

STATE OF TEXAS
COUNTY OF CULBERSON
TOWN OF VAN HORN

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**Regular Meeting of the City Council, Town of Van Horn, Monday, December 31, 2018
City Hall, 1801 W. Broadway, Van Horn, TX.**

PRESENT:

Mayor	Pam Young
Mayor Pro Tem	Lyndon McDonald
Alderman	Nuny Morriss
Alderman	Rudy Hinojos
Alderman	Ryan Martinez
Alderman	Michael Garibay
City Secretary	Fran Malafronte
Manager Gas	Edward Torres - Absent
Asst. Chief Water Operator	Jaime Hudson
City Attorney	Steve Mitchell
Press:	None.
Staff:	Grace Dickenson
Visitors:	Karolyne Carloss, Blue Origin, Summer Webb, CCGCD

INVOCATION and PLEDGE OF ALLEGIANCE

CALL TO ORDER:

Mayor Young called the meeting to order at 9:05 am after ascertaining that a quorum was present and that the notice of meeting was posted according to the Texas Government Code Section 551 on Friday, December 21, 2018 at 4:00 pm.

APPROVAL OF MINUTES:

Ald. Morriss made and Ald. Garibay seconded a motion to approve the Minutes from the Regular Meeting of November 26, 2018. Motion carried unanimously.

APPROVAL OF FINANCIAL REPORTS:

Ald. Morriss made and Ald. Hinojos seconded a motion to approve the Financial Report as presented by City Administrator Fran Malafronte. Motion carried unanimously.

APPROVAL OF PAYMENT OF CURRENT BILLS:

Ald. Hinojos made and Ald. Martinez seconded a motion to approve the Payment of Current bills in the amount of \$112,077.75. Motion carried unanimously.

EXECUTIVE SESSION:

None.

PUBLIC COMMENT:

None.

DEPARTMENTAL OPERATIONS:

Mr. Hudson, Water Operator reported that the new Water Storage Tank is finished. The paint needs to cure for six (6) days with temps above 76 degrees. Smithco has the disinfection and electrical work left. Mr. Hudson also noted that the old water tank continues to leak. THI will be in town to look at the Sanchez Well. The legs were burnt and will be replaced. The pump was lowered another 21 feet.

REQUEST FROM KAROLYNE CARLOSS, OCOTILLO COMMUNICATION VENTURES/BLUE ORIGIN: TO DISCUSS A COMMUNITY FACING BLUE ORIGIN INITIATIVE THAT WILL EXPLORE OPPORTUNITIES FOR VAN HORN AND BLUE ORIGIN TO COLLABORATE ON COMMUNITY PROJECTS:

Ms. Carloss addressed the Council and gave each Council member a handout detailing 3 initiatives. First, Housing, Second, Career Pipeline and Third, Business and Tourism. She also pointed out the Blue Origin and makes up 71/2% of the Van Horn population with approximately 150 employees. Ald. Hinojos made and Ald. Morriss seconded a motion to table this item until Council has time to read the material presented by Ms. Carloss and meet at a later date. Motion carried unanimously.

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COMMUNITY PROPOSAL #1 HOUSING

Multi-Unit Housing Development

Blue Origin is experiencing significant growth, and employees are having a difficult time finding affordable, quality housing that meets their needs in the area. The housing environment in Van Horn drives many employees to purchase RV's and even impacts their willingness to stay in Van Horn long-term. After completing a housing survey with Blue Origin employees, we have determined that a multi-unit housing project in Van Horn would best meet the needs of employees. We know that other businesses in the area (pecan farm, sand plant, and future solar/oil/gas projects) could benefit from this type of housing initiative, and we believe that we can attract outside real estate investors and developers to this project. We are interested in getting the council's guidance on how to best integrate this type of project into Van Horn, making it accessible to mixed levels of income and preserving the integrity of the existing Van Horn landscape.

PULSE CHECK:

- Is housing an important issue for your constituents?
- Are there existing proposals or projects in work for housing development in Van Horn?

Do you have concerns or reservations about a housing project?

BRAINSTORMING QUESTIONS:

- What type of zoning issues might we encounter with a multi-unit apartment project?
- What opportunities exist to renovate an existing motel or building in Van Horn to expand local housing options?
- How can we approach this project with an eye for sustainability - focusing on the utility of this housing project, no matter which business industries are present?



COMMUNITY PROPOSAL #2 CAREER PIPELINE

Apprenticeship & Job Program

Blue Origin has identified a need for strong, local talent to help sustain and grow their operations in west Texas. Blue Origin's WTL's employee tenure length is lower than at their other sites, and we believe that training local talent has the potential to create a long-term workforce for Blue Origin, as well as stable, well-paying jobs for Van Horn students and local residents. The superintendent, Ken Daugh, is focused on developing a STEM program, and Blue Origin thinks a natural partnership can emerge between the company and the school. This partnership has the potential to expand and formalize into a career pipeline between Van Horn school, regional technical schools and universities, and Blue Origin. We are interested in jointly pursuing state and federal funding to develop apprenticeship programs, training programs, and career or college-readiness programs.

