

MINUTES
BALMORHEA CITY COUNCIL
REGULAR MEETING
MARCH 11, 2024

MEMBERS PRESENT: IKE WARD, ROSA DOMINGUEZ, JOSUE MENDOZA,
MAYOR PRO TEM JOY LEWIS

MEMBERS ABSENT: MAYOR JOHN L. DAVIS, BERNADETTE PORTILLO

STAFF PRESENT: SANDRA NAVARRETE, GREG PERRIN, RUSSELL MORRIS

VISTORS: JULIE LEWIS, PAUL HINOJOS, ROBERT SNYDER, JOHNNY GOMEZ

1. The meeting was called to order by Mayor Pro Tem Joy Lewis at 7:02 pm.
2. Mayor Pro Tem Joy Lewis led the Pledge of Allegiance.
3. Josue Mendoza a motion, seconded by Rosa Dominguez to approve minutes for February 12, 2024. Motion Carried 3-0.
4. Ike Ward made a motion, seconded by Josue Mendoza to approve bills and adjustments as presented. Motion Carried 3-0.
5. Reports
 - A. ESD 1&2 report was presented by Robert Snyder. Joy Lewis stated that the City of Balmorhea would be having an Easter event and they were more than welcome to attend. Mr. Snyder stated that he was aware and had already scheduled the event.
 - B. City Clerk reported that there was an update on the properties that the City of Balmorhea had filed a lien due to nonpayment for cleanup. The City had declared Aldon Fuentez & Abel Rodriguez properties to be dilapidated structures and hired a contractor to do the cleanup. Due to no update reported from the City Attorney. The City of Balmorhea did some research at the court level, it was discovered that the cases were pretty much put in an out of service status due to no activity. After contacting the City Attorney Rod Ponton, he stated he would resubmit the items to the court but there would be a waiting period of 30 to 60 days to have a court hearing. Then once the hearing is completed the City of Balmorhea would take possession of the 2 properties. The City of Balmorhea will get all the fees back with interest in addition to all Attorney fees. The second update would be on the lawsuit that is pending between OHSI vs. City of Toyah. Mr. Ponton stated that once papers were served and the hearing was held at the District court level, it was declared that the City of Balmorhea can be liable and could be sued directly for being involved or being part of the interlocal

agreement. Mr. Ponton added that they will probably continue with the process but will continue to update the City of Balmorhea once information is available. City Clerk reminded all councilman if anyone was interested in attending the quarterly TML meeting that was being hosted in Pecos, Texas would need to advise her as soon as possible to add their name to the list.

C. Russell Morris stated he didn't have anything to report. Business as usual. Continuously running into things that don't work or broken. A couple of water leaks that are pending. Greg Perrin, License holder reported that the work at the waste water ponds should be done by the end of the week at the latest. Mr. Perrin added that there will be valves left from the project and the City needs to probably get credit for the equipment. Joy Lewis asked Mr. Perrin how much would those valves be worth. Mr. Perrin responded, the cost of the valves are around \$1,500 per valve.

D. Rosa Dominguez reported that BEDC had submitted payment for invoice #2584 & #2595 for construction on the donated building from McKnight. The BEDC held their meeting and all members agreed on payment for the invoices. The amount of the check for the project was \$49,959.66 and was issued to Cornelius Reimer. Mrs. Dominguez added that the building is quite not finished and has tried to get ahold of Mr. Reimer to advise him of a deadline on the project, because it is taking a little longer than it should. At this time Mrs. Dominguez needs approval from the council on presented payment to Cornelius Reimer. Joy Lewis asked, is that the final cost for the building. Mrs. Dominguez responded, no that is the reason for setting the deadline. Mrs. Lewis suggested that maybe a letter needs to be addressed to Mr. Reimer in regards to the timeline of this project. Mrs. Dominguez added that maybe the Mayor needs to talk to him and if not, she would approach him. Mrs. Dominguez explained the Easter event was going to be sponsored by the City of Balmorhea, Balmorhea Fire Department and Balmorhea Event Committee. The event will include an egg hunt, games, prizes, bouncers, train rides, face painting and a special appearance of the Easter Bunny. The ESD will attend and has made arrangement for the parking of their vehicles.

