

MINUTES
BALMORHEA CITY COUNCIL
REGULAR MEETING
SEPTEMBER 8, 2025

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

MEMBERS ABSENT: NONE

STAFF PRESENT: SANDRA NAVARRETE, GREG PERRIN-ABSENT, RUSSELL MORRIS,
GUADALUPE MENDOZA.

VISTORS: ESEQUIEL DUTCHOVER, ROBERT SYNDER, JOSUE MENDOZA

1. The meeting was called to order by Mayor Davis at 7:10 pm.
2. Mayor John L. Davis led the Pledge of Allegiance.
3. A. Rosa Dominguez made a motion, seconded by Julie Lewis to adopt proposed tax rate for new fiscal year 2025-2026. Motion Carried 5-0.
B. Rosa Dominguez made a motion, seconded by Ike Ward to adopt proposed budget for fiscal year 2025-2026. Motion Carried 5-0.

OLD BUSINESS:

1. After reviewing a sample of the City Council code of ordinance for the City of Alpine regarding attendance, the council decided to consider creating a complete rule of procedures for the city council. Joy Lewis asked on the rules of attendance, does the absences have to be consecutive. Mayor Davis responded no it does not, but we need to look at the overall picture. If we adopt an ordinance like the City of Alpine's we need to make sure it pertains to the City of Balmorhea. Julie Lewis stated that the public using profanity is not to be tolerated as well as the city council during the meetings. Mayor Davis added that there is probably some good information in Robert's rules, but he has not ever looked at them. The only thing that the City of Balmorhea has eliminated was Public comments due to unruly behavior, intimidation or speaking out when another person is talking. Since the change the public is required to request an agenda item, which will allow them to have the opportunity to discuss topic and get a resolution to whatever the problem might be. Ike Ward made a motion, seconded by Joy Lewis to have the City Attorney prepare a code of ordinances for the City Council on rules of procedure.

2. Mayor Davis stated that the City of Balmorhea has been working on city right of ways for some time, but it will be a continuous effort. If we have serious issues, we will continue to send it to our Attorney. Julie Lewis asked if there is a vehicle in city right of way that is not supposed to be there and we call the wrecker service are we liable for that expense. Mayor Davis responded yes. It used to be that B&B wrecker service would come out and pick the vehicle up. If the owner wanted the vehicle back, they would have to pay. Julie Lewis asked if you are Constable now what can be done. Mayor Davis responded we would have to issue warnings in a timely matter before we can write a ticket. On these current issues we need to get a list and approach it one by one before the next meeting. With the issues in the park law enforcement have worked on them in the past but there is a different approach the city needs to take. We need documentation to fall back on. Joy Lewis stated that one of the issues we are having is obstructing the view in some of the streets. Mayor Davis responded that should be an automatic citation because transportation code states you must be parked so far from the street corner. The city needs to get into compliance with a lot of the cross streets. We need to go around town and make a list of all the obstruction of view situations we have around town and issue warning letters. City Clerk asked what direction we are going with this item. There have been several complaints from residents on different city right of way scenarios. Mayor Davis stated we are not going in any direction, this item is only open for discussion. We can revisit this within the next 30 days. At this point just continue to send out letters addressing concerns or complaints on clearing the city right of ways. Joy Lewis addressed the issue with the stop sign at the corner of Austin Street and HWY17. City Clerk stated that this issue was addressed with TXDOT at one time and they stated that it would be up to the city to move stop sign closer to HWY17.

