



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

MARCH 19, 2019

On March 19, 2019, a work session meeting of the Odessa City Council was held at 5:00 p.m., in the fifth floor conference room, City Hall, 411 West 8th Street, Odessa, Texas.

City Council present: Mayor David R. Turner; Council members: Detra White, District Three; Tom Sprawls, District Four; Mari Willis, District Five; and Peggy Dean, At-Large.

City Council absent: Council member Malcolm Hamilton, District One and Dewey Bryant, District Two.

Others present: Michael Marrero, City Manager; Norma Aguilar-Grimaldo, City Secretary; Gary Landers, Interim City Attorney; Cindy Muncy, Interim Assistant City Manager; Phillip Urrutia, Assistant City Manager; and other members of City staff.

Mayor Turner called the meeting to order and the following proceedings were held:

Council member Turner gave the invocation.

Odessa College interlocal agreement for radio communications. Mike Gerke, Police Chief, stated that the agreement was for radio communications for Odessa College. There would be revenue of \$9,600 over a six-year period.

Award for wrecker service. Chief Gerke stated that two proposals were received. He recommended Neal Pool Reckers. Mr. Urrutia stated that Neal Pool has enough resources, 22 trucks, to provide the service needed by the City. The cost was less than the other proposal. Neal Pool would offer free towing on City fleet.

Bid award for 2019 sealcoat project. Yervand Hmayakyan, City Engineer, stated that the seal coat project was an annual street maintenance. He recommended Ronald Wagner for \$1,498,015.41. The sealcoat would cover 31 linear miles. The funds were within the budgeted amount. Mrs. Muncy stated that if the cost was less than the budgeted amount, it would end up in the Fund Balance.

Contract award for 2019 pavement rejuvenation. Mr. Hmayakyan explained the rejuvenation process. This was done on residential and new streets. The rejuvenation extend the life of the street. He showed the locations of the streets that would be rejuvenated.

Abandonment of 34th St. right of way. Mr. Hmayakyan stated that the proposed abandon portion had no impact for the City. The City would retain the utility easement. The area would be used for loading and unloading for Knighten Machine & Service.

Purchase and install emergency generators. Mr. Urrutia stated that three generators would be purchased for Equipment Services, Municipal Plaza and Police. The cost was \$364,669.14.

Ector Theater lease. Council member Dean did not participate in the discussion. Mr. Marrero stated that the lease of the Ector Theater mirrored the operation and maintenance of the conference center. The leases would run concurrent. Jarrod Eoff stated that the Ector Theater would open January 2020. Programing would consist of comedy, music, and speakers. There would be the opportunity for community rentals. He was working with Randy Ham to collaborate with ECISD. He was targeting the 25-44 age group audience. Mr. Marrero stated that the City has a number of uses included in the lease. Council could tour the theater as it progressed.

Sale of 417 N. Grant. John Herriage stated that empty space would be a patio bar. There would be inside and outside locations. He purchased the Rose Building. The bar would be open to the public from 4 p.m. to 11 p.m. He was working with Randy Ham for possible local artists' art exhibits at no charge. He wanted to have live entertainment. He lived downtown and was invested in Downtown. There would be a water feature at the entrance. Restrooms would be added with two entrances. He provided pictures of the patio bar. It had a rustic and vintage look. Council member Dean wanted the sale 417 N. Grant contingent on the sale of the Rose Building. Mr. Herriage was working on the closing of the Rose Building. Mr. Urrutia stated that the City spent \$138,000 and the offer was \$50,000. Council member White stated it was a reasonable offer and it would start the atmosphere for the Downtown area. Mr. Herriage stated five employees would be added. Council member Sprawls was concerned with losing \$87,000. The RFP went out three times with only one submittal on the last one. Mr. Sprawls stated it would make a place to go Downtown. Council member Willis stated it was a good idea. Mr. Marrero stated that the price was not the only consideration to sell but the value was considered. Council member Dean stated it was a reasonable offer based on the purpose. Discussion was held on future land sale and at what cost. Mr. Urrutia explained that the sale of a property could not be less than market value until an RFP was done. Council member Willis asked about the counter offer of \$75,000. Mr. Herriage was spending the money into the patio bar. He stated that the appraisal value was lower than the offer. He stated it was within the master plan. Council agreed to proceed.

There was no other business, the meeting adjourned at 5:39 p.m.

ATTEST:

APPROVED:

Norma Aguilar-Grimaldo, TRMC, CMC
City Secretary

David R. Turner
Mayor