



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

June 13, 2023

On June 13, 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, 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 Hanie gave the invocation.

Executive Session: As authorized by the Texas Government Code Section 551.071(2) (Consultation with Attorney), the City Council may adjourn into executive session to: Discuss a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter, with the City Attorney and the attorneys hired by the City of Odessa. Motion was made by Council member Thompson and seconded by Council member Matta to go into executive session under 551.071(2). The motion was approved by the following vote:

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

Mayor Joven stated no action was taken in executive session.

Motion was made by Council member Swanner and seconded by Council member Connell to return from executive session. The motion was approved by the following vote:

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

Council member Thompson entered the Chamber at 4:13 p.m.

Presentation and discuss the Betenbough – Windmill Crossing Parks. Dustin Eggleston, Betenbough, stated that 288 acres was annexed, Windmill Crossing. Betenbough was excited about the opportunity of a park system to be paid by the homeowners in perpetuity. He showed a map with two pocket parks on the western portion of the land. Park connectivity would be improved with sidewalks. An amended plat was resubmitted. Kimley Horn would facilitate the park design. Betenbough would maintain the Public Improvement District (PID) and would deed to the City after it was self-sufficient. The pipeline easement would be left unimproved but mowing and trash pickup would be needed. There was no agreement with the pipeline company. Council member Thompson stated it

was a problem if it would not be maintained. Council member Swanner asked about the one park for the subdivision and how it changed to pocket parks. Mr. Eggleston stated there was no commitment to the one park. The 60 acre basin would be utilized at its natural state with no improvements. Council member Thompson understood that the drainage basin would be green space when it was first presented. Mr. Eggleston stated that there would be a total of 1,184 homes for the subdivision and it was broken up in two sections. The eastern portion was under design. Mayor Joven stated that the annexation was done as a whole and wanted the whole plat for the area. He asked about the setback from the pipeline easement. Mr. Eggleston stated that the PID would be an operation and maintenance PID and would benefit the homeowners. Carl Zant, Betenbough President, had no intention to delay improvements but there was no intent to build out the 60 acre basin as a park. He stated that customers wanted pocket parks. Council member Thompson stated that the basin was an eye soar. Mr. Eggleston reported that the price would be too high if the basin was developed. The target price for the property assessment was \$0.15 to \$0.18. Betenbough was cognizant of not to over burden the homeowner. He wanted to commence the project as expediently as possible as there were delays at the beginning of the project. Council member Matta stated the presentation sounded as if Council was opposed. He has reviewed studies and Council was aware that North Odessa was underserved in parks. He wanted to see the best process to provide the parks. Mr. Eggleston stated that there were delays with County negotiations. Mayor Joven stated that the City helped with the process. Betenbough could not leave the county which caused the delays. He stated that there was no service agreement signed and the plats were in pieces. Council wanted to see the project to the end, but the requirements must be met. Tom Kerr, Director of Public Works, stated that the traffic study was being done for the entire area. He had concerns on the eastside of the area due to the Loop 338 study with possible right-of-way expansion. TxDOT would purchase some of the property with the expansion. Elizabeth Shaughnessy, Director of Development Services, stated that the preliminary plat could be modified, and notes could be added on the plat with conditions. Mary Petty, Attorney, stated a development agreement was needed and plats to be included in the agreement. Council had a consensus to work on the development agreement to include the payment of the performance bond and traffic study, Mr. Zant was concerned that the people would lose jobs if the project was not resolved in a month. Mayor Joven stated it would be added to the June 20 special council meeting agenda.

Motion was made by Council member Matta and seconded by Council member Thompson to suspend the rules and move to Item 6. The motion was approved by the following vote:

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

Discuss Public Improvement Districts (PIDs), the administrative process, the costs of PIDs, and other miscellaneous topics pertaining to PIDs. No discussion.

Presentation and discuss reporting streetlight outage and tree limbs on power lines through Oncor. Ed Mendez, Oncor, explained and showed how to report a streetlight outage on the website. He provided the number to call for tree limb trimming.

Discuss rejection of bid proposal for the tire replacement and repair. Christopher Adams, Director of Equipment Services, recommended that the Southern Tire Mart bid be rejected. He would propose other options. He proposed to hire three tire technicians and provide the tire replacement service in house. He requested a one year audit from the

Finance Department and findings indicated Southern Tire Mart double charged for the same services. He stated bringing the service in house would provide savings.

Discuss the purchase order of genie articulating boom. Mr. Adams stated that the equipment being replaced was worn out and the new Genie articulating boom would cost \$164,640. The used equipment would be sold at auction.

Discuss the purchase of mowers. Mr. Adams stated that purchase was for two mowers at a cost of \$137,666.36. The used mowers would be sold at auction.

Discuss the purchase of mowers. Mr. Adams stated that the 2014 models were worn out and the new mower was at a cost of \$105,998.96.

Discuss the purchase order of rotary service lifts. Mr. Adams reported that the cost through NAPA was higher. He recommended to purchase from the Buy Board contract vendor at a cost of \$104,967.50

Discuss bid award for janitorial services at eleven City facilities. Scott Anderson, Director of Building Services, stated that six bids were received for janitorial services. He recommended A&L Diamond Shine Cleaning at a cost of \$4000,000.92. He reported that the current provider of 25 years could not hold its prices.

Discuss renewal of contract with PNC Bank to provide treasury management services and a bank depository agreement with first year extension. Seth Boles, Interim Finance Director, stated that BBVA Compass merged into PNC Bank. He recommended for the first year option renewal. There would be an additional \$34,000 revenue to the city with the increase in the earnings credit rate.

Discuss outside agency requests for funding for FY 2023-24 budget. Mr. Boles handed out the listed outside agencies and the amount awarded from last year. Mayor Joven stated that any left over funds should be noted. Council member Thompson asked for actual hotel room nights for each event.

Discuss approval for sprigging for Sherwood Park. Max Reyes, Director of Parks and Recreation, stated that bid for sprigging was \$121,968 but it did not include the prep or grade cost. The quote for the sod was \$774,496. Council member Thompson asked why spend the cost to prep the land. The sprigging required intense watering. Mr. Reyes stated that the prepping could be done in house with aerating and leveling the fields. He proposed to over seed with Bermuda. Mr. Reyes proposed to focus on the bald spot and relocate the goals. Tom Martinez stated that the association was committed to relocate the goals at no expense to the City.

Discuss authorizing the City to apply for and accept a Federal Government Grant (\$8,000 federal + \$8,000 match = \$16,000) to provide partial payment for bulletproof vests, committing to a cash match, appropriating awarded grant funds, and authorizing expenditure of awarded grant funds. Robert Deporto, Deputy Police Chief, stated that the grant had a match of \$8,000 for the 20 bullet proof vests.

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:

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

The meeting adjourned at 5:51 p.m.

ATTEST:

APPROVED:

Norma Aguilar-Grimaldo, TRMC, CMC
City Secretary

Javier Joven
Mayor