NEW BUSINESS:

1. Rosa Dominguez made a motion, seconded by Danny Vasquez III to approve minutes for August 11, 2025 & August 25, 2025 Special Meeting Minutes. Motion Carried 5-0.
2. Joy Lewis asked what the charges for that had been made on August 22, 2025. City Clerk responded it was for purchases for tools. Joy Lewis asked if the tools have been marked. City Clerk responded that inventory had been done along with pictures. Julie Lewis stated that all tools need to be identified with the City of Balmorhea. Julie Lewis asked if there was a check out list. City Clerk responded yes, but it has not been used. Julie Lewis stated they need to fill them out. Russell Morris stated he did not understand what the check list would be used for because small tools are not being checked out, they stay in the truck. Julie Lewis added that when larger tools are taken out of the garage, that's when the checkout list applies. Mayor Davis explained that the original plan was to transfer all tools to the shed behind the city hall, but there is no room so, they will remain in the old city yard. City Clerk added that back in July 2025 when the

checkout list was created, it was to keep up with who used the equipment last, due to damage of equipment. Danny Vasquez III made a motion, seconded by Ike Ward to approve bills and adjustments as presented. Motion Carried 5-0.

3. Reports

- A. ESD 1 & 2 was read by Robert Synder. No questions were addressed. Mr. Synder stated that completion of the ESD Station #3 would hopefully be January 2026, no promises. When the station finally opens, we will need an additional 12 firefighters and 6 additional Ems personnel. We will hire fire cadets and Ems cadets. The goal is to find locals in Reeves County to fill those positions. There will be a town hall meeting at the Reeves County Civic Center on September 29, 2025 at 6:00 pm for anyone interested in those positions.
- B. City Clerk reported that there was an update on one of the property liens that were pending. The property on Houston Street was finally set up for a court hearing on September 26, 2025. This property had been declared a public nuisance in July 2020, so it's obvious that the process is lengthy. City Clerk added that as of September 1st, cities will no longer be required to post notices 72 hours before the scheduled meeting time. Instead, they will be required to post notices three business days before the scheduled date of the meeting. Therefore, deadline for requesting an item on the agenda will be Monday end of workday, prior to the week of meeting. City Clerk stated that October Regular meeting will be scheduled for Tuesday, October 14, 2025 due to Monday being Columbus Day Holiday.
- C. Water operator Russell Morris stated that all tools had been purchased but parts are what need to be purchased to repair water leaks and for installation. Mayor Davis stated he would need to find a good distributor. If we get into a bind, we need to go to Trans Pecos Instrument & Supply. Mr. Morris added that the company we got the fire hydrant from would a good starting point to get some pricing. Mayor Davis added that the day we run out of inventory, and we need it is the day you probably get your ass written up, especially if it comes from there because they don't have the part. I'm only talking from experience with the fire hydrant. There are a lot of other distributors out there, if you need to drive to go get it then do so.
- D. Rosa Dominguez with BEDC stated there was no update. The interested members that want to join BEDC want to try out first before they commit.
- E. Rosa Dominguez presented the council with an expenditure sheet for the Labor Day Festival that was held August 30 & 31, 2025. Mayor Davis stated that this Labor Day was the worst the city has had due to the weather. Mrs. Dominguez stated that she had lost 6 vendors due to Reeves County Health Inspector and the regulations. Some of the vendors were incomplete due to paperwork. City Clerk asked how many total vendors did participate. Mrs. Dominguez responded 9 vendors.

