



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

September 7, 2021

On September 7, 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; Natasha Brooks, City Attorney; Cindy Muncy, 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.

Odessa College (OC)/City of Odessa Downtown project. Dr. Greg Williams, OC President, thanked the City for the continued partnership and support. He asked for a donation of land in downtown. Ken Zartner, Vice President of Administrative Services, stated that Phase I of the project was a green space with splash pads, Wi-Fi, programming, live music, and activities. The first phase would be about 12 to 18 months. Robert Rivas, OC Chief of Staff, stated that Phase II would be a building to be used for shared working space, rental, and an instructional operation for an entrepreneurship program. Cruz Castillo, JSA Architects, stated the project was a multi-function use. There was a possible use for food trucks. He provided details of the layout. The equipment would be sustainable materials and efficient. There would be security with a variety of fences and lighting. Dr. Williams stated that the area would be shared community space to draw people to downtown. Phase II would encourage entrepreneurs and would need the City's help and resources. Mr. Zartner stated that Phase I was about \$1.5 million. Council member Willis stated it was an exciting project. She stated that the young people wanted to see activities, pride, and synergy for downtown. Council member Thompson was concerned with parking. Mr. Marrero stated that the vacant lot north of the property was for parking. The space could be used during the day for the citizens to enjoy.

UTPB sports complex equipment. Dr. Sandra Woodley, UTPB President, stated that there was no marketing campaign yet. She reported that 188 teams reached out for the use of the sports complex. The fields were available for the entire community to use and pay a fee for the use of the fields. There would be open family play times for the citizens to use. She requested up to \$430,000 to outfit the fields. Todd Dooley, UTPB Athletics Director, reported on the management group that would be operating and managing the fields. The equipment would be portable equipment for multi-purpose use. Dr. Woodley stated that private funding and rental fees would be used for maintenance. Advertisement would be made for the open play time. The removed equipment list would be finalized and the amount for replacement would be provided. Ms. Brooks stated that the property was UTPBs and with the lease expired, it was not a city park. Council member Thompson stated that a park was needed on East Odessa and it would be a good investment in the community and improve the quality of life. Council member Willis asked that all citizens be given the fair opportunity to know and

use of the fields. Mr. Marrero stated that the funds could be from the General Fund or the Hotel Motel Fund.

Discuss ARPA funding requests. Mr. Marrero stated the City received over \$20 million from ARPA. He recommended \$5 million for city response on COVID-19. The second recommendation was \$5 million for recovery of lost revenue to the General Fund for other projects. The final recommendation was \$5 million for water and sewer infrastructure programs. Dr. Scott Muri, ECISD Superintendent, stated that there was a lack of broadband identified. The goal was for any family to have a level of internet access. A presentation was being finalized and requested an investment for the community for broadband. Russell Tippin, CEO Medical Center Health System, stated that hospital's request was 100% reimbursable if it was spent on COVID treatment. All levels of staff were needed at the hospital as there was an immediate need of staff. Stacey Brown, ORMC President, stated that the private hospital was not tax funded and the pandemic had a financial strain on the hospital. Staff positions were consolidated and shared with Big Spring. She stated that the hospital needed help and requested funding. Craig Stoker, West Texas Food Bank, stated that the Food Bank was expanding. The distribution of food has grown that served over 19 counties. He explained the expansion for the Food Bank. He would provide figures soon. Mr. Marrero stated that Habitat for Humanity requested \$1 million.

Rochester property affordable housing presentation. Jill Miller, Odessa Housing Finance Executive Director, stated that an area was identified of 7.65 acres of property for housing and a park. She provided the housing history for Odessa Housing Finance. She provided the background of the Rhodes Group that would build the housing. The area would provide for 53 homes. She reviewed the design, construction, and structure of the homes. She requested that the City contribute \$1.5 million which was \$28,939.68 per lot. There would be additional incentives to the homeowner. She requested a transfer of City land to Odessa Housing Finance Corporation. Mayor Joven stated that the funds could be from ODC. Council member Matta stated that the manufacturing of the homes was in a closed environment. There would be an HOA with a minimal cost of \$200 a year and it would maintain the park.

