



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

April 20, 2021

On April 20, 2021, a work session meeting of the Odessa City Council was held at 3:01 p.m., Odessa, Texas. Due to the COVID-19, the meeting was teleconferenced, as allowed by the Governor's executive order. City Council was present through teleconference.

City Council present: Mayor Javier Joven; Council members: Mark Matta, District One; Steven P. Thompson, District Two; Detra White, District Three; Tom Sprawls, District Four; Mari Willis, District Five; and Denise Swanner, At-Large.

Others present: Michael Marrero, City Manager; 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.

Council member White joined the meeting.

Discuss Percent for Arts projects at OPD Training Facility and Fire Station #9. Randy Ham, Odessa Arts Executive Director, stated that the funding was from the 1% for Arts Ordinance approved last year. He reviewed the commissioning process. Once the artist was under contract a site visit will be made. For the art at the Training Facility, the budget was \$30,000 and 48 applications were received. The committee recommended Oscar Alvarado for a sculpture of protection from mosaic tile. The cement footing was donated. The art piece would be interactive and photogenic located in front of 2nd St. Mr. Marrero stated that adjustments would be made for the final design. Mr. Ham stated any changes must be within budget. Mr. Ham stated that 40 applications were received for the Fire Station #9. The committee recommended Keeley Musgrave for stained glass art in the East and West entrances. The artist was donated labor and material of the West window as a tribute to her father, a firefighter. Joey White, Assistant Fire Chief, stated that the Hurt family would be incorporated in the stained glass. Mr. Ham stated the artist would visit with the Hurt Family. Council member Willis stated it was very important to involve the Hurt Family in the art. Betsy Triplett-Hurt was part of the committee and approved the art. The Hurt family would be honored.

Discuss Memorandum of Understanding (MOU) with UTPB for Bright Stars Memorial. Mr. Ham stated that the MOU was for the location of the art piece from Memorial Gardens to UTPB. The City would retain ownership of the art piece. The term was 2051, 30 years, with a renewal. If it expired and not renewed, then the Odessa Arts would incur the cost to move and reinstall the art piece.

Kimley Horn professional services agreement for a Downtown Master Plan Update. Mr. Urrutia stated that TIRZ recommended a Downtown Master Plan update as the first one was completed in 2016. The TIRZ recommended Kimley Horn to update the plan for \$112,000. Ivan Gonzales, Kimley Horn, provided an overview of the proposed plan. He reviewed the scope of the phases. The timeline was 10 to 12 months for completion.

Council member Thompson asked who and how to attract more people to downtown. Mr. Gonzales stated that the plan would explore downtown living and create an atmosphere to sustain the downtown. Council member Willis stated that the medical community was a very good opportunity. Mayor Joven asked what was changing with the plan and what implementations have been made from the 2016 plan. Mr. Gonzales stated the convention center and streetscape improvements have been made. The plan would indicate the next steps for downtown. There was opportunity to use assets for incremental change that included retail and residential. Council member Thompson asked what was implemented and accomplished. Council member Matta stated that people needed to get invested in downtown and be proactive. He asked if there was enough return-on-investment to warrant another plan. Council member Swanner asked if the plan would incorporate beautification and landscaping. Mr. Marrero stated it was part of the plan process and the stakeholders would be involved. Mr. Urrutia reported that the cost for the 2016 plan was \$101,000. He stated that there was a need for the plan as developers were asking for the master plan. The accomplishments included convention center, events hosted in downtown, and improved security with added lighting. The plan would continue mapping out that included retail and streetscape. Council member Willis stated that Grant St. was a major gateway to the City that led to downtown. Craig Stoker, TIRZ member, stated that Torchy's Tacos was added to downtown. The update was the next step to lay the roadmap. Mayor Joven asked about the demolished buildings if it were going to be marketed, address the courthouse and the post office. Mr. Stoker stated that the update would bring input from the stakeholders. He stated that the JC Penny land was to be considered for a mix use facility. The post office has not been discussed. He stated it was a great opportunity for the entities to come together and engage with the community input.

Request the removal of unsafe structure located at 841 Barrett. Merita Sandoval, Director of Community Development, stated that the removal of the structure at 841 Barrett was a burned structure and was hazardous. Vanco would remove the structure for \$26,000. The structure would be down in seven days.