4. Mayor Davis stated that hiring a Water Superintendent at this time was not in the budget.

Joy Lewis stated this is something that we can put out there. There might be someone interested in coming to Balmorhea. Russell Morris asked where would that leave him? Mayor Davis added what needs to be looked at before we go on is the dollar amount that will be carried on throughout the years and other issues. Joy Lewis stated one of the issues that the city has is the enormous amount we pay Cory Reimer every year. Last year we paid him \$167,000 dollars. Mayor Davis stated that we are working on it. Joy Lewis added one way to work on it is to check out to see if anyone would like to move to the beautiful town of Balmorhea and be the head of our water department. Russell Morris our water operator but does not have enough experience yet. Joy Lewis added it won't hurt to look. Mayor Davis added there is a lot of other things that need to be put into play before we get to looking for a Water Superintendent. Joy Lewis asked, how do we put anything into play if we continue to pay our money to Mr. Reimer to get the work done. Mayor Davis responded, we are making baby steps. Mayor Davis stated that we can advertise but it is the dollar amount that concerns me. Joy Lewis responded it has never concerned you before, when you order Mr. Reimer to do work for the city. Mayor Davis stated that Mr. Reimer has been with the city from 2012 and you signed every check. You make it seem like I'm the one that calls Mr. Reimer, and your opinion is like an asshole, everyone's got one. Julie Lewis responded and asked Mayor Davis to refrain from using profanity. Julie Lewis stated she has a person that has submitted her application to the city, and she is still interested in the position. Mr. Morris stated that the city needs to hire another maintenance guy or water operator. Julie Lewis added we should go ahead and put the position up to see what interest we get, and we can interview them and decide a dollar amount. Josue Mendoza shouts out from the public and responds to Julie Lewis that all they are doing is pissing people off. You want to hire someone, but you don't want to pay. Mayor Davis stated you can put it out there, but it doesn't mean we are hiring anyone. Joy Lewis added advertising this position is like going shopping. Mr. Morris insisted that the city needs to look for another water operator because even if you hire a water superintendent it's not going to stop them from using Mr. Reimer. It doesn't matter who you hire the city doesn't have the stuff to work with. You need another maintenance guy and more machines. Mayor Davis stated that we can shop as much as you want and I don't have a problem with that. We are buying machinery, tools and putting policies into place. You will be able to see some difference within the next 4 to 5 months. Joy Lewis added how we wait about 6 months to see if all factors fall into place. This also includes leadership. Mayor Davis stated that the city needs to do safety training to stay in compliance. We will evaluate this topic in March 2026.

5. Mayor Davis stated everyone knew his opinion on that building. Balmorhea Economic Development Corporation needs to move. Rosa Dominguez stated that if the Mayor Davis wants the corporation to move into this building, I would have to take this to the board for discussion and approval. The deed to this building is under the City of Balmorhea. Mayor Davis responded, if you die today, we

are in a cluster because we are going to have to transfer from the library to city hall or to the McKnight building. If we are looking for grant money you need to have a spot with your stamp. Mrs. Dominguez added that it would be a BEDC board decision if they want to relocate. It's obvious you want to keep the building, the city could use for something else. The only connection that the BEDC has to this building is that it paid for some of the repairs, but the property belongs to the city. Mayor Davis insisted that the BEDC will have to move to either city hall or the McKnight building. Mrs. Dominguez again responded that it would be a BEDC board decision. Mayor Davis added that the BEDC must stand on its own, what is it trying to accomplish in the 6 months from now. Mayor Davis stated that the Pecos Economic Development Corporation is going to approach the school district about buying some of its property. Joy Lewis asked why don't we know about this. We need to sell the McKnight building and maybe utilize the fire hall building. Julie Lewis stated that there are people interested in buying the McKnight building to start a business. Mayor Davis stated if the price is right and BEDC does not move into the building we can go that route and take bids. Joy Lewis added we need to put in the market, because everyone needs to know it is for sale. Julie Lewis made a motion, seconded by Ike Ward to table item 5 for BEDC to decide if they are interested in relocating to the McKnight building. Motion Carried 5-0.

6. Rosa Dominguez explained that last month when Corny Reimer's invoices were being looked at they were very confusing. There was 9 hours being billed with very little explanation. Until the city clerk talked in depth about the invoice from Mr. Reimer we understood he had billed for 2 hands. Mrs. Dominguez asked why is it that we only have a verbal contract on all these jobs and not anything on paper prior to the work being done. Mayor Davis responded, I don't think we do. City Clerk added we have never had a contract from Mr. Reimer. The explanation that Mr. Reimer gave was that on the invoice that was in question, he had billed for 2 employees being himself and his son. This would start happening anytime his son would have to come out to help. Mrs. Dominguez stated that from this point on she would like something in writing stating how many people he is going to charge the city for. Mayor Davis responded it shouldn't be more than two employees. Julie Lewis stated he billed us \$85.00 per hour x 2 is \$170.00 on a 15-hour job. Mayor Davis stated they are not charging \$170.00 per hour on 1 leak. If there are multiple tasks being done at the time and he is using a pickup here and there and backhoe there, you are going to get charged. Russell Morris confirmed that on that job his son was handling the massive mess on 3rd Street. A backhoe, both trucks and hydro vac used. Mayor Davis stated we can call Mr. Reimer but whoever calls him needs to explain the situation. Julie Lewis added if we can't handle it before he is called out it needs to go through the Mayor or the City Clerk before being dispatched out to the job. Joy Lewis added that when we hire Mr. Reimer to put in a doorknob that is ridiculous to pay \$85.00 per hour. Julie Lewis added if Mr. Reimer is purchasing parts or tools for the city, he needs to submit receipts along the workorder and invoice. No action was taken.

