

MINUTES
BALMORHEA CITY COUNCIL
REGULAR MEETING
AUGUST 11, 2025

MEMBERS PRESENT: MAYOR JOHN L. DAVIS, IKE WARD, ROSA DOMINGUEZ,
JULIE LEWIS, JOY LEWIS, DANNY VASQUEZ III

MEMBERS ABSENT: NONE

STAFF PRESENT: SANDRA NAVARRETE, RUSSELL MORRIS, LUPE MENDOZA, GREG PERRIN,
LAURA LANNOM

VISTORS: ROBERT SYNDER, ESEQUIEL DUTCHOVER, NORMAN ROMAN, JOSUE MENDOZA

1. The meeting was called to order by Mayor Davis at 7:03 pm.
2. Mayor John L. Davis led the Pledge of Allegiance.
3. Julie Lewis made a motion, seconded by Danny Vasquez III to approve minutes for July 14, 2025. Motion Carried 5-0.
4. Rosa Dominguez made a motion, seconded by Ike Ward to approve bills and adjustments as presented. Motion Carried 5-0.
5. Mayor Davis stated that there was only one system and the water needed to be turned off. Norman Roman asked if the current water system was new. Mayor Davis responded, only half of it was replaced. The city is still dealing with old valves. Water Operator Russell Morris stated that he and Corny Reimer had shut off every valve, but water continued to flow and had no other option but to shut the whole town off. Mr. Roman stated that with them making that decision of turning the entire town off affected his business. He had a technician working on his ice machines. It's hard enough to try and get a tech out here. Plus, I had to close the business down. Mayor Davis added that he apologized for this situation but when it comes to major water leak repair it supersedes everything. Prior employee, Esequiel Dutchover, stated that after he instructed Mr. Reimer of a valve across the water tower it slowed down the flow. Mayor Davis added that the city is in the process from trying to finish the water line replacement throughout the town when another grant is available. Mr. Roman stated that the old system had valves, why didn't those work. Mayor Davis responded some of them don't work. Mr. Roman added this is why your employees need to flush valves every month and check them or they will freeze up. That is the reason you are having these issues. Mr. Roman stated he needed to bring this issue up because this might not matter to you, but this hurts small businesses. The city needs to start moving and addressing the valves to make sure they are all in working condition and utilize them, instead of shutting the whole city down.

6. Mayor Davis stated he would not go through all the invoices presented, because there was only 1 or 2 there that everyone was bitching about. That invoice was not only water and cots that Corny Reimer remove, but it was also evaporated coolers that were moved from the old school gym building. The rest of the workorders came from this office. When we have a workorder come from this office we need to correct it. Julie Lewis asked why Mr. Reimer is moving the cots and not our employee. Mayor Davis responded that the cots were moved by our employee one way and then had Mr. Reimer move them again. That is where the mix up happened. The rest of the invoices came from work orders. There needs to be leadership. If one of our employees is working with Mr. Reimer, we don't need a separate work order. The employee can sign off on the same work order as Mr. Reimer. Leadership is our problem, it is a communication deal. All work orders come through the office. Julie Lewis added that maybe the city needs to add Mr. Reimer to our salary if he is doing all the work and do away with what we have. Mayor Davis stated that the city should have contracted out all city work and gotten away from what we had, but we didn't. Mayor Davis stated that on all the rest of the work orders he had nothing to do with, they all came from the office. The only work order that I requested was the relocating of the cots. What is happening with these invoices is that Mr. Reimer will be working on something and won't finish until 6 months later, then he submits an invoice with the date the project started. This is a leadership deal. Mayor Davis added that there was an invoice in this pile that did not match the work order due to lack of explanation on the invoice of when the hydro vac was used. It should have been corrected immediately and not months later. We are not going to hold up payment on these invoices. The other invoice was the sewer lift station that I called on because our water operator is not an electrician and the city does not have the proper tools or equipment. Mayor Davis stated I don't want the city employees doing it until we get the right tools and educated. Julie Lewis asked why are we having Mr. Reimer changing out blades on the lawn mowers. Mayor Davis responded because we do not have tools. Russell Morris the water operator responded that he would not put a 5-gallon bucket under the riding mower to change out the blades. It's not a matter of not wanting to do the work it's not having the proper equipment. Rosa Dominguez had a question in regards to an invoice that reflected setting a toilet. Could this of been done by a city employee. Mr. Morris responded he knew how to replace toilets. It was one of those deals where Mr. Reimer brings the parts and starts working on it. Clerk stated that the project was discovered by Mr. Morris in the men's restroom at the old school building. Joy Lewis stated that it has become too easy to order Mr. Reimer to do all these jobs. We have paid Mr. Reimer \$167,000 to do our jobs. Mayor Davis responded by the time I get involved he has already done the work. If the council has any questions pick up the phone and call Mr. Reimer. Mrs. Dominguez added that after reviewing all the invoices there is a lot of items that our city employees could have done. Julie Lewis asked what was the invoice referencing too at Jerry Moore's ranch road. Mayor Davis responded that the city had rented out a skid steer to work on the road to better access the reading of the meters. Mayor Davis asked Mr. Morris if Mr. Reimer had hauled off the skid steer or if it had been the city employees and Mr. Morris responded Mr. Reimer hauled up there on his trailer. Joy Lewis stated that the city needs a better watch on what we are asking Mr. Reimer to do and how much is charging. Mayor Davis stated we need to do a better job at matching work orders to

