

CITY COUNCIL AGENDA

Meeting: September 19, 2023

AGENDA ITEM:

A Resolution by the City Council of the City of Odem establishing Financial Goals and Targets to be carried out by the City to create a better financial foundation and improve the City's financial stability and creditworthiness.

BACKGROUND:

Prior to 2016, the City held reserves which exceeded a year's operating expenses. Today, the City no longer holds such reserves and is unable to readily fund its on going bills and capital repairs. To return to a financially stable organization, the City Council hereby establishes these financial policies and targets. These targets are expected to be reached within 5 years.

FISCAL ANALYSIS:

The annual operating expense of the the City's General Fund and System (Utility) Fund total approximately \$3.5 million and reach the 25% targets will set aside at least 875,000 as reserves. To reach this goal within 5 years would require at least \$175,000 to be set aside and retain each year.

RECOMMENDATION:

It is recommended that Council approve this ordinance as presented to establish operating reserves of 25% of annual expenditures of the General Fund and the System (Utility) Fund.

ORDINANCE NO. 2023-_____

AN ORDINANCE ESTABLISHING FINANCIAL GOALS AND TARGETS TO BE CARRIED OUT BY THE CITY TO CREATE A BETTER FINANCIAL FOUNDATION AND IMPROVE THE CITY'S FINANCIAL STABILITY.

WHEREAS, the City of Odem has recently discovered that it no longer has the operating working capital necessary to conduct its routine operations nor to fund any emergency repairs of its infrastructure; and

WHEREAS, the City recognizes the importance of maintaining adequate cash reserves and practicing sound financial practices; and

WHEREAS, the City Council has determined that having stated goals are an important part of developing financial plans and goals; and

NOW THEREFORE: BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ODEM, TEXAS, THAT THE CITY COUNCIL HAS SET THE FOLLOWING FINANCIAL TARGETS AND DEADLINES:

The City Council has set the targets for cash balances for the General Fund and System Fund to be at least 25% of the prior year expenditures of those Funds. This target is to be reached by August 31, 2028 and will be achieved by setting aside at least 1/5 of the targeted amount each year until the goal has been reached. If the City draws down such funds, or has not set aside such funds, the City will develop a plan and budget to build such funds back to the goal within two years. These Reserve requirements will be calculated as part of the annual budget process.

PASSED AND APPROVED this 19th day of September, 2023 with:

___ (ayes) to ___ (nays) with ___ abstentions by a vote of the City Council of the City of Odem, Texas.

CITY OF ODEM, TEXAS

David B. Maldonado, Mayor

ATTEST:

Hilda Gonzales, City Hall

CITY COUNCIL AGENDA

September 12, 2023

AGENDA ITEM:

Deliberate and take appropriate action on the Resolution changing monthly fees charged to users of solid waste services contained in "Exhibit #1" Fee Schedule of the Odem Code of Ordinances.

BACKGROUND:

The City of Odem (City) and BFI Waste Services of Texas, LP, d/b/a Allied Waste Services of Corpus Christi and Republic Services of Corpus Christi (Contractor) entered into a Contract the Contractor has provides solid waste collection and disposal services for the City, including for all residential and commercial customers.

FISCAL ANALYSIS:

Section 5.04.1 of the Contract states the fees or compensation for both residential and commercial services will be adjusted at a fixed rate of 4.0% on the rate modification date in 2023 and annually thereafter except as set forth in this section; and Republic Services has submitted a statement reflecting a 4.0% increase on both residential and commercial services to become effective October 1, 2023.

RECOMMENDATION:

Staff recommends Council approve the resolution presented changing increase monthly fees charged to users of solid waste services.

RESOLUTION NO. _____

A RESOLUTION CHANGING MONTHLY FEES CHARGED TO USERS OF SOLID WASTE SERVICES CONTAINED IN EXHIBIT #1 FEE SCHEDULE OF THE ODEM CODE OF ORDINANCES.