Proposal to upgrade infrastructure and air conditioning units for data centers. Mike Parrish, Director of Information Technology, stated that the purchase of two units would be located at the Police Department and City Hall. The total cost was \$60,772.44

Award contract to MW Builders for construction of Fire Station #6. Rodd Huber, Assistant Fire Chief, stated that Fire Station #6 would be located behind Buffalo Wild Wings. He recommended MW Builders for \$6,767,000. It would be completed in 365 days and funded through the 2019 Certificates of Obligation issuance. The property was donated by Larry Lee. The new station would replace the Brentwood and Grandview station. Mr. Marrero stated the old station would be utilized for storage but would work on a plan for its use.

Bid award for installation of new outdoor lighting at Sherwood Aquatic Center. Steve Patton, Director of Parks and Recreation, recommended the award to FEHRS Construction for \$988,500 for lighting at Sherwood Aquatic Center.

Award of Sanitary Sewer Line "P" bid and construction to McKee Utility Contractors. Tom Kerr, Director of Public Works/Utilities, reported that five bids were received for the project with a budget of \$30 million. He stated that the lift station was operating at a high level due to the growth and it was exceeding capacity. The line would expand the capacity. He recommended McKee Utility Contractors for a total cost of \$18,528,078 which included a 20% contingency. Mr. Kerr explained the contingency amount. There was a damage recovery if the contractors did not meet the time frame.

Purchase technology from CDW-G for OPD's new training facility. Matt Davidson,

Deputy Police Chief, provided an overview of the training facility. He reviewed the technology to be purchased for \$131,505.13. The funds were part of the 2019 debt issuance.

Purchase visual training technology for OPD's new training facility. Deputy Chief Davidson stated that the purchase from VirTra was for a five-screen training technology. He explained the training as actual scenarios. It was a very progressive training with a trainer response. Mayor Joven stated that a value should be assigned for opportunities of interlocal agreements.

Purchase technology/furnishings for OPD's new training facility. Deputy Chief Davidson stated that the purchase was for furniture for the training facility. The cost was \$141,221.31. Council member Sprawls asked about the use of local vendors. Mr. Urrutia stated it was from the buy board and explained. At the end of the fiscal year a 1% refund would be received from the buy board. It was used to expand the buying power and allow for better pricing.

Authorizing OPD to accept and appropriate funds for OT reimbursement. Deputy Chief Davison stated that the reimbursement was for the task force officer's overtime for \$1,500.

Recommendation of the TIRZ Board of Craig Stoker as chairperson. Mr. Urrutia stated that the TIRZ committee recommended to elect Craig Stoker as chairperson for one year. The TIRZ bylaws stated that the Council must appoint the TIRZ chairperson. Mr. Stoker looked forward to the challenge and appreciated the opportunity.

Denying Oncor's application for approval to amend the distribution cost recovery factor to increase the distribution revenue within the City. Mr. Urrutia stated that Oncor filed an application for a rate increase for its customers that totaled \$97.8 million. He recommended that Council deny the request for the steering committee to negotiate a rate. The rate was for all customers including residential, industrial, and commercial. The consumers reimbursed the committee for the counsel fees. Council member Thompson stated that the negotiation should include a guarantee of uninterrupted power or a penalty.

Guidelines and criteria governing tax abatement in Reinvestment Zones and Enterprise Zones and election to continue eligibility to participate in tax abatement. Wesley Burnett, Director of Economic Development, stated that the law required that the guidelines be reviewed every two years. The Tax Incentive Committee reviewed the guidelines and there were no changes.

Recess for executive session: - To interview applicants for the position of Associate Municipal Court Judge and to consider the evaluation of applicants for the position of Associate Municipal Court Judge, as authorized by the Texas Government Code, Section 551.074 (Personnel Matters) and - As authorized by the Texas Government Code, Section 551.071 (Consultation with Attorney), the City Council may adjourn into executive session for proposed contract. Motion was made by Council member Matta and seconded by Council member Sprawls to go into executive session under 551.074 and 551.071. The motion was approved by the following vote:

Aye: Joven, Matta, Thompson, White, Sprawls, Willis, and Swanner
Nay: None

The Council returned from executive session with no action was taken in executive session.

Council member Thompson left the meeting after executive session.

Motion was made by Council member Swanner and seconded by Council member Willis to adjourn the meeting. The motion was approved by the following vote:

Aye: Joven, Matta, White, Sprawls, Willis, and Swanner
Nay: None

The meeting adjourned at 7:36 p.m.

ATTEST:

APPROVED:

Norma Aguilar-Grimaldo, TRMC, CMC
City Secretary

Javier Joven
Mayor