



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

July 20, 2021

On July 20, 2021, a work session meeting of the Odessa City Council was held at 3:00 p.m., Council Chamber, City Hall, 411 W. 8th St., Odessa, Texas.

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; Dan Jones, Senior Assistant 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 Willis gave the invocation.

BAM Consulting presentation. Angel Garcia, BAM Consulting Vice President, showed the BAM accelerator program video that included modular learning, mentorship program and capital access. BAM was a non-profit dedicated to supporting small businesses which included start-ups and the growth of business. Michael Crain, BAM Consulting President, stated that there were resources for entrepreneurs. The program prepared clients to enter the market. There were inter-active courses to manage business. Currently, there were 72 businesses utilizing the resources and 95 businesses have gone through the program. The services were free. He stated that BAM wanted to work with Odessa. The City of Monahans, Pecos and Andrews were partners. Marketing was through students and word of mouth.

CRMWD update. Mr. Marrero recognized the CRMWD board members. John Grant, CRMWD General Manager, provided a water update. He stated that there was no anticipation of limiting deliveries. He provided an overview of the district's governance. He reviewed the climate outlook as drought conditions improved since May. The district monitored the perception and temperature. He provided an overview of the water contracts and clients with its system. The sources of supply were reviewed. He provided historical use and delivery of water. Odessa's water delivery was 8 billion gallons of water a year with its summer months at 32 MGD. He showed a video on how Odessa received its water. He reviewed the current capacity of the three lakes. Mr. Grant reviewed the groundwater resources at Ward and Winkler counties. The reserves have 733 billion gallons of water. The modeling studies identified 64 wells that produced 73.2 MGD. The supply and demand of the projected water use was reviewed. He identified the future major projects that included expanding Ward County system from 45 MGD to 65 MGD and upgrade and replace the Spence pump stations. The projects totaled a budget of \$30,050,000. The district was always looking for water supply opportunity. He gave a report on February's winter storm Uri. Mayor Joven asked about a contingency plan. Mr. Grant reported that there was groundwater storage. He stated that Odessa had pump stations that could accommodate generators. Mr. Grant provided the elevation lifts from the sources of water to Odessa. He explained the water quality from the lakes and the groundwater.

Discuss and direction on impact fees. Tom Kerr, Director of Public Works/Utilities, stated that a public hearing was held on July 13 on the impact fees and recommendations from the Capital Improvement Advisory Committee. He reviewed the maximum assessable impact fees. Council member Matta stated that the recommendation was competitive with Midland. Vanessa Ramirez, Deputy Director of Public Works/Utilities, reviewed the recommended and statutory grace period. State statute required one year, and the committee recommended two-years for the residential. The Council had a consensus to use the committee's recommendation for consideration at the July 27 meeting.

Consider pro-rata agreement for the development and construction of Estancia Blvd. Hal Feldman, Traffic Engineer, stated that a pro-rata agreement would be with Crossroads for the construction of Estancia Blvd. It would alleviate the traffic on Faudree from Compass Academy. The 2019 CO funds would be used but the cost would be reimbursed from the church and Compass Academy. There was no direct cost to the City. The road would be with three lanes with curb and gutter. Design and construction time would be 18 months. Council member Thompson stated that 56th St. was in bad shape and had concerns with the road.

Authorize the sale of a 1.68 acre of land. Yervand Hmayakyan, City Engineer, stated that the sale of a portion of detention basin had a market value of \$23,520 which would be paid by the developer for commercial development. There would be no negative impact with the excavation. Michael Forrest, Forrest Hermanos, stated that there would be a walkable green and improved area.

Ordinance authorizing the issuance of City of Odessa, Texas Combination Tax and Revenue Certificates of Obligation, Series, 2021. Mrs. Muncy stated that Council would consider the authorization of Certificates of Obligation not to exceed \$95 million for the water and sewer system. The purpose was for the Water Treatment Plant. The engineer's design would be sent to TCEQ next week with 60 days of review. The advertising of bids would be August 12th and 19th. The project was on target with projected cost of \$95 million. There may be funding options such as retained earnings and rate increase. She explained the debt payment. The impact fees could help with operating cost as a revenue source. The Pioneer Funds was another source of revenue that could be used. The bond rating would be held after the July 27 meeting. If a petition was submitted and verified there would be a November 2 election. Council would consider an ordinance for a November 2 election. The intent was to use the water and sewer funds and not use property tax revenues.

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

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

The meeting adjourned at 4:50 p.m.

ATTEST:

APPROVED:

Norma Aguilar-Grimaldo, TRMC, CMC
City Secretary

Javier Joven
Mayor