

CITY OF FORT STOCKTON, TEXAS

MINUTES OF: REGULAR CITY COUNCIL MEETING
DATE OF MEETING: JUNE 8, 2021
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, PAM PALILEO, DARREN HODGES, PAUL CASIAS,
RUBEN FALCON

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

Mayor Pro-Tem Casias called the Regular Meeting to order a 5:30 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 Pro-Tem Casias 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.”

PRESENTATIONS:

1. Chief Appraiser Sam Calderon III, RPA with Pecos County Appraisal District---

- Explanation of Estimated Tax Value of property located within the City of Fort Stockton.

Chief Appraiser Sam Calderon III, RPA with Pecos County Appraisal District advised City Council the purpose of this presentation was to explain the appraisal process conducted by the Pecos County Appraisal District.

He advised everyone the Pecos County Appraisal District is located at 201 N. Main Street.

He introduced his appraisers:

- Allison Alfaro, Real Estate Appraiser
- Bernice Mondajano, Real Estate Appraiser

He played a video available on the Pecos County Appraisal District's Website which stated the following:

Appraisers don't set tax rates. Appraisers don't chase tax dollars. An appraiser is interested in fairly determining property values. Property Tax is determined by the following formula:

$$\text{Assessment Rate} \times \text{Value} \times \text{Tax Rate} = \text{Property Tax}$$

Appraisers only affect the value variable.

Imagine you are in a restaurant with two friends. One orders a hotdog, one a plate of caviar and you order a steak. The waiter comes to the table with a bill for \$100.00, but he doesn't know how much each of you should pay. If everyone pays the same, the guy who ordered caviar might be happy. What about the guy who ordered a hotdog? Enter appraisers. The food is your property. Just like these meals some peoples property is worth more than others. It's the appraiser's job to determine how much each property is worth. The appraisers put a value on property to ensure fairness and equity.

After the appraiser determines the value of each property, local governing bodies will set their budgets for the coming year. They set the tax rate in order to produce the dollars needed for their budgets. The value of a property does not affect the amount of property tax needed.

The sum total of all these budgets is a set number that has to be divided amongst all the property owners. So even if the value of everyone's property was cut in half the tax rate would be raised in order to generate the same amount of tax revenue. Appraisers do not set taxes; they determine the values.

Appraisers are graded on their performance. There is a detailed system to get accurate valuations.

Appraisers look at similar properties that have sold, their sale prices and the terms and conditions of each sale. That's the reason your home won't just be compared to the place next door. Studying things like square footage, age and location helps appraisers determine how comparable another property is to yours. Even seemingly small details like an extra bathroom or finished basement can result in significant differences in value. Appraisers maintain a thorough database of real estate information to make this process as precise as possible.

Changes in value are typically the result of local real estate sales or major changes to a property. Remodel a kitchen or finish a basement and your property's value could increase.

When you see your home's value you can rest assured that the number has not been drawn out of a hat nor generated with anything but equity and accuracy in mind. Appraisers are here to help.

RECAP HOW THE SYSTEM WORKS

- An appraisal district in each county sets the value of taxable property each year. The chief appraiser is the appraisal district's chief administrator and is responsible to a board of directors for its operation.
- An appraisal review board (ARB) settles any disagreements between you and the appraisal district about the value of your property.
- Local taxing units, including the county, cities, school districts, and special districts, decide how much money they will spend each year. This in turn determines the tax rate they need to set and the total amount of taxes that you and your neighbors will pay.

The system has four stages: valuing the taxable property, protesting the values, adopting the tax rates, and collecting the taxes.

CONSTITUTIONAL STANDARDS

1. Taxation must be equal and uniform.
2. With some exceptions, all tangible property must be taxed on its January 1 market value.
3. All property is taxable unless federal, state, or local law provides an exemption for it.
4. Each property in a given appraisal district must have one appraised value.
5. Property owners have a right to reasonable notice of increases in appraised property values.

