

On this the 10<sup>th</sup> day of April, 2018, at 1:30 P.M. came on to be held a **SPECIAL MEETING / WORKSHOP AND JOINT PUBLIC MEETING OF ECTOR COUNTY COMMISSIONERS COURT AND THE ODESSA CITY COUNCIL** in the Commissioners' Courtroom, Ector County Administration Building Annex, 1010 E. 8<sup>th</sup> St., Odessa, Texas with the following members present:

Ron Eckert, County Judge  
Eddy Shelton, Commissioner Precinct #1  
Dale Childers, Commissioner Precinct #3  
Greg Simmons, Commissioner Precinct #2  
Armando Rodriguez, Commissioner Precinct #4  
Minutes taken by Linda Haney, County Clerk

when the following proceedings were had to-wit:

County Judge Ron Eckert called the meeting to order at 1:31 P. M. with a quorum of the court present.

The invocation was led by Commissioner Greg Simmons.

Dewey Bryant, City Councilman led the pledge of allegiance to the United States flag and the pledge of allegiance to the Texas flag.

David Turner, Mayor of the City of Odessa called the meeting of the City Council to order. The following members present: Mayor David Turner, Council Members Dewey Bryant, Barbara Graff, Malcolm Hamilton, and Filiberto Gonzales, Michael Marrero, Acting City Manager and Norma Grimaldo, City Secretary.

1. To review, consider, and discuss all matters and issues related to the potential construction of a new Ector County Courthouse to replace the current courthouse including a thorough discussion of how the City of Odessa and Ector County might collaborate, cooperate, and coordinate together to facilitate said construction, addressing various issues bearing on the courthouse construction project and the potential city-county collaboration, including the acquisition and/or development of parking sufficient to meet the needs of the general public and employees; the negotiation and consummation and terms of a potential interlocal real estate agreement whereby Ector County would trade ownership and/or use of its current courthouse block for the block presently housing the Odessa American and any other real estate transactions related in any way to the courthouse project, including additional land acquisitions; the demolition of the current courthouse and the Odessa American and debris removal and the cost and allocation of cost of same between the city and county; the abatement and remediation of the Odessa American and the current courthouse structure and the cost and allocation of cost of same between the city and county; the providing of certain incentives by the city to the county to lower the all-in cost of the construction project to the county, given the county's financial condition and challenges; the county's general financial challenges and condition and the various mechanisms for financing and paying for the courthouse construction project including bonds and certificates of obligation and the laws, including electoral laws, surrounding same; the possibility of a joint purpose courthouse and municipal building with

city offices to be located with county offices in the same building and the pros and cons of such a joint-purpose building, including a discussion of potential efficiencies, concerns, potential shared costs, potential revenue sharing sources, challenges, potential liabilities, and all other issues associated with a joint-purpose building; the value and importance of a new courthouse to the economic development and revitalization of Downtown Odessa as well as the value and importance of a new courthouse to Odessa and Odessans generally, as well as to ensure compliance with the Constitution; the formation and composition of a courthouse committee; the deficiencies of the current courthouse and all issues relating to those deficiencies including building maintenance costs and issues affecting the nature and quality of the courthouse employees' current work environment; the time line and timeframe for construction of the courthouse, including the means and timing and staging of transitions and relocation of employees from the current courthouse to the new courthouse; projected construction costs and the potential for inflation over time; the scope and nature of the courthouse construction project itself, including office space and other requirements; the legislative climate and its potential effect on courthouse construction financing, as well as a discussion of other laws affecting the project and the time of its completion; the potential property tax effects of the courthouse construction project on the citizens of the City of Odessa and Ector County; any other issue pertaining in any way to the construction of a new Ector County Courthouse and the cost, value, and scope of the courthouse construction project; and any other issue pertaining in any way to any issue set forth above.

Ron Eckert – Ector County Judge

After reading Agenda Item #1, County Judge Ron Eckert offered opening comments. The following individuals participated in the discussion:

- Mayor David Turner
- Cruz Castillo, JSA Architects
- County Commissioner Eddy Shelton
- City Councilman Malcolm Hamilton
- County Commissioner Dale Childers
- City Councilman Barbara Graff
- City Councilman Dewey Bryant
- City Councilman Filiberto Gonzales
- County Commissioner Greg Simmons

Information on the layout of downtown Odessa was provided on an overhead projector.

Topics of discussion included:

- November, 2013, Election for New Courthouse at a cost of 95 million dollars.
- Only one county-wide bond issue passed by voters (County Coliseum).
- Previous Architectural Studies from JSA and Brinkley / Sargent.
- Ongoing downtown Odessa re-vitalization project and future economic development.
- Possibility of the City of Odessa helping with courthouse demolition cost.

- Possible land transfer between the City of Odessa for the current courthouse block for a city park and Ector County taking over the Odessa American building and parking lot from the City for a new courthouse building.
- Purchase of additional downtown properties for use by the county.
- Possibility of relocating the courthouse building to county owned property near the Law Enforcement Center on South State Hwy. 385.
- Potential for a joint use building for Ector County and City of Odessa.
- Timing of the project:
  - With regard to inflation and the boom and bust cycles of the local economy.
  - Legal climate for bond election if not approved by voters; county not authorized to issue debt for three (3) years after failed election.
  - Legislature could implement measures to limit local options on issuance of debt and could possibly restrict the abilities of local entities with revenue caps.
- If certificates of obligation were authorized by the Commissioners' Court, the citizens could petition for a bond election and if bond issue not approved by voters the county would be unable to issue debt for an additional three (3) year period.
- Need for formation of a committee made up of both city and county leaders.

Judge Ron Eckert called for public comment with the following individuals speaking:

- Elaine Gollaher
- Teresa Waters

2. To discuss, deliberate, and take any necessary action to schedule an additional joint meeting of the Odessa City Council and the Ector County Commissioners Court to discuss and follow up on any item referenced in the preceding agenda item and incorporated herein by reference, subject to and contingent upon the city's and county's compliance with and adherence to the applicable posting and publication requirements for the future meeting as imposed by Texas law.

Ron Eckert – Ector County Judge

It was determined that another joint meeting of the Ector County Commissioners' Court and the Odessa City Council would be held Tuesday, April 7, 2018 at 1:30 P.M. at the Ector County Commissioners' Courtroom.

Mayor David Turner closed the meeting of the City Council.

**2:59 P.M**

With no further business to discuss, Commissioner Childers made a motion with a second by Commissioner Simmons to adjourn to the call of the chair. **MOTION PASSED. 5-0**

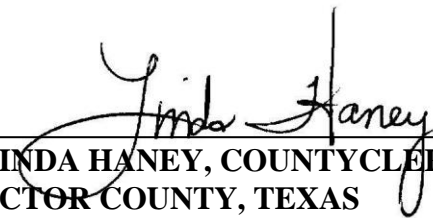
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**THE STATE OF TEXAS**

**COUNTY OF ECTOR**

**I, Linda Haney, County Clerk, do hereby attest to the accuracy of the Commissioners Court Proceedings for the Special Meeting / Workshop meeting of April 10, 2018.**



  
LINDA HANEY, COUNTYCLERK  
ECTOR COUNTY, TEXAS