PULSE CHECK:

- Has Van Horn pursued funding for college/career readiness and job programs in the past?
- Do you think a college/career readiness program would garner your constituents' support?
- What do you perceive to be the existing career options for the workforce (including new graduates) in the area?

BRAINSTORMING QUESTIONS:

- What would a successful career pipeline look like to you?
- Do you know of existing funding that might be available to support this type of program?
 - What do you see as important career tracks for future Van Horn students that we can pursue?
- If interested, what do you think a successful partnership could look like between the school, local colleges and universities, the city, and local companies?



COMMUNITY PROPOSAL #3 BUSINESS AND TOURISM

Van Horn: Space-tourism capital of the world?

Blue Origin plans to start flying tourists to space as early as next year. We expect those flights to attract the immediate and extended families of astronauts, as well as tourists from all around the world who want to take part in this ground-breaking experience. We believe there is an opportunity for Van Horn to market itself as the space tourism capital of the world, and we think there are considerable tourist development projects that the city stands to profit from. A few initial projects we have considered is a rocket launch viewing area on State Highway 54 and a pioneering exhibit at the Clark museum to showcase Van Horn's history of land, oil, and space pioneering. We know that space tourism will attract tourists and new businesses to this area, and we want to work with the community to make sure that Van Horn is prepared to benefit from this future tourist economy.

PULSE CHECK:

What do you consider to be the existing tourist attractions in Van Horn, and what is the city doing to market these attractions?

Do you think branding Van Horn as a space tourism hub would be attractive to your constituents?

- What resources are available to aspiring business owners in Van Horn?

BRAINSTORMING QUESTIONS:

- Beyond the two tourism projects we have proposed, do you have any other initial suggestions for space tourism ventures?
- How can we make starting a business in Van Horn as frictionless as possible?
- What frameworks already exist that may help enable this vision?
- Are there future plans to enhance or expand our current hotel infrastructure to meet our growing hospitality need?

REVIEW /APPROVE QUOTES FROM VARIOUS SOURCES FOR FINAL PHASE OF LANDFILL CONSTRUCTION INCLUDING TCEQ REQUIREMENTS:

Tabled so Council may read the lengthy quotes.

REVIEW 2018 TRANS PECOS BIG BUCK TOURNAMENT ENTRIES AND SPONSORS:

Council review of the TPBBT for 2018. See chart below.

2018-TPBBT ENTRIES & SPONSORS AS OF DECEMBER 20, 2018

TPBBT ENTRIES	111	@50.00	\$5,550.00
5TH HUNTER FREE	5		
YOUTH HUNTERS	12	@25.00	\$300.00
JAVELINA/FERAL	25	@15.00	\$375.00
SUB TOTAL			\$6,225.00
TPBBT SPONSORS			\$3,510.00
TPBBT RAFFLE			\$910.00
GRAND TOTAL			\$10,645.00

REVIEW/APPROVE RENEWAL CONTRACT WITH LAMAR FOR BILLBOARD LOCATED ON I10 IN LAS CRUCES FOR \$735.08 PER MONTH FOR 13 MONTHS:

Ald. Martinez made and Ald. Garibay seconded a motion to approve the renewal contract with Lamar for \$735.08 per month for 13 months. Motion carried unanimously.

DISCUSS, CONSIDER AND ADOPT RESOLUTION NO. 18-12-009 DESIGNATING AN ENGINEERING SERVICE PROVIDER FOR THE COMPLETE APPLICATION AND PROJECT RELATED ENGINEERING SERVICES FOR THE TEXAS DEPARTMENT OF AGRICULTURE'S 2019-2020 TxCDBG COMMUNITY DEVELOPMENT FUND:

Ald. Hinojos made and Ald. Morriss seconded a motion to approve Resolution No. 18-12-009 designating **FRANK X. SPENCER & ASSOCIATES** as the Engineering firm for the 2019-2020 TxCDBG Community Development Fund. Motion carried unanimously.

RESOLUTION NO. 18-12-009

A RESOLUTION OF the Town of Van Horn, TEXAS, AUTHORIZING THE AWARD OF PROFESSIONAL SERVICE PROVIDER CONTRACTS FOR THE 2019-2020 TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT COMMUNITY DEVELOPMENT FUND PROJECT.

WHEREAS, the 2019-2020 TxCDBG Community Development Fund contract requires implementation by professionals experienced in the administration of federally-funded community development projects;

WHEREAS, in order to identify qualified and responsive providers for these services a Request for Proposals (RFP) process for administration services has been completed in accordance with Texas CDBG requirements;

WHEREAS, the proposals received by the due date have been reviewed to determine the most qualified and responsive providers for each professional service giving consideration to ability to perform successfully under the terms and conditions of the proposed procurement, integrity, compliance with public policy, record of past performance, and financial and technical resources

NOW, THEREFORE, BE IT RESOLVED:

Section 1. That Frank X. Spencer & Associates be selected a contract to provide giving consideration to ability to perform successfully under the terms and conditions of the proposed procurement, integrity, compliance with public policy, record of past performance, and financial and technical resources.

