

**MINUTES OF SPECIAL MEETING
REEVES COUNTY GROUNDWATER CONSERVATION DISTRICT
119 South Cedar St. Pecos, Texas 79772
Wednesday, October 8, 2025, at 5:00 p.m.**

Vice President David Dominguez called meeting to order 6:07 p.m. and declared meeting open to the public. A quorum of directors was present. Present: Ginny Barmore, Nancy Martinez, and Cecil Lee. Absent: Luke Brown, Ben Burnham, and Lee Young. Also present was Joey Varela, Texas Realtor.

1. Discussion and Possible action on the purchase of property and buildings located at 501 South Cypress Street, Pecos, Texas 79772 described as LTS 1-2-3-4 BLK 67 ORIGPECOS, Town Of Pecos City, Reeves County, Texas, Reeves CAD Property ID 12230.
 - a. Motion by Nancy Martinez, seconded by Cecil Lee, for RCGCD to pursue further discussion and engage a full building inspection—including general, roofing, and HVAC inspections—and bring findings back to the Board for reevaluation.
 - i. Greg noted the sellers had already completed an HVAC inspection.
 - ii. Nancy requested a copy of the report; Greg stated he would inquire about obtaining it.
 - b. **b.** Joey Varela explained the next step would be to submit a Letter of Intent (LOI), indicating RCGCD's interest and proposed terms. If accepted, formal negotiations would begin, including repairs, survey, and title policy.
 - i. Nancy emphasized that RCGCD prefers to complete full inspections prior to submitting an LOI.
 - ii. Joey clarified that inspections typically occur during the feasibility period, which begins after the Offer Letter is accepted.
 - iii. Cecil asked about earnest money; Joey stated the seller requires 1% of the \$490,000 asking price (\$4,900), plus a \$500 option fee to remove the property from the market.
 - iv. Joey noted the LOI does not remove the property from the market—it is a non-binding agreement to negotiate.
 - v. Nancy recommended requesting a 45-day feasibility period due to inspection scheduling challenges in Pecos.
 - vi. Joey confirmed price negotiations could occur after inspections.
 - vii. Joey also reported the seller will not pay the buyer-agent commission of 3%.
 - c. **c.** Nancy Martinez rescinded her previous motion; seconded by Cecil Lee.
 - d. **d.** Nancy Martinez resented her previous motion seconded by Cecil Lee.
 - e. **e.** Motion was made by Cecil Lee and seconded by Ginny Barmore that RCGCD enter into agreement with Texas Realtor, Joey Varela, to send an Offer Letter on behalf of RCGCD and to pay the Earnest money of \$4,900 (1% of cost down) plus the option fee of \$500 and request 45-day feasibility period pending negotiations from inspections. All voted in favor 4-0.
2. Motion was made by Nancy Martinez and seconded by Ginny Barmore to adjourn at 6:27PM. All voted in favor 4-0.

Dated the 8th day of October 2025.


Ben Burnham, President


Ginny Barmore, Secretary