invoices. Mr. Morris added that he often gets questioned about the work that Mr. Reimer does, but I don't know what he gets ordered to do and I get accused of passing my work on to Mr. Reimer. Mayor Davis stated that this is where it is team effort. Mayor Davis stated eventually we will buy tools. Julie Lewis added we should keep once a month inventory. Julie Lewis asked about the invoice involving a fuel tank. Mayor Davis responded that a fuel tank was placed on the old ambulance truck. This was done to take fuel out to the well for generators instead of gas cans. Julie Lewis asked if we are fueling at Uncle's Convenience Store are we getting any kind of an exemption. City Clerk responded we get a tax exemption. Julie Lewis with this number of invoices that we are fixing to pay out has the city not considered in bringing in a city manager that can run equipment do administrative work and be a leader and have better communication. Mayor Davis stated we need to start at the top. We need tools and to educate employees and keep inventory, that should help out with these situations. Mr. Reimer's main project with the city was to finish with the downtown pipe fencing but we constantly pull him away to use for other jobs. Mayor Davis stated that some of these issues came from not having a work order which that came out of the office. Communication would solve this. Joy Lewis added it would be solved if we all had an idea of what is going on financially so we can prepare for it. The only other project that is pending is an old leak at the pump house at the old city yard. Joy Lewis asked to we have an estimate for that project and is it a Mr. Reimer project. Are we going to get bids. Mayor Davis responded I don't know but I will walk you through it if you want to see it. We don't know what all will be tied in to this project. Joy Lewis asked is there anyone that can guide us on how much this project will cost. We need to start setting a budget for these projects. Mayor Davis responded I don't know how much of the old filtration system it will affect and what type of piping will be used. Mayor Davis added that from this point forward if the spelling is wrong or the streets are wrong on the work orders we need to give Mr. Reimer a copy of the work order. City Clerk stated that Mr. Reimer signs off on work orders in this office after he has completed the job, but there are times when he submits invoices to this office for jobs that the office has no clue what is be billing due to no work orders received or issued from city office. When this happens, I have to call Mr. Reimer and ask when and where did this job happens. Mr. Reimer responds that the order came from a conversation he and Mayor Davis had over the phone. Mayor Davis insisted in stating that the only time he called Mr. Reimer was after hours in regards to removing the cots and evaporative coolers out of the old school gymnasium. If it's a late Friday afternoon or Saturday when the office is closed, Mr. Reimer will have to keep up with the work order. Laura Lannom stated that she will keep submitting all of Mr. Reimer's invoice for approval from the council before issuing a check. Especially this fiscal year because we are already over budget by \$20,000. This is without the invoices we are addressing at this meeting. Joy Lewis asked Mayor Davis if next year projections would be more economical and if he would notify the council or communicate to the office for documentation purposes when anyone calls or he calls them to perform any job. Joy Lewis stated we might as well hire Mr. Reimer and get rid of everyone else, because he does all the work. Mayor Davis added that the projection plan for the new fiscal year is to purchase all the equipment the city needs. Mayor Davis, it doesn't matter how much you spend on equipment there has to be leadership. Joy Lewis asked well who is our leader, you are. Danny Vasquez III asked if we have to approval invoices. Mayor Davis

responded, yes, it doesn't matter how you look at it. Danny Vasquez III made a motion, seconded by Julie Lewis to approve Corny Reimer invoices as presented. Motion Carried 4-0. Joy Lewis- Abstained. Mayor Davis advised Ms. Lannom that the only major project pending that was voted on last year was around \$30,000. Ms. Lannom replied and stated that was not in the budget. Mayor Davis responded that will be the only invoice that will be coming for this fiscal year.

7. Ike Ward made a motion, seconded by Rosa Dominguez to approve Lonestar Logo Renewal. Motion Carried 5-0.

8. Ike Ward made a motion, seconded by Danny Vasquez III to approve engagement letter from Doak Painter for fiscal year audit 2024-2025. Motion carried 5-0.

9. After some discussion Rosa Dominguez made a motion, seconded by Julie Lewis to approve increase to dumpster rate due to renewal of Texas Disposal Contract. Motion Carried 4-0. Joy Lewis -Abstained.