PCAD VALUATION PROCESSES

- Establish January 1 accurate and equitable Market Value
- Building Permits (August 1 - January 15) Reappraisal
- (January 15 - April 15)
- Residential and Commercial Model Development
 - Residential Neighborhood
 - Commercial Land Market Area (LMA) and Improved Market Area (IMA)
- Business Personal Property
 - Site visits
 - Rendition Form
- Three Approaches to Value
 - Cost Approach
 - Sales Approach
 - Income Approach

Historical Property Value Studies Texas Comptroller**FSISD Residential**

Year	Local Tax Roll Value	PVS Value	Ratio
2015	\$231,081,970	\$233,086,514	0.9914
2017	\$246,700,870	\$324,905,663	0.7593
2018	\$264,133,020	\$348,322,590	0.7583
2019	\$285,221,290	\$388,003,387	0.7351
2020	\$344,443,750	\$455,252,115	0.7566
2021	\$396,027,228	\$455,252,115	0.8699

Online forms are also available on the website

In order to be in compliance the Appraisal District has to be within 95% on their audit.

If they are out of compliance, the property will be given the state value. The appraisal district has to be at Market Value because it affects school funding. The schools are dependent upon the property values.

He does not have access to Warranty Deed Vendor Liens.

The Appraisal District is currently Protesting 2020.

Council Member Falcon inquired what would happen if the Appraisers were out of compliance.

Chief Appraiser Calderon explained he would have to notify the Board of Directors that they did not get local value. They would be given a grace period; however, if in 4-5 years they were still out of compliance, they could come in and take over the Appraisal District. It would then be ran by the state.

He explained even if the property study was to remain at the 2020 values the Appraisal District is estimated to be at 86%.

Council Member Hodges commented that we should be 95%.

Chief Appraiser Calderon explained they protested the values in 2019 and lost. That was the first year they went to state value.

He has been asked what can be done and his response is to talk to your legislators. One of the issues is that the study takes samples. It would be beneficial to us if we could get that changed.

Council Member Falcon explained Retail is instant and Real Estate is slower moving.

Chief Appraiser Calderon explained the appraisal they conduct is a Mass Appraisal.

He explained the cost of materials have played a major role in the price of properties right now.

Council Member Falcon clarified that the City Taxes are the lowest taxes of the taxing entities.

Chief Appraiser Calderon explained it is important to review your information when you get the value of your property. They can make mistakes. Maybe they measured wrong, there are a number of variables that could be incorrect.

Any photos and information provided would help to ensure the values assessed are accurate.

Education is the first step to getting everyone to understand the process and working together for the common cause.

2. **Chief of Police Robert Lujan with Fort Stockton Police Department----**

• Statistics for May 2021

Service Calls Dispatched:	1046
FSPD	630
FSFD	11
PCEMS	138
PCSO	263

Investigations Initiated:	27
83 rd District Attorney	4
112 th District Attorney	1
County Attorney	17
Juvenile Probation	5

Accidents Worked:	35
Accidents (PD)	17

Total Arrests:	43
Assault – Family Violence	1
Burglary	1
Criminal Mischief	0
Criminal Trespass:	17
Disorderly Conduct	0
Driving While Intoxicated	2
Evading Arrest	0
Illegal Aliens	0
Murder	0
Possession of a Controlled Substance	3
Possession of Marijuana	2
Public Intoxication	5
Resisting Arrest	2
Theft	0
Warrants	4

Traffic Stops/Violations	216
Traffic Citations Issued	44
Traffic Stops (PD)	117

Misdemeanors	33
Felonies	6

The Police Department registered 46 sex offenders and issued 2 protective orders.

The Police Department is in the process of filling vacancies for the 2 administrative assistant positions.

The 11 and under girls' softball team did well, earning 3rd place.

3. **Convention and Visitor's Bureau Director Crystal Lopez---**

• Department Activity Report

CVB Director Lopez reported the Hotel Motel Taxes for the month of April for 2020-2021 was at \$97,251.34 which is down compared to April of 2019-2020 when they collected \$128,343.43.

