



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

April 25, 2023

On April 25, 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 Thompson gave the invocation.

Discover Odessa Quarterly Report. Monica Tschauner, Discover Odessa, reported on January - March 2023 activities. There was \$5,898,492 total economic impact, 27 total groups, 48,388 attendees and 2,916 hotel nights. She reviewed the groups assisted and upcoming events. Marketing, social media, kiosk, website and the e-newsletter have increased in performance. She highlighted the teams that held events in Odessa.

Presentation on asphalt paving. Ed FitzGerald, Angelo Benedetti, explained the asphalt recycling process as a one path system as it was recycled on site. Advantages of the process included the price which was 25% to 30% less and the speed of a one day process. He explained the step by step process with no traffic jam and the quality of the materials. Al Benedetti, President Benedetti, gave the history of the company and it was a 100% recyclable pavement. The process was done in many states and other countries and approved by the Federal Highway Association. The longevity of the project was over ten years. It did not danger or affect the base. Mr. Thompson stated road projects were identified for reconstruction and suggested to meet with the Interim City Manager. Council member Hanie asked that a city road be tested as our community has strong heat. Mr. FitzGerald stated that the next step was to meet with the Street Department. Mr. FitzGerald stated that the company sells machines and service.

Discuss rejecting bids for the remodel of the Odessa Police Department's first floor men's and women's restroom. Mike Gerke, Police Chief, stated that the two bids received were over the estimated cost. He recommended that the bids be rejected. The renovation was for cosmetic and no plumbing. There was no asbestos.

Mayor Joven stepped out from the Council Chambers at 3:36 p.m.

Discuss proceeding to the final application for three TxDOT 2023 Transportation Alternative projects. Yervand Hmayakyan, City Engineer, stated that there were three projects eligible for TxDOT grants. The projects were 87th St. sidewalk, Sherwood Park pedestrian signals, and Wildcatters Trail. If the grants were awarded, the City would cover the cost and be reimbursed by TxDOT after the projects were complete. Council member

Thompson stated that the Wildcatters Trail was a terrific project that improved the quality of life. Council member Swanner stated that the trail would tie Odessa and Midland and were working together. Council member Matta stated that the trail would provide safety, and bring running and cycling events. Council member Connell stated it was an alternate multi-purpose use project.

Presentation on Hotel Occupancy Tax Fund. Scott Joslove, President of the Texas Hotel & Lodging Association, stated that the Hotel Occupancy Tax was dedicated taxes for certain purposes under State law. He stated that there was a two part test if the funds could be used. It must be expended directly that promoted tourism and hotel activity and meet statutory categories.

Mayor Joven returned to the Chamber at 3:52 p.m.

The categories were: convention center, registration of convention delegates, advertising and promotion, promotion of the arts, historical restoration and preservation, sporting related events, sporting related facilities, tourism related shuttles or tourism related signage. He discussed each category. Mayor Joven had requested the unspent funds reported from the recipients. He stated that some funded events may not produce heads in beds as there were no counts or economic impact data. He stated it was difficult to make an assessment with limited information. Mr. Joslove stated that it should be a partnership with the City and the recipients. He suggested a post event form with specific information request for tourism impact and revenue. He suggested the form include actual numbers and dollars spent, marketing expense and the use of the profits. Mayor Joven stated that there may be a need to raise the occupancy rate as the city was exploring a sports complex. A hotel motel tax rate could be established for the sports complex. Mr. Joslove explained Chapter 334 from the Local Government Code on the use of a 2% tax for certain facilities but required voter approval. The Hotel Occupancy funds were not restricted and could be awarded to nonprofit organizations and/or for profit organizations. He suggested to base the grant award on impact. Mr. Joslove stated that investing in marketing was a good use of the funds. He stated that the events be expanded into more than one day to increase the impact. Mayor Joven stated a special council meeting for a resolution to support a 2% hotel tax on May 2 at 6 p.m.

Discuss the property at Rochester Ave. and the options which can be taken with that property. Mr. Jones stated that Rhodes had not done anything with the Rochester Ave. property. There were possible options but needed infrastructure at a cost of \$1.2 million. Merita Sandoval, Director of Community Development, stated that the area could provide for 42 houses. She suggested an RFP for developers. The City could reimburse a portion of infrastructure cost to developers, a specified type of houses could be provided, and a portion of homes could meet CDBG requirements. Council member Matta stated it was a way to provide an incentive to the builder to develop the property. Council had a consensus to explore ideas and consider zero scaping.

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

Mr. Jones proposed procedures for selling city properties with an auction, seal bid or real estate broker. JoAnn Samaniego, Director of Purchasing, stated that an RFP could be used to sell the property. Mr. Jones stated an RFP could be for a real estate broker. Council member Thompson suggested to provide zero scape on the land on University. Council had a consensus to have an RFP for a real estate broker by May 9. Joe Tucker, Assistant City Engineer, stated that state law allowed selling right-of-way to the adjacent owner which did not require a bid.

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 4:52 p.m.

ATTEST:

APPROVED:

Norma Aguilar-Grimaldo, TRMC, CMC
City Secretary

Javier Joven
Mayor