf of the City of Fort Stockton and allowing them to retain a portion of the proceeds for their Scholarship Program.

Motion was made by Council Member James Warnock, seconded by Council Member Ruben Falcon, and carried unanimously to approve the Amended Contract Agreement between the City of Fort Stockton and Matthies-Bennett Pecos County 4-H Scholarship Auction scheduled for April 15, 2023. Council Member James Warnock, Mayor Joe Chris Alexander, Mayor Pro-Tem Paul Casias, Council Member Ruben J Bernal, Council Member Ruben Falcon voted aye.

8. Discuss/Act upon Awarding of Bid for Pest Control Services for City Buildings. **Bids Submitted:** *Brockman Pest Control, Durango Pest Control, Morgado Pest Control LLC* (City Mgr.)

Assistant City Manager Jesse Gonzales, Jr. explained Morgado Pest Control LLC out of San Angelo, Texas submitted the lowest bid for Pest Control Services.

He then provided references for Morgado Pest Control LLC.

He advised City Council of the following bids submitted: Morgado Pest Control LLC for \$498 a month, Brockman Pest Control for \$675 a month and Durango Pest Control for \$1,500 a month.

Council Member Ruben Falcon stated he would like to go with the local vendor.

Motion was made by Council Member Ruben Falcon, seconded by Council Member Ruben J Bernal, and carried unanimously to award the Bid for Pest Control Services for the City Buildings to Brockman Pest Control for \$675 a month. Council Member James Warnock, Mayor Joe Chris Alexander, Mayor Pro-Tem Paul Casias, Council Member Ruben J Bernal, Council Member Ruben Falcon voted aye.

9. Discuss/Act upon Solicitation for Proposals for Audio System at the City of Fort Stockton Convention Center. (City Mgr.)

City Manager Frank Rodriguez III explained this Request for Proposals is for the Main Hall which measures 12,750 Square Feet.

Motion was made by Council Member James Warnock, seconded by Mayor Pro-Tem Paul Casias, and carried unanimously to approve the Solicitation for Proposals for Audio System at the City of Fort Stockton Convention Center. Council Member James Warnock, Mayor Joe Chris Alexander, Mayor Pro-Tem Paul Casias, Council Member Ruben J Bernal, Council Member Ruben Falcon voted aye.

10. Discuss/Act Upon the Fiscal-Year 2023-2024 Budget Preparation Calendar. (City Mgr./Dir. of Fin.)

City Manager Frank Rodriguez III explained we would like to set the budget preparation calendar earlier this year to allow ample time to adopt our budget by the required deadline.

Motion was made by Council Member James Warnock, seconded by Council Member Ruben Falcon, and carried unanimously to approve the Fiscal-Year 2023-2024 Budget Preparation Calendar. Council Member James Warnock, Mayor Joe Chris Alexander, Mayor Pro-Tem Paul Casias, Council Member Ruben J Bernal, Council Member Ruben Falcon voted aye.

11. Questions from Media.

There were no questions from the media.

12. Adjourn.

Motion was made by Council Member James Warnock, seconded by Mayor Pro-Tem Paul Casias, and carried unanimously to adjourn the Regular City Council Meeting at 5:58 p.m. Council Member James Warnock, Mayor Joe Chris Alexander, Mayor Pro-Tem Paul Casias, Council Member Ruben J Bernal, Council Member Ruben Falcon voted aye.



Joe Chris Alexander, Mayor

ATTEST:



Marina A. Cantu, City Secretary