WHEREAS, the City of Odem (City) and BFI Waste Services of Texas, LP, d/b/a Allied Waste Services of Corpus Christi and Republic Services of Corpus Christi (Contractor) entered into a Contract in which the Contractor has provided solid waste collection and disposal services for the City; and

WHEREAS, the Contract states the fees or compensation for both residential and commercial services will be adjusted at a fixed rate of 4.0% on the rate modification date in 2023 and annually thereafter except as set forth in this section; and

WHEREAS, Republic Services has submitted a statement reflecting a 4.0% increase on both residential and commercial services to become effective October 1, 2023; and

WHEREAS, the City of Odem will pass the 4.0% increase to its customers; and

WHEREAS, all customers will see an increase of \$1.00 plus tax/month.

NOW THEREFORE: BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ODEM, TEXAS, THAT:

1. That the matter and facts recited in the preamble hereof are found and determined to be true and correct.
2. The fees charged by the City for solid waste services are hereby amended as indicated on the attached true and correct copy of the relevant portion of the presently codified Exhibit #1 Fee Schedule for the City of Odem.
3. These rates will be effective with the October 2023 utilities billing, regardless of usage period, additions being indicated by underlining and deletions by interlining.

PASSED AND APPROVED this 12th day of September, 2023 with:

___ (ayes) to ___ (nays) with ___ abstentions by a vote of the City Council of the City of Odem, Texas.

CITY OF ODEM, TEXAS

David B. Maldonado, Mayor

Attest:

Hilda Gonzales, City Hall

April 7, 2020 ADOPTED FEE SCHEDULE (EXHIBIT #1)		AMENDED 3/8/2021
CHAPTER 6. Amusements & Entertainment		Fee
		Amount
Amusement redemption machine premises annual inspection and permit (per machine)		\$1,000.00
CHAPTER 8. Animals		
License and permit (for animals)		
For each unneutered male dog		5.00
For each unneutered male cat		5.00
For each unspayed female dog		5.00
For each unspayed female cat		5.00
CHAPTER 10 BUILDING AND REGULATIONS		
All Fees applied plus Inspection Fees		
CONTRACTOR REGISTRATION	Residential & Commercial (yearly)	* \$100.00 *
Construction		
Administrative Fee		\$20.00
New Construction – Only		\$.60/Sq. Ft.
FOUNDATION REPAIR COMMERCIAL		\$50.00
Fuel Tank, Underground, Install or Remove		\$500.00
DEMOLITION – COMMERCIAL		
Moving of any commercial building		\$500.00
Re-Roof – Commercial		Based on Valuation Table
Storage Structure, Non-Occupied, less than 200 Sq. ft.		\$15.00
Modular Buildings, Portable Structures equal to and more than 200 Sq. ft. Non –Occupied		\$50.00
VALUATION TABLE		
Additions, Build-outs, Renovations		
Remodeling – Building, Electrical, Plumbing, Mechanical individually		Based on Valuation Table
Total Valuation		Fee
First \$1,000.00		\$100.00
\$1001.00 to \$50,000.00		Plus \$5.00 for each additional \$1,000.00 to and including \$50,000
\$50,000.01 to \$100,000.00		Plus \$6.00 for each additional \$1,000.00 to and including \$100,000

Total Valuation	Fee
\$100,001.00 to \$250,000.00	Plus \$7.00 for each additional \$1000.00 to and including \$250,000
\$250,001.00 and up	Plus \$8.00 for each additional \$1,000.00 or fraction thereof
Fire Alarm System - Commercial	\$75.00
Pool/Spa	\$75.00
Driveway (No Inspection) (If in City easement, has to go before Council)	Administrative fee \$25.00 plus 0-20 ft. \$50.00; each additional 10 ft. at \$15.00
ELECTRICAL:	
Inspection	\$20.00 per required Inspection
Commercial	\$20.00
	Plus \$10.00 per \$1,000 of valuation
ALTERNATE FEE SCHEDULE	ALL NEW CUSTOMERS \$0.08/Gross Sq. Ft.
FAILURE TO OBTAIN PERMIT	
**If work complete, double amount of permit fee plus a \$150 administrative fee	
***If work is started but not complete, double amount of permit or a \$150 administrative fee, whichever is greater	
RESIDENTIAL CONSTRUCTION FEES	
All Fees applied plus Inspection Fees	
Administrative Fee	\$20.00
Residential Dwellings – New (Including patio and garage)	
*Building	\$0.60/Sq. Ft.
*Electrical	\$0.14/Sq. Ft.
*Plumbing	\$0.14/Sq. Ft.
*Mechanical	\$0.10/Sq. Ft.
* Plus Final Inspection fee of \$20.00	
Residential Dwellings – Remodel/Addition	
*Building	\$0.34/Sq. Ft.
*Electrical	\$20.00
*Plumbing	\$20.00
*Mechanical	\$20.00
*Roof	\$0.12/Sq. Ft.
* Plus Final Inspection fee of \$20.00	
Moving	
Any residential building	\$200.00
Any building that will be connected to utilities	\$200.00