10. Reports

A. ESD 1&2 Report was read by Robert Snyder. Joy Lewis asked if the Balmorhea Station was fully operational. Mr. Synder responded no there are still lots of things in the works. We are still in the process of finding a contract company that will pick off from where the last company dropped off. If the people that are building Station 4 will pick this project up, we will be complete by the end of the year. We have taken delivery of a new apparatus for Balmorhea. This unit will carry a great amount of water. Mr. Snyder also wanted to recognize the city of Balmorhea for taking care of all the issues with the fire hydrants and returning the out of service tags. Mayor Davis added that there is 1 hydrant that is still out of service. Mr. Snyder added that if there is ever a schedule outage, please let the ESD know for fire protection.

B. City Clerk reported that there were approximately four 15-day notices sent out. The response went well. Residents are making an attempt to clear out debris and others are making arrangements to sell the property. The one business owner has started to clear vehicles out of the property. On the property at the corner of 4th and Ft. Worth there has not been much done and we will probably be looking to adopt a resolution declaring the property a public nuisance under city ordinance. Annual property clean- up notices also went out and the response was great. Everyone did an awesome job and complied with exception to 2 properties that might be a Fire Marshalls concern. City Clerk reminded all council that the TML quarterly meeting would be hosted by City of Odessa if anyone is interested please contact this office to make sure you get registered.

C. Russell Moris the water operator reported that his graphs had registered water loss at Evan's tank. Which seems to be every month thing. Mayor Davis stated that they need dig up the leak that was reported on the road way near the Balmorhea State Park. Mr. Morris stated that it had been a false alarm it no longer existed. Mayor Davis added that when tested it tested positive on chlorine it must be coming from somewhere. Joy Lewis asked why hasn't the city ordered a machine that finds the water leaks. Mayor Davis responded

it is probably expensive. Julie Lewis asked if the city has a map of all the valves that exist and Mr. Morris responded yes. That is what we looked at when we had the shut off of the entire town and no valves were located to turn off just a portion of town. Mr. Morris asked if the city wanted to use the same gentleman that was used for the backflow prevention inspection has not stopped calling. Do we want to use him again and is the school district going to pay for it. Mayor Davis responded no. Burgess & Nipple want to know where we are at with the phosphate corrosion control study for the TCEQ. Mr. Morris added that all the violations have been cleared out. Do we want to include Burgess & Nipple in the corrosion control. Mayor Davis responded you do what you have to do to comply with the corrosion control study.

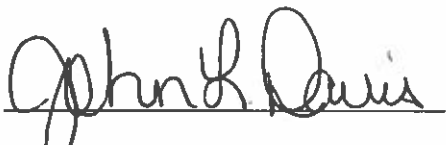
D. Julie Lewis made a motion, seconded by Ike Ward to approve budget for fiscal year 2025-2026 Balmorhea Economic Development Corporation as presented. Motion Carried 5-0.

E. After some discussion Ike Ward made a motion, seconded by Danny Vasquez III to approve funding for the Labor Day Festival as presented for \$14,300. Motion Carried 5-0.

11. Mayor Davis asked Laura Lannom what would it take for the city to pay all debts. Ms. Lannom responded she was going to suggest that. The city has 2 active loans pending for sewer repair and water repair. If paid all off you will save your constituents around \$300,000 dollars over a period of 20 years. Joy Lewis asked how much is owed. Ms. Lannom responded it is pretty close to a \$1,000,000. One of the loans is to Unlimited Communities and USDA. Mayor Davis stated he did not want to purchase anything until all this was cleared. Ms. Lannom added that this decision is very wise, especially if the city has a big water issue you can go after another grant. With the budget draft that is being presented at zero capital expenses you are barely breaking even with next years budget. If you have any capital expenses in the coming year it will come out of fund balance. That would be what is left over from this year's big sales tax payment. Joy Lewis stated she would like to continue a discussion on what to prioritize at another budget workshop meeting. City clerk reminded the council that she would need direction of when they intend to approve the budget before the advertising of the public hearing on tax rate and budget publication. Ms. Lannom suggested that we budget \$45,000 for the new on capital expense for budget purposes. Then when we get into the new fiscal year and figure out how you want to spend we can have a budget adjustment. This will give you a complete budget by the deadline of your next regular meeting.

12. Due to power outage Joy Lewis made a motion, seconded by Julie Lewis to table item 12 & 13 to next month regular council meeting and to adjourn the meeting at 8:53 pm. Motion Carried 5-0.

PASSED AND APPROVED THIS 8 DAY OF SEPTEMBER, 2025.



JOHN L. DAVIS, MAYOR



SANDRA NAVARRETE, CITY CLERK