Section 2. That any and all giving consideration to ability to perform successfully under the terms and conditions of the proposed procurement, integrity, compliance with public policy, record of past performance, and financial and technical resources.

PASSED AND APPROVED ON 31st DAY OF DECEMBER, 2018.

APPROVED:

Pam Young, Mayor

ATTEST:

Fran Malafronte City Secretary

DISCUSS, CONSIDER, REVIEW APPROVE PROPOSAL FOR A WINTER FESTIVAL IN VAN HORN DURING THE 4H AUCTION WHICH WOULD INCLUDE AN ARTIFICIAL ICE RINK:

Ald. Morriss made and Ald. Garibay seconded a motion to approve the proposal from Artificial Ice Events for \$12,339.00 for a 3 day Ice Skating Event. Motion carried unanimously.

REVIEW/APPROVE NEW VENDING MACHINE FOR THE GOLF COURSE TO PROVIDE 16 SNACK AND 7 DRINK SELECTIONS FOR \$2,940.00:

Ald. Garibay made and Ald. Martinez seconded a motion to approve purchasing a Vending Machine for the Golf Course for \$2,940.00. Motion carried unanimously.

REVIEW/APPROVE RESOLUTION NO. 18-12-010 WHICH AGREES WITH THE “STATEMENT OF PURPOSE AND NEED TO EXPAND THE BOUNDARIES OF CULBERSON COUNTY GROUNDWATER CONSERVATION DISTRICT TO INCLUDE ALL OF CULBERSON COUNTY”; AUTHORIZING THE MAYOR TO SIGN THE STATEMENT:

Ald. McDonald made and Ald. Hinojos seconded a motion to approve Resolution No. 18-12-010. Motion carried unanimously.

RESOLUTION NO. 18-12-010

A RESOLUTION BY THE CITY COUNCIL OF THE TOWN OF VAN HORN, TEXAS, WHICH AGREES WITH THE “STATEMENT OF PURPOSE AND NEED TO EXPAND THE BOUNDARIES OF CULBERSON COUNTY GROUNDWATER CONSERVATION DISTRICT TO INCLUDE ALL OF CULBERSON COUNTY”; AUTHORIZING THE MAYOR TO SIGN THE STATEMENT:

Statement of Purpose and Need to Expand the Boundaries of Culberson County Groundwater Conservation District to Include All of Culberson County, Texas

Currently the Culberson County Groundwater Conservation District (District) boundaries (see attached map comprise approximately 1,740 square miles of the 3,813 square miles within Culberson County, Texas (46% of Culberson County). There is no groundwater water district covering the 2,073 square miles within the county but outside the District (Expansion Area). The District’s board of directors are interested in evaluating the expansion of the District to include the entire county to address the following issues:

- 1) Because of extensive oil and gas development within the Expansion Area the use of groundwater within this area has increased by a factor of 10 to 1000 times the previous use which was primarily limited to domestic and livestock use.
- 2) There is no, or very limited, information on the amount of use and the potential impact of the groundwater use on the Capitan and West Texas Bolson aquifers.
- 3) Without the information regarding the amount and location of groundwater use planning on the local, Regional, and State level is difficult.
- 4) The District has multiple requests for information regarding how much water is used in these areas and if it will have any impact on the water used for municipal and irrigation purposes inside the current boundaries.

5) The recently formed Reeves County Groundwater Conservation District's boundaries include the entire area of Reeves County which is located immediately east of Culberson County. This leaves an island of land in Culberson County bounded by New Mexico on the North, Reeves County GCD on the east, Culberson County GCD on the west and south, and Jeff Davis County GCD on the southern tip.

PURPOSE

The primary purpose of the proposed expansion is to require that all groundwater users within the Expanded Area provide well and groundwater production use data to the District.

TAX RATE ON LAND WITH EXPANDED AREA

The District's current tax rate is \$0.052516 per \$100 of assessed value on 1,740 square miles. The proposed tax rate for the entire county would be reduced to \$0.0187248 per \$100 of assessed value or resulting in a net increase of revenue to the District of approximately \$178,000 per year. The increased funds would be used to administer the collection of groundwater data within the Expansion Area.

PASSED AND APPROVED on this the 31ST day of December, 2018.

Pam Young
Mayor

ATTEST:

Fran Malafronte
City Secretary

GRANT PROGRAMS:

City Administrator Fran Malafronte reminded Council they need to pick a project for the 2019-2020 TxCDBG Community Development Grant.

REPORTS OF OFFICERS, EMPLOYEES AND COMMITTEES:

No report given.

ADJOURNMENT:

After no further business, Mayor Young adjourned the meeting at 9:55 a.m.

ATTEST:

Pam Young
Mayor

Fran Malafronte
City Secretary