The Visitor Center had 4,928 visitors in 2019 and 210 visitors in 2020. This decrease in visitors can be attributed to COVID. We have had 5,912 visitors so far for 2021. We are seeing a lot more visitors in Fort Stockton.

YEAR TO DATE VISITORS

2019 - 30,183

2020 - 12,794

2021 - 26,932

Council Member Hodges asked for clarification as to why there are more visitors but not as much revenue.

CVB Director Lopez explained that visitors are stopping in Fort Stockton on their way to the Big Bend and Alpine areas.

Council Member Falcon explained that Fort Stockton is currently at 50% revenue and should be at 75%. Although the reports look troubling, visitors are increasing, which will also increase our revenues. Hotels are being sold out on a daily basis.

HISTORIC FORT

April 2021 - 221

April 2020 - 0

ANNIE RIGGS MUSEUM

April 2021 - 213

April 2020 - 0

CVB HOSTED EVENTS

Reunion Festival - July 17, 2021

Main Street Dance - August 14, 2021

Far West Texas Utilities School - September 6-9, 2021

Mayor Pro-Tem Casias inquired if CVB could co-host golf tournaments. He suggested hosting family friendly events during the day which could include bouncing houses, waterslides and pin the tail on the donkey.

CVB Director Lopez explained that is how the Fall Festival came about. It was originally just a roping event that turned into a co-hosted event.

CVB FUNDED EVENTS

- Fort Stockton Water Carnival - July 15-17, 2021

PENDING CVB EVENT FUNDING REQUESTS

- **District 37 Tournament 11-12 & 10-11 - June 14-20, 2021**
- **Back to School Backyard Bash - August 14-15, 2021**
- **Torre Fuerte Music Festival - TBD**

CVB PROJECTS

- **Convention Center Renovation** - Meeting Rooms are awaiting carpet tile installation, AC Ducting to be dropped down into drop ceiling in Foyer, Work Room renovation almost completed.
- **Paisano Pete Landscaping** - New flowers have been purchased to be placed around Paisano Pete, but due to the storms lately they have not been planted, weather permitting landscaping project will begin this week.
- **Visitor Center Roof Repairs** - Visitor Center Roof Repairs is near completion the City Engineer has looked at the project. According to his report there are a couple of items that need to be looked at again and repairs before the last payment is completed.

They recently did a Texas Highways Ad Updates as well as updated their website at www.visitfortstockton.com.

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

- Department Activity Report

EDC Director Ramos presented a chart listing sales tax in communities around our area. He explained that Alpine and Marfa were the only two cities that showed a significant increase. This is because they are not Oil and Gas Dependent Communities.

Fort Stockton is only down 6 1/2% in comparison to our neighboring towns. Our diversified economy includes the Solar Projects in construction, the wind turbines being in rehabilitation, and the Rail Yards that are starting to see some traffic. The International Bridge is not open yet; however, we do have 2 places leased in the yard that are operational. Any diversification outside of Oil and Gas Industry takes us out of the dependency we see in a lot of our neighboring towns.

EDC PROJECTS

- **Burkes Outlet Grand Opening May 28, 2021**
- **Texas Pacifico rail work to be complete in 60 days Bridge open July 2021 302 E. Dickinson**
- **- Closed New business plans within 30 days.**
- **202 E. Dickinson - Desert Moon Liquor in Construction**
- **Grand Lux Apartments to start pre-leasing in 60 days**
- **Burrito Inn to open as V's**
- **New Funeral Home in Memorial Funeral Home Building**
- **Childs Corp purchase of M&W to training facility and office space**
- **GB & JB Properties - old print shop has 2 tenants**
- **Golliher Properties-Stop and Shop Exxon Rehab, Convenience Store, Hear Clinic 2 other**
- **Solar Farm**

- Pavo BESS first in county to start construction Q3
 - OnPeak Solar Construction all complete on 1 & 2 with 3 pending funding now
 - Working on several rail projects steel cement
 - Springhirst is waiting on SBA documents to close loan. Plans to City Code within month
 - Data Center inquires for sub stations and battery sites
5. **Public Works Director Aaron Ramos----**
- Department Activity Report

Public Works Director Ramos presented the following information:

WATER DEPT

Water Main Breaks Calls- 6

2= 12"

1= 8"

1= 6"

2= 4"

Year to Date Total is now 22 water main breaks.

