



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

March 3, 2020

On March 3, 2020, 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: Dewey Bryant, District Two and 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.

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

Mayor Turner gave the invocation.

Ambulance Supplemental Program. Agapito Bernal, Director of Billing and Collection, provided the history of the Texas Ambulance Supplemental Program. The program had changes to transition from a charity care pool to a charity care cost. It would require that the City determine the patients' ability to pay and identify the uncollectible portion. He explained the policy of patients who are unable to pay for ambulance service due to limited income or hardship an opportunity to apply for a discount. The City will notify all patients of the hardship assistance program. He reviewed the eligibility for the program assistance. Eligibility included a recorded phone interview, credit score and geographic economic data. Mr. Bernal reviewed the hardship assistance reduction. The program adjustment was to follow the Federal guidelines. Ms. Brooks stated that the program was stressing consistency. She stated that research was being made from the legal aspect on the credit score. Council member Sprawls asked about the calls of private payers. Mr. Bernal stated that 50% of private payers was left to be collected which was about \$3 million. He emphasized that the City would work to qualify patients based on the requirements. The Charity Care would pay 50% of the bill balance. There was no submission of income for eligibility. Mrs. Muncy stated that the purpose was to help the provider of service to get funds back.

Economic development agreement between ODC and Kaige Equipment, LLC. Tracey Jones, Chamber of Commerce, stated that Kaige was an oil field that would expand. The capital investment was \$2.8 million. Kaige would consolidate eight jobs and create six new jobs. The payroll was over \$1 million. The grant was for \$318,000. The agreement provided for a yearly compliance and to be paid in arrears.

Application to participate in ODC Section 501.103 Infrastructure Incentive related to Workforce Housing Program by Tar Heel Holdings, LLC. Ms. Jones stated that Tar Heel was constructing a housing project of eight homes. The homes would range from \$214,000 to \$219,900. The infrastructure incentive was for \$70,031.52.

Application to participate in the Workforce Housing Incentive Grant Program by JARB Holdings, LLC. Ms. Jones stated six town homes would be built on 7th and Golder. The homes would be around \$220,000. The grant was for \$61,248. Mr. Marrero stated that this was an example of infill building.

Amended Bylaws of the Odessa Development Corporation (ODC). Robert Carroll, Assistant City Attorney, stated that the amended bylaws was housekeeping items. Qualifications for a director were added, residency requirements were removed, and nepotism law and conflict of interest were added. Council member Dean stated that the section of appointed directors did not include the Mayor. Ms. Brooks confirmed that the board could have five or more directors. Council member Sprawls recommended that the board become a seven member board. Council member Bryant liked the process of appointed directors by a ballot through the submitted applications. He asked to get the ODC board opinion on increasing the members to seven.

Bid award for 2020 Sealcoat project for \$1,814,652.06. Yervand Hmayakyan, City Engineer, stated that Ronald Wagner was the lowest bidder for sealcoat for \$1,814,652.06. Street sealcoat would be done on 27.6 miles. He explained the sealcoat product.

Request by Tommy Pugh for annexation and original zoning of Planned Development – Retail One. Randy Brinlee, Director of Development Services, stated that the property owners wanted to be annexed but the owners raised concerns on the zoning. Staff recommended to change the zoning to Planned Development-Retail-One with conditions. The City would be able to maintain control of development. He reviewed the conditions. Council directed that the neighbors be contacted to inform them of the changes.

Repealing the existing City Code, Chapter 4, “Business Regulations”, Article 4-5 “Sexually Oriented Businesses” and adopting a new Article 4-5 “Sexually Oriented Businesses: Dan Jones, Senior Assistant City Attorney, stated that the amendment was housekeeping. The location distance from a school or church was increased from 600’ to 1,500’. The Spanish translation for human trafficking was included. Council would appoint a License Appeal Board. Council member Dean was concerned on the language of the taxes. Mr. Jones will clarify the language.

Discuss Certificates of Obligation Issuance. Ms. Muncy, stated that the bond counsel and advisor were reviewing the fact sheet and considering the video. Once approved, the fact sheet would be on the website, social links and at the City Hall lobby. The issuance would be in May, June or July. The issuance would be easily sold even under the current conditions. Council member Dean stated that the needs were necessary for water and sewer to function properly. Council member Willis stated that it was a need. Council member White asked the cost of the RO which was not part of the issuance. Tom Kerr, Director of Public Works/Utilities, stated that the cost was \$80 to \$90 million but there was not a water purchaser. The ECUD demands for water was included in the formula.

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There was no further business, the meeting adjourned at 6:02 p.m.

ATTEST:

APPROVED:

Norma Aguilar-Grimaldo, TRMC, CMC
City Secretary

David R. Turner
Mayor