7. Mayor Davis stated that after doing research there were some changes on the John Deere tractor. The differences between John Deere and Kubota were \$10,000 dollars. Joy Lewis stated that the city needs to continue to keep looking. We need to go shopping. Mayor Davis added that he had taken all the attachments away, because we have a mower. Russell Morris stated that before they make the purchase, they need to take a drive to HWY17 just before the Upchurch residence and see the sizes of the boulders that were dug up today during the water leak repair. The boulders being pulled out are around 500 to 800 pounds each. Julie Lewis stated that on small jobs we should be fine with a smaller version. Most of our leaks are commonly small and we have been calling Corny Reimer out to fix them. This will eliminate a lot of that. Mr. Morris responded that there is obvious a consensus that I'm not fixing the leaks especially from Alderman Joy Lewis that I don't do my own work and dispatch Mr. Reimer. This idea that I use Mr. Reimer for every little thing is incorrect. I don't do that. If you look at the workorders it is usually stuff that I can't handle or equipment I don't have. Mayor Davis stated that the purpose of getting a smaller backhoe to access the alley ways. If we have a situation with large boulders we can use Mr. Reimer. We are not eliminating Mr. Reimer completely. Danny Vasquez made a motion, seconded by Rosa Dominguez to get more information on the John Deere lifting capacity. Motion Carried 5-0.
8. Joy Lewis stated that she thought the council needed more time to study the information on this agenda item. Mayor Davis stated that it was not much studying the information, we need to have this in our employee handbook policy before we purchase new pickups. We need to put these policies and procedures into place. Rosa Dominguez stated that she would like more time to study the documents and would like to table this item. Mayor Davis stated we will not buy a vehicle until policies are into place. Ike Ward made a motion, seconded by Julie Lewis to table item 8 until council has more time to review new policies that will be added to the employee handbook. Motion Carried 5-0.
9. City Clerk stated that, Eduardo Dominguez, property owner of 402. S. Ft. Worth Street has been sent letters starting in 2023 asking him to clean the property up and advising him to fence to obstruct the view of the debris and RV he has parked on the property. Mr. Dominguez responded and started to construct a tin fence that has been incomplete. Due to the incompleteness of the fence the wind has torn the tin and flown pieces of tin to the neighbor's property causing some damage to a vehicle. An official 15-day notice letter was sent out on July 21, 2025 advising Mr. Dominguez to act once again. Mr. Dominguez called city hall and advised he would take care of it with 2 weeks. As of today, there has been no attempt to take care of this matter and tin on top of the old structure is blowing into the surrounding neighbor's properties. Joy Lewis made a motion, seconded by Julie Lewis to approve resolution declaring the property at 402 S. Ft. Worth Street. Balmorhea, Texas. 79718 a public nuisance under Ordinance 1052, as revised by

Ordinance 2019-2. Motion carried 5-0.

10. Joy Lewis made a motion, seconded by Julie Lewis to adjourn the meeting at 9:05 pm.
Motion Carried 5-0.

PASSED AND APPROVED THIS 14 DAY OF October, 2025.


JOHN L. DAVIS, MAYOR


SANDRA NAVARRETE, CITY CLERK