1. Josue Mendoza made a motion, seconded by Ike Ward to accept payment as presented by BEDC. Motion Carried 3-0.

6. City Clerk explained that resolution 2024-1 was a resolution that was submitted from an Attorney authorizing intervention in AEP Texas INC.S requested rate change proceeding before the Commission and approving cooperation with the cities served by AEP Texas. Rosa Dominguez made a motion, seconded by Ike Ward to consider Resolution 2024-1 to authorize intervention in AEP Texas INC.S requested rate change. Motion Carried 3-0.

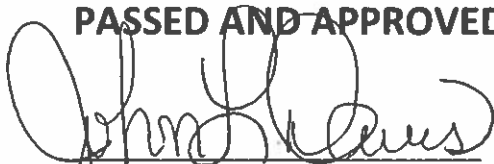
7. City Clerk stated that this item was asked to be put on by the Mayor and Greg Perrin would be the one to deliberate on this topic because he has sat in to some of the meetings. Mr. Perrin stated he has not seen any of the numbers but it should be close to the rate in town. The

Balmorhea State Park are going to gravity flow all of their black water. The route used will be HWY 17 to San Angelo Street. They will put a lift station there then send it over to our line and utilize our ponds. The State Park has left it up to us to negotiate a rate. City Clerk stated that she had contacted Texas Rural Water Association and was advised that the City of Balmorhea invest in an ultrasonic meter to measure the flow. After the Mayor asked that some research be done at what a 20 unit facility in the City of Balmorhea pays for sewer service, it was determined that the Balmorhea Housing Authority or a motel with this capacity pays \$309.00. Being that the Balmorhea State Park is outside city limits it will be required to be billed double bringing the amount to \$638.00. In addition to this fee the city would also need to incorporate the electric power used to run the lift station depending on the extra waste and man power for maintenance. Joy Lewis stated that \$309.00 is a little bit light. Mr. Perrin added that he was under the impression that the park would be responsible to purchase the meter to monitor the flow. Mr. Perrin explained that at the meeting he was present at the City of Balmorhea told them that we did not want to be owning any of the equipment. Mrs. Lewis added that with all the customers that the park sees every year she felt that we don't charge anything less than \$1200 a month to receive their sewage disposal. We don't have any other state figures to go on or what other state parks are doing. Mr. Perrin asked if the Mayor had requested a council action taken tonight. City Clerk responded, no he wanted the council to have a discussion. Mr. Perrin suggested that the City of Balmorhea get a copy of the plan from the Balmorhea State Park before deciding any rates. During the busy summer months with 600 plus customers a day \$1200 a month might be cheap. Reeves County Commissioner Paul Hinojos suggested that the city might want to set up a base charge and maybe ask the park to submit their water usage. Josue Mendoza made a motion, seconded by Ike Ward to table item 7 for next month's meeting. Motion Carried 3-0.

8. Russell Morris stated that since working for the City of Balmorhea he has come across some different scenarios where the city has to pay Corny for his backhoe and labor to dig a sewer line that really didn't need to be dug up and could have used a camera to figure out the situation. This would be cost effectiveness to do it this way. Josue Mendoza made a motion, seconded by Rosa Dominguez to purchase a sewer camera, transmitter and 3 year extended warranty. Motion Carried 3-0.

9. Joy Lewis made a motion, seconded by Ike Ward to adjourn meeting at 7:51 pm.

PASSED AND APPROVED THIS 8 DAY OF APRIL, 2024.


JOHN L. DAVIS, MAYOR


SANDRA NAVARRETE, CITY CLERK