CHAPTER 50 Water - Sewage and Wastewater	
First time wastewater connection permit fee	100.00
Plus, per front footage of property – Inside City	2.00
Plus, per front footage of property – Outside City & Commercial	3.00
Water well permit and inspection fee (Outside City)	N/A
Water tap fees	
Inside City – ¾ inch	750.00
Larger than a ¾ inch	750.00
Plus the cost of over sizing of water meter and fittings	
Plus, per front foot of property	2.00
Outside City – ¾ inch	1,500.00
Larger than a ¾ inch	1,500.00
Plus the cost of over sizing of water meter and fittings	
Plus, per front foot of property	3.00
Sewer permits	
Inside city and outside	100.00
New Construction one-time sewer connections inside	125.00
New Construction one-time sewer connections outside	175.00
Commercial	300.00
Water connections	
Office hours	20.00
After office hours	30.00
Self connect – first time	50.00
Self connect – second time	100.00
Self connect – third time	CITY WILL FILL CHARGES
Sewer Connection	
Inside City	700.00
Outside City	1,000.00
Sewer Connection – Commercial	
Inside City	700.00
Outside City	1,000.00
CSI Inspections	
New customers	75.00
Sprinkler System CSI inspection	75.00
Fire Inspection	75.00

CONT'D FROM RESIDENTIAL**Demolition**

For any demolition of any building or structure	100.00
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FENCE New Construction ONLY

Administrative	\$10.00
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All	\$25 for first 50 linear; \$10 each additional 50 linear
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Where work for which a permit is required by the building code, and the work is started or proceeded prior to obtaining a permit, the fees herein specified may be doubled, but the payment of such doubled fee shall not relieve any persons from fully complying with the requirements of the code in the execution of work nor from any other penalties prescribed herein.

CHAPTER 12 Businesses**Peddler's and solicitor's application**

Permit valid for one month	\$ 5.00
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Permit valid for three months	\$15.00
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Permit valid for one year	\$15.00
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Garage sales	\$ 5.00
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CHAPTER 40 Solid Waste**Commercial garbage customers**

Monthly rate	28.88 29.88
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Per cubic yard of garbage for customers maintaining their garbage in either Garbage cans or tied garbage bags	3.00
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Commercial customers not maintaining their garbage (per cubic yard additional charge)	0.50
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The monthly collection and removal of garbage and trash except junk, debris and limbs (brush) from houses, buildings and premises used for residential purpose

Single family residence	26.06 27.06
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Single family residence outside	29.28 30.28
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Garage apartments, per unit	26.06 27.06
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Garage apartments, per unit outside	29.28 30.28
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Duplex apartments, per unit	26.06 27.06
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Duplex apartments, per unit outside	29.28 30.28
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Mobile homes, travel trailers, campers per unit (Inside)	26.06 27.06
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Module homes, travel trailers, campers per unit (Outside)	29.28 30.28
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Group housing (housing projects, apartments, trailer homes, mobile homes) per unit	26.06 27.06
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Group housing (housing projects, apartments, trailer homes, module homes) per unit	29.28 30.28
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NOTE - EFFECTIVE OCTOBER 1, 2023 ALL INCREASES CHARGED BY SPMWD WILL BE PASSED THROUGH TO END CONSUMERS.

Water usage (monthly)		
Residence inside city (including mobile home parks, apartments and multiple home complexes)		
3,000 gallons minimum rate	26.66	34.66
Per 1,000 for the next 7,500 gallons	5.41	
Per 1,000 for the next 7,500 gallons	5.14	
Per 1,000 for the next 7,500 gallons	5.09	
Per 1,000 gallons thereafter	4.98	
Residence outside city (including mobile