There was a short recess from 5:00 p.m. to 5:08 p.m.

Discuss possible COVID-19 vaccine clinic. Rodd Huber, Assistant Fire Chief, stated that a vaccine clinic would be held at UTPB beginning on September 21 for 20 days. He reviewed the days and times of operation. There would be about 6,000-10,000 vaccine doses provided. The clinic was a partnership with the City, Ector County Health Department and UTPB. He reviewed the staffing and the flow of traffic. The City's cost was \$34,600 and the Health Department and UTPB would cover its own costs. The funds could be reimbursed from the ARPA funds. Marketing will be utilized with the City's social media. The response would be evaluated for possible extension to other sites.

Purchase a crematorium for Animal Control. Mike Gerke, Police Chief, stated that the bid be awarded to FC for \$96,500. He stated that the overage of the budgeted cost would be from contingency. The crematorium had layers of filtration.

Bid award for Jim Parker Park and Freedom Park irrigation system install project. Steve Patton, Director of Parks and Recreation, stated that one bid was received for Jim Parker Park and Freedom Park but recommended to award. He stated that the firm would provide good services and the bid was below estimate.

Purchase a 2019 Demers Ford F450 ambulance. John Alvarez, Fire Chief, stated that the demo ambulance would add to the fleet for approximately \$325,000 - \$350,000. The cost of the ambulance was \$219,000 and the additional cost was to outfit the ambulance.

Delta 1 vehicle presentation. Chief Alvarez stated that Delta 1 was to decrease the wear and tear on units into the county. He provided stats on the COVID patient runs in the county. He explained the operation and staffing of Delta 1. He reviewed a SWOT analysis. Delta 1 would be evaluated after three months and be reported back to Council. Council member White commended Fire Rescue. Chief Alvarez stated that delivery of service needed to be efficient and cost effective.

Solid waste rate change. Mrs. Muncy stated that the solid waste rates would increase by 2.5%. She reviewed the rate increases. The funds were for inflation including trucks and personnel.

Sewer rate change. Mrs. Muncy stated that the sewer rate would increase by 2.5%. She reviewed the rate increases. Discounted rates were provided for the seniors and disabled.

Water rate change. Mrs. Muncy stated that the water rate would increase by 2.5%. She reviewed the rate increases. The proposed rates were not to cover any debt.

Levying the tax for the 2021 tax year, Fiscal Year 2021-22. Mrs. Muncy stated that the tax rate was 47.7115 cents per \$100 property valuation for maintenance/operations and debt service. The proposed tax rate was lower than the No-New-Revenue tax rate. The same exemptions would be continued.

Ratifying the property tax revenue increase reflected in FY 2021-22 annual budget. Mrs. Muncy stated that there would be more tax revenues raised due to new value. The adjustment was \$587,774.00.

Adopt the City of Odessa FY 2021-22 annual budget. Mrs. Muncy stated that the budget had no changes and be considered as it was presented.

Recess for Executive Session: As authorized by the Texas Government Code Section 551.071 (Consultation with Attorney), the City Council may adjourn into executive session to consider pending litigation. Motion was made by Council member Thompson and seconded by Council member Sprawls to go into executive session under Section 551.071. The motion was approved by the following vote:

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

Motion was made by Council member Sprawls and seconded by Council member White to return from executive session. The motion was approved by the following vote:

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

No action was taken in executive session.

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

Aye: Joven, Matta, Thompson, White, Sprawls, Willis, and Swanner

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Nay: None

The meeting adjourned at 6:15 p.m.

ATTEST:

APPROVED:

Norma Aguilar-Grimaldo, TRMC, CMC
City Secretary

Javier Joven
Mayor