Planned water line replacement projects this fiscal year include replacing water lines on Nelson St. between 10th and 13th St. and 2nd St. between Nelson and Water Streets. Those water lines are old 6" Cast Iron Lines. I want to thank Remie and EDC again for helping with funds for purchasing materials for doing upgrades on these commercial areas this year.

2020 Annual Water Quality Reports will also go out to our customers later on this month.

SEWER DEPT.

City Sewage Treated in May- 40,708,000 Gallons

Average Gallons Per Day of Treated City Sewage-1,313,000 MGD TDCJ Lynaugh Unit

Sewage Treated in May- 7,824,000 Gallons

Average Gallons Per Day of Treated TDCJ Lynaugh Unit Sewage-252,000 MGD

Sewer Line Backup/Line Flushing Calls and Requests- 22

RO PLANT

Water Treated and Produced in May- 95,361,000 Gallons Average Gallons Per Day Treated-3.1 MGD

GAS DEPT.

Needs to change out the remaining cast iron in our gas distribution system. This is about 5.9 miles. Replaced 1.1 miles of Cast Iron Lines in the month of May. Still lack about 4.8 miles.

SANITATION DEPT.

So far until the end of May, we have Replaced 1,219- 3 Yard Dumpsters out of 1,604 since 2015. That's 736 new dumpsters for Residential and 483 Commercial.

Still need to replace 385. We change out at an average of 150 to 170 dumpsters per year. Goal is to finish changing the remaining ones the next 2 to 3 years. Remember each new 3 Yard dumpster costs about

\$500 to \$600 each.

SANITATION ROUTE 1 COMMERCIAL AND RESIDENTIAL DUMPSTER COUNT:

RESIDENTIAL (332)	
<i>Needs to be Changed Out</i>	<i>Changed Out</i>
81	251
COMMERCIAL (122)	
<i>Needs to be Changed Out</i>	<i>Changed Out</i>
17	105
TOTAL DUMPSTERS: 454	

SANITATION ROUTE 2 COMMERCIAL AND RESIDENTIAL DUMPSTER COUNT:

RESIDENTIAL (285)	
<i>Needs to be Changed Out</i>	<i>Changed Out</i>
57	228
COMMERCIAL (250)	
<i>Needs to be Changed Out</i>	<i>Changed Out</i>
38	211
TOTAL DUMPSTERS: 535	

SANITATION ROUTE 3 COMMERCIAL AND RESIDENTIAL DUMPSTER COUNT:

RESIDENTIAL (395)	
<i>Needs to be Changed Out</i>	<i>Changed Out</i>
138	257
COMMERCIAL (220)	
<i>Needs to be Changed Out</i>	<i>Changed Out</i>
54	166
TOTAL DUMPSTERS: 615	

LANDFILL DEPT.

Current Landfill:

We received 1,070 tons of waste this past month. The remaining space we have will be for an additional 13,944 Tons. We usually receive an average of 1,000 to 1,200 Tons of waste per

month. So, at the current rate we are going this fiscal year, we have about 11-13 months of space left.

New City Landfill:

ONYX has completed Punch List. Hanson came two weeks ago to do final survey. AG Oilfield has built caliche access road from Moody Road to landfill entrance. They started on the buildings pad area and sometime at end of the month, start on perimeter road. AG Oilfield also installed a new fence between landfill access road and the South Pivot.

STREETS DEPT.

Have seal coated 1.7 miles and fog sealed 2.4 miles of city streets so far this year.

PARKS/CEMETERY DEPARTMENTS

The Matthew Quiroz Hero's Memorial Spray Park officially opened for the season to the public on Memorial Day weekend. It will remain open until the end of September.

Lannom Park water meter was upgraded from a 2" to a 4" in order to provide more water volume to its sprinkler system.

PUBLIC WORKS CONSTRUCTION CREW

Have finished remodeling CVB Director and Admin Assistant Offices at the CVB Event Center. Crew of 3 continue to work on the meeting/conference rooms finishing walls and installing new carpet.

Next projects this year will be to do some additional work at the new Recycling Center and New City Landfill.

CONSENT AGENDA:

6. 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, 05/25/2021
- Regular Meeting Minutes of Fort Stockton Convention & Visitor's Bureau, 04/16/2021
- Regular Meeting Minutes of Intergovernmental Recreation Board, 03/17/2021

Accounts Payable Grand Total: \$256,651.93

Motion was made by Council Member Ruben Falcon, seconded by Council Member James Warnock, and carried unanimously to approve Consent Agenda, as presented. Council Member James Warnock, Council Member Pam Palileo, Mayor Pro-Tem Paul Casias, Council Member Ruben Falcon, Council Member Darren Hodges voted aye.

REGULAR BUSINESS:

7. Discuss/Act upon Pay Application No. 2 totaling \$56,250.00 for Work Performed by AG Oilfield Services, Inc., which entailed the Completion of Phase I for Landfill Roadway located at 256 Moody Road, Fort Stockton, Texas 79735. (City Mgr./P.W. Dir.)

Public Works Director Aaron Ramos explained this project was divided in three phases.

Phase I has been completed, which was the area from Moody Road to the Entrance of the Landfill. They are ready to proceed with Phase II.

Motion was made by Council Member James Warnock, seconded by Council Member Pam Palileo, and carried unanimously to approve Pay Application No. 2 totaling \$56,250.00 for Work Performed by AG Oilfield Services, Inc., which entailed the Completion of Phase I for Landfill Roadway located at 256 Moody Road, Fort Stockton, Texas 79735. Council Member James Warnock, Council Member Pam Palileo, Mayor Pro-Tem Paul Casias, Council Member Ruben Falcon, Council Member Darren Hodges voted aye.

8. Discuss/Act upon Awarding of Bid for Qualified Purchaser to Purchase and Remove Bowling Equipment. **Bid Submitted: Bowling Parts, Inc./Tucker Bowling Equipment Co. (City Mgr./CVB Dir.)**

CVB Director Lopez explained one bid was received from Bowling Parts, Inc./Tucker Bowling Equipment Co.

This bid was for \$32,000.00 which includes all the bowling equipment, the Pinsetters and Lane Package, Lane Swiper, chairs, tables, bowling balls, bowling shoes, the returns, the actual equipment. She explained they would come and remove the uninstal the equipment and take the equipment.

Motion was made by Council Member Darren Hodges, seconded by Council Member Pam Palileo to award the Bid for Qualified Purchaser to Purchase and Remove Bowling Equipment to Bowling Parts, Inc./Tucker Bowling Equipment Co. for \$32,000.00.

Council Member Palileo asked when the equipment would be removed.

CVB Director Lopez replied the company should be here within the next couple of weeks to begin removing the equipment.

Motion carried unanimously to award the Bid for Qualified Purchaser to Purchase and Remove Bowling Equipment to Bowling Parts, Inc./Tucker Bowling Equipment Co. for \$32,000.00. Council Member James Warnock, Council Member Pam Palileo, Mayor Pro-

Tem Paul Casias, Council Member Ruben Falcon, Council Member Darren Hodges voted aye.

9. **Discuss/Act upon Solicitation of Bids for Construction of New City Landfill Shop Building Project. (City Mgr./P.W. Dir.)**

Public Works Director Ramos explained they would like to solicit bids for a Landfill Shop Building.

He stated the building would be 60 ft. x 60 ft.

Motion was made by Council Member Ruben Falcon, seconded by Council Member James Warnock, and carried unanimously to approve Solicitation of Bids for Construction of New City Landfill Shop Building Project. Council Member James Warnock, Council Member Pam Palileo, Mayor Pro-Tem Paul Casias, Council Member Ruben Falcon, Council Member Darren Hodges voted aye.

10. **Discuss/Act upon Purchasing Materials for the Replacement of Cast Iron Gas Line. (City Mgr./P. W. Dir.)**

Public Works Director Ramos explained they would like to Solicit Bids to Purchase Materials for the Replacement of Cast Iron Gas Line.

The Gas Department is currently replacing the Cast Iron Gas Line. They are expected to complete the 1.5 miles required by the Railroad Commission sometime next week.

The materials to be purchased are to replace the remaining 4.8 miles of the Cast Iron Gas Line.

Council Member Warnock inquired if bids were going to be re-solicited for someone to complete this project.

Public Works Director Ramos explained the Gas Department would complete the Replacement of the Cast Iron Gas Line.

Motion was made by Council Member James Warnock, seconded by Council Member Pam Palileo, and carried unanimously to approve Solicitation of Bids for Purchasing Materials for the Replacement of Cast Iron Gas Line. Council Member James Warnock, Council Member Pam Palileo, Mayor Pro-Tem Paul Casias, Council Member Ruben Falcon, Council Member Darren Hodges voted aye.

Mayor Pro-Tem Casias recessed from the Regular Meeting to Convene into Executive Session at 6:50 p.m.

EXECUTIVE SESSION:

11. **City Council may Convene in Closed Session in Accordance with Texas Meetings Act, Texas Government Code, Concerning Attorney-Client Matters (Section 551.071); Deliberation regarding Real Property (Section 551.072); Deliberation regarding Prospective Gifts (Section 551.073); Personnel Matters (Section 551.074); and/or Deliberation regarding Security Devices (Section 551.076):**
- a. Deliberation regarding Real Property known as the North Portion (2,029.00 sq. ft. more or less) of Lot 10, Block 241, ORIENT ADDITION, Fort Stockton, Texas 79735. (Three-Way Street Intersection of N. Alamo St., E. Railroad Ave. and E. 14th Street located south of the South Orient Railroad right-of-way.)

Mayor Pro-Tem Casias closed Executive Session to Reconvene into the Regular Meeting at 7:07 p.m.

REGULAR BUSINESS CONTINUED:

12. Reconvene into Open Session Pursuant to Texas Government Code Section 551.102 & Take Action, if any, on Matters Deliberated in Executive Session:
- 11a. Deliberation regarding Real Property known as the North Portion (2,029.00 sq. ft. more or less) of Lot 10, Block 241, ORIENT ADDITION, Fort Stockton, Texas 79735. (Three-Way Street Intersection of N. Alamo St., E. Railroad Ave. and E. 14th Street located south of the South Orient Railroad right-of-way.)

Motion was made by Council Member Ruben Falcon, seconded by Council Member Pam Palileo, and carried unanimously to Motion to Authorize the City Manager and City Attorney to Visit with the Property Owner Concerning the North Portion (2,029.00 sq. ft. more or less) of Lot 10, Block 241, ORIENT ADDITION, Fort Stockton, Texas 79735. (Three-Way Street Intersection of N. Alamo St., E. Railroad Ave. and E. 14th Street located south of the South Orient Railroad right-of-way.) Council Member James Warnock, Council Member Pam Palileo, Mayor Pro-Tem Paul Casias, Council Member Ruben Falcon, Council Member Darren Hodges voted aye.

13. Questions from the Media.

Media had already departed from the meeting.

14. Adjourn.

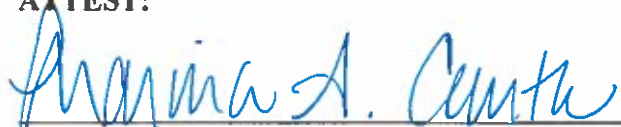
Motion was made by Council Member Pam Palileo, seconded by Council Member Ruben Falcon, and carried unanimously to adjourn the Regular City Council Meeting at 7:09 p.m. Council Member James Warnock, Council Member Pam Palileo, Mayor Pro-Tem Paul Casias, Council Member Ruben Falcon, Council Member Darren Hodges voted aye.



Joe Chris Alexander, Mayor



ATTEST:



Marina A. Cantu, City Secretary

