



**CITY COUNCIL WORK SESSION MINUTES
CITY OF ODESSA, TEXAS**

April 11, 2023

On April 11, 2023, a work session meeting of the Odessa City Council was held at 3:00 p.m., Council Chamber, fifth floor, City Hall, 411 W. 8th St., Odessa, Texas.

City Council present: Mayor Javier Joven; Council members: Mark Matta, District One; Steven P. Thompson, District Two; Gilbert Vasquez, District Three; Greg Connell, District Four; Chris Hanie, District Five; and Denise Swanner, At-Large.

Staff present: Norma Aguilar-Grimaldo, City Secretary; Agapito Bernal, Interim City Manager; Dan Jones, Interim City Attorney; and other members of City staff.

A quorum being present, Mayor Joven called the meeting to order, and the following proceedings were held:

Council member Swanner gave the invocation.

Colorado River Municipal Water District (CRMWD) update. Cole Walker, CRMWD General Manager, provided background on CRMWD. Its mission was to maintain adequate water supply. He reviewed the drought conditions and precipitation outlook which had a normal rainfall. The inflow of surface water was highlighted with Lakes Spence, Thomas and Ivie. All three lakes have a combined 27% capacity. There were two groundwaters at Ward and Winkler Counties with 64 wells. There was acreage that was not developed. Mr. Walker reviewed the modeling for summer peaking. In 2021, the average water deliveries were down. In 2022, Odessa had 7.7 billion gallons of water delivered. He provided the history of water delivery. The projected operations were reviewed and did not anticipate limiting deliveries. The current projects were reviewed that included a project on 42nd St. of pipeline replacement at a cost of \$5.4 million. The total current projects had a cost of \$22.5 million. He discussed the future projects that included system maintenance, expand the Ward County system, expand the Winkler County Well Field and seek additional water sources. The 42nd St. project had a 30 month completion time.

Discuss to approve Performance Services Inc. (PSI) as an Energy Services Provider and allows Interim City Manager to contract with Performance Services, Inc. following Texas Local Government Code 302.001 and TIPS contract number \$170103. Jenna Shadowitz, PSI Business Development Manager, introduced Ryan Quigley, Water and Wastewater Specialist; Sai Ganesan, Lead Engineer; and Chip Woods, Business Development Manager. She provided an overview and Texas references of PIS. PSI's delivery method had no change orders, vendor neutral, and the City picked all the subcontractors for the project. Odessa priorities were replacement of existing water meters with Advance Metering Infrastructure, proactive water distribution monitoring, Wastewater Treatment Plant upgrades, LED light conversions in all city buildings, and elevated storage tank. Each of the project's needs and benefits were reviewed. PSI provided in-house community engagement and guaranteed performance. Council member Thompson asked about the financing. Ms. Shadowitz stated that the financing was through a third party company and explained the process which used the city's credit rating. The next phase was to provide an investment grade audit on the five projects. Mr. Woods explained that a third party vendor was hired to handle the testing on the water meters. He stated that there was

little risk to the City. The time frame would depend on the scope of work. PSI was paid on construction with a percentage. Council member Hanie stated that small companies could be utilized on the projects.

Discuss Industrial District agreements 1-B and 1-C. Jeff Russell, ODC Vice President, stated that the Council has extended the two contracts. He met with Grow Odessa and the Appraisal District on the proposed modifications. He reviewed the proposed changes that included to include paying impact fees if required and be subject to taxes. Mr. Jones stated that there was a third party that collected the taxes from the industrial districts. It acted as a collection agency and the payments went to the City. Mr. Russell suggested it be done through the normal process. Council had a consensus with the proposed changes. Eddy Shelton was concerned with paying the taxes if the property was not sold and undeveloped. Mayor Joven stated that industrial districts received City services. Grow Odessa has been a good partner and the City was land locked with the Ector County Assistance District. Chris Terry, Attorney, stated that Grow Odessa was not paying in lieu of taxes if it was undeveloped. He did not agree with Grow Odessa paying if it was undeveloped property as proposed in the change of Section 4.01(d) of the contract. Council member Matta stated that any other developer had to pay property tax inside the city. Mr. Russell stated that the City maintained the roads and responded to fire which enhanced the value of the property. Council member Thompson was not in favor of Grow Odessa paying with the change in Section 4.01(d). Council had a consensus of a term of ten years for the contract and the proposed changes.

