



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

**February 1, 2022**

On February 1, 2022, a work session meeting of the Odessa City Council was held at 3:00 p.m., Council Chamber, fifth floor, City Hall, 411 W. 8<sup>th</sup> St., Odessa, Texas.

City Council present: Mayor Javier Joven; Council members: Mark Matta, District One; Steven P. Thompson, District Two; Tom Sprawls, District Four; and Mari Willis, District Five.

City Council absent: Council member Detra White, District Three and Denise Swanner, At-Large.

Others present: Norma Aguilar-Grimaldo, City Secretary; Natasha Brooks, City Attorney; Cindy Muncy, Assistant City Manager; Phillip Urrutia, Assistant City Manager; 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 Matta gave the invocation.

**Nacero Update.** Hal Bouknight, Nacero, reported that the groundbreaking would be in March. Nacero was finalizing the business for the project including the natural gas agreement, securing six trains, and the solar agreement. He stated that there would be an environmental cleanup before the construction began which included checking the onsite wells. The engineering was progressing as well as the negotiations for the pipeline removal. Nacero was selecting a new general contractor. He stated that there were plenty of natural gas and customers. The Penwell site would be the anchor for the other future Texas facilities that would be built out in 10 to 15 years. The projected date to begin construction was in October and it would take three years for completion with a mid-2026 date for production. Mr. Bouknight reported that 150 to 200 contractors were interested in the project. With the construction of single trains, local contractors could handle the project. He explained the train. Nacero was working with TxDOT on Road 866 and the entrances. Council member Willis stated that Odessa was excited about Nacero. Mr. Bouknight stated that as it neared closer to construction, there would be a market for construction workers and implement a curriculum at Odessa College for the trains. Council member Thompson stated it was great using local contractors, partnering with Odessa College and the University, and having economic diversification. He appreciated the efforts. Mayor Joven stated discussions should be held for Odessa Fire Rescue services. Mr. Bouknight stated the trains would be built on-going and explained the train construction.

**Changes to modify Section 12-2-7 (School Zones) of the City Code of Ordinance.** Hal Feldman, Traffic Engineer, stated that ECISD requested a list of changes for school zones that included installations and one removal. He reviewed the locations of the proposed school zones. The Traffic Advisory Committee reviewed the proposed changes.

**Bid award for Estancia Blvd. paving project from 56<sup>th</sup> Street to Hwy 191.** Yervand Hmayakyan, City Engineer, stated that the bid for Estancia Blvd. would provide for a 40 feet wide curbed roadway. It would provide an additional roadway route for the area. He recommended the bid to JD King for \$395,680.01 with 120 construction days.

**Apply and accept funds for the Police Department from 2022 HIDTA grant.** Mike Gerke, Police Chief, stated that the grant was for \$29,300. An officer would work narcotics and the grant would reimburse for supplies, overtime, and vehicle.

**Purchase four Braun Ambulances from Siddons Martin Emergency Group.** Rodd Huber, Assistant Fire Chief, stated that the purchase was for four ambulances to exchange on older ambulances. The package included the maintenance and the Stryker power load. There was a 9.7% increase in cost. The build time was at least 18 months due to the supply chain. He reported that Stations 7 and 4 cover West Odessa. He reviewed the mileages. Mr. Urrutia stated that there was a Siddons Martin local service shop to support the ambulances. Assistant Fire Chief Huber stated that each ambulance was \$376,906 for a total cost of \$1,507,624.

**Bid award for Faudree linear detention basin.** Tom Kerr, Director of Utilities/Public Works explained the Faudree linear detention basins. The detention basins would help the major drainage components imposed on the Faudree and it would reduce downstream flow rates. He reviewed the map for the proposed basins and explained the flows. He explained the construction and the design principles with regards to detention and retention. He stated that the project would provide volumes that would eliminate two box culverts on the Faudree project. Mayor Joven asked about the rate of outflow of the detention basin. Mr. Kerr would provide that information. He stated that the detention area design would accommodate future park uses. Mr. Kerr explained the sequential detention basin design concept. He reviewed the project cost of \$4,196,456.81 plus the relocation of pipelines of \$1,025,000 and contingency for a total cost of \$5,696,456.81. Funding would be used from the 2019 CO issuance and the Stormwater Fund. He recommended award to Onyx with an 18 month construction time. Council member Thompson asked about having a line to Monahans Draw as it has been done in other areas of the city. Mr. Urrutia stated it can be reviewed to aid with the drainage and there were funds for the project. Council member Thompson received complaints from the Ridgewood Subdivision. Mayor Joven asked about the detention and flow increase in the future. Mr. Kerr explained the volume.

**Faudree widening update.** Mr. Kerr stated that the widening of Faudree would be a five lane from SH 191 to Yukon Road. The project was due to high traffic demand increasing. He reviewed the layout. There would be a lot of utilities to be relocated. A traffic control plan was outlined for the construction. Mr. Kerr reviewed the construction plan phases and the traffic flow patterns. The design was almost completed and the utility adjustments were under design. The project construction would begin late Summer 2022. He provided a cost estimate and budget with a total cost of \$22,243,169. There was a shortage of \$2,243,169 and recommended funding through the 2013 CO issuance, 2019 CO issuance and Impact Fee Fund. Mrs. Muncy reported that there would be approximately \$800,000 left in the 2013 CO issuance but projects needed to be wrapped up for a final amount. Mr. Urrutia stated that the 18 wheeler parking would be eliminated.

**Holly Energy Pipeline reimbursement agreement.** Mr. Kerr stated that the agreement was associated with the Faudree project. A pipeline needed to be lowered and the agreement was not more than \$273,000.

Council member Willis left the meeting at 4:36 p.m.

**Development Services update.** Mr. Urrutia stated that a development review was done in 2019. He reviewed the recommendations made in the review. Recommendations included

change to project managers for development approach, staff ability to make requests in a development project and provide for predevelopment conferences with the stakeholders. He reviewed the years of the codes. John Alvarez, Fire Chief, stated that the Fire Code was currently 2012 and was needed to be changed for the best interest of the community. The code affected the contractors and meetings would be held with the with the stakeholders regarding the codes. Mr. Urrutia continued with the recommendations of infrastructure construction and acceptances, improvement agreements, financial securities, and building inspections. He provided a list of averages for inspection type of permits. Checklists for plan review were provided on the City's website.

Council member Matta left the meeting at 4:58 p.m. and the meeting concluded.

ATTEST:

APPROVED:

Norma Aguilar-Grimaldo, TRMC, CMC  
City Secretary

Javier Joven  
Mayor