



**CITY COUNCIL WORKSHOP MINUTES  
CITY OF ODESSA, TEXAS  
NOVEMBER 23, 2015**

On November 23, 2015, a budget workshop meeting of the Odessa City Council was held at 12:00 p.m., at City Hall, 5th floor conference room, 411 W. 8<sup>th</sup> St., Odessa, Texas.

Members present: Mayor David R. Turner, Council members: Dewey Bryant, District Two; Barbara Graff, District Three; Michael Gardner, District Four; and Filiberto Gonzales, District Five.

Member absent: Council member Roger McNeil, District One.

Others present: Richard Morton, City Manager; Larry Long, City Attorney; Norma Aguilar-Grimaldo, City Secretary; Michael Marrero, Deputy City Manager; Joel Roberts, Attorney, and Gloria Hernandez, Downtown Manager; and others.

A quorum being present, the following proceedings were held:

The meeting was moved to the Council Chamber.

Mayor Turner called the meeting to order.

**Consider renderings for Hotel Conference Center.** Mr. Morton stated that the renderings for the hotel conference center accomplished the goals set by the Council. Stephen Moffett has reviewed the investment memo, financials and renderings. He stated that the renderings had a “wow” factor with an attractive building. This was the best public and private partnership and a viable project. The City was not using any taxes for the conference center.

Mr. Moffett stated that the rendering was one building. There were 219 keys to the hotel and a floor was added. The construction of the building was the same and the Marriott rooms were standard. The building would be seven stories at 90 feet tall. The first two floors of the hotel would have ballrooms and meeting rooms. The Marriott would be a full service four star hotel. The conference center had approximately 20,000 square feet of meeting space. There was a junior ballroom and pre-function meeting space. The rendering had a beautiful plaza that would be incorporated with the hotel. The Ector Theater could possibly be managed by the hotel and lease the space.

Council member Graff stated that the renderings were much better but had three issues. The first floor of the convention center had an added loading dock of 3,792 square feet and the back of the hotel had 6,944 square feet. The kitchen was in the hotel area. She stated that more space was needed for meeting rooms. Another issue was that the alley was to be used to enter into the parking garage. She stated that the cars should enter from 6<sup>th</sup> St. She stated that the square footage for the back of the hotel kept increasing since March. Mr. Moffett stated that the renderings were a concept and no rooms were specifically laid out at this time. The outside of the hotel was owned by the City. The hotel will not own the land. A booking policy would be in place to book the meeting rooms at the hotel and the conference center. The loading dock was in the back for efficiency. He stated it was a nice conceptual design layout. The City will have ownership of \$17.7 million and it would be decided in the

schematic design phase. The back of the house square footage was not the exact number. Council member Graff stated that more space was needed on the bottom floor in the conference center. She did not want the cars to go through the alley to the parking garage. Mr. Moffett stated that the alley was not a negative factor. It was a very efficient design and kept the cost down. No taxes were used for the conference center, plaza or parking garage. Council member Graff stated that, due to weather conditions, the pool should be enclosed. Mr. Moffett stated that the hotel owner would make the decision on the pool. The Council could discuss with the owner on specifics of the design. He stated that the hotel owner would be concerned for the guests and would be efficient in its design. Cars entering into the parking garage from the alley may be efficient. The alley could be landscaped. Council member Bryant stated that this project was no money out of the City and was good with the project.

Council member Graff stated that the bathrooms of the convention center seemed too small. Mr. Moffett stated that the bathrooms would be sized accordingly. Council member Graff asked how the outside design of the hotel would fit in with the downtown identity of the other buildings. Ms. Hernandez stated that there would be an overlay district design standards. In six months, a design overlay would be identified and it may help with the design of the hotel. Mr. Moffett stated that the downtown quality and appeal could be worked in conjunction for compatibility. He discussed the Overton Hotel's design in Lubbock. Council member Graff asked with the hotel being in between two hospitals, could there be a package to offer to employees to keep the occupancy rate up. Mr. Moffett stated that it was a good opportunity.

**Discuss economic development negotiations with Gatehouse and potential investors regarding: lease, commercial or financial information and prospective offers. (551.072, 551.087).** Motion was made by Council member Bryant and seconded by Council member Gonzales to go into executive session under 551.072 and 551.087. The motion was approved by unanimous vote.

Upon returning from executive session, motion was made by Council member Graff and seconded by Council member Gonzales to approve the plans and renderings for the hotel conference center as submitted. The motion was approved by unanimous vote. There was no other business, the meeting adjourned at 1:29 p.m.

ATTEST:

APPROVED:

Norma Aguilar-Grimaldo, TRMC, CMC  
City Secretary

David R. Turner  
Mayor