Discuss accepting State of Texas grant funds via SB 8 Emergency Medical Services (EMS) Workforce Recruitment & Retention Program. Cody Ritchie, Assistant Fire Chief, stated that a grant would absorb costs of \$8,000 per student for paramedic training and \$2,000 for EMT training. The grant was a total of \$71,550 for nine students.

Remove from the table presentation - Sports Complex Development Feasibility Study findings/recommendations. Motion was made by Council member Matta and seconded by Council member Thompson to remove from the table the sports complex feasibility study presentation. The motion was approved by the following vote:

Aye: Joven, Matta, Thompson, Vasquez, Connell, Hanie, and Swanner
Nay: None

Jason Boudrie, Synergy Sports Global, provided the findings of the feasibility study. There was a viable location for the indoor sports and field complex. The survey results had indoor basketball, indoor volleyball, batting cages and baseball fields as top results for the complex. Five potential site locations were assessed, and each site was reviewed. It was determined that the design be an indoor facility with outdoor fields. He did not recommend ice sports in the first phase. He reviewed the facility design with a recreation center at a cost of \$9.2 million. He reviewed the operational costs. Other options included a portable indoor track at a cost of \$14 million plus \$1.5 million for the track, or a permanent track with two sheets of ice at a cost of \$15 million. The options and costs were discussed with the recreation room, track, and ice rinks. He stated that the ice rinks did not have enough support to cover the operating costs. Future expansion included the incorporation of fields with playgrounds, baseball fields, sport training complex and multipurpose fields with operating costs. The complex could be 60 acres with future expansion of 90 acres. He reviewed the pros and cons of the five site options. Mr. Boudrie recommended to develop an indoor facility option for indoor track and six courts at \$14 million, develop outdoor fields as Phase II for additional \$10 million, develop the parks and recreation programs, and

consider the ice rinks as part of a future phase. The order of site recommendations were Parks-Bell Ranch, ICA owned land, McKnight Family Ranch, I-20 and Loop 338, and I-20 and Hwy. 385. The visitor impact was projected at 150,000 to 200,000 and hotel room nights between 15,000 – 20,000. The projected economic impact was reviewed. He reviewed the funding options that included a public private partnership, leaseback, and use agreements. Mr. Boudrie stated that the next step was to assign the project to a sub-committee to continue analysis. The development time was 12 months. Mayor Joven stated that the options have its challenges and should be narrowed down with consideration of infrastructure, roads, costs and right-of-way.

Discuss amending the Police budget to include cost of Axon’s Officer Safety Plan.

Mike Gerke, Police Chief, stated that the request was to amend the Police budget for \$630,261.95 to pay for the Axon technology. Council had a consensus to move forward.

Discuss proposed procedures for selling City of Odessa real property. Motion was made by Council member Thompson and seconded by Council member Matta to table the procedures for selling City of Odessa real property.

The motion was approved by the following vote:

Aye: Joven, Matta, Thompson, Vasquez, Connell, Hanie, and Swanner
Nay: None

Motion was made by Council member Swanner and seconded by Council member Vasquez to adjourn the meeting. The motion was approved by the following vote:

Aye: Joven, Matta, Thompson, Vasquez, Connell, Hanie, and Swanner
Nay: None

The meeting adjourned at 5:34 p.m.

ATTEST:

APPROVED:

Norma Aguilar-Grimaldo, TRMC, CMC
City Secretary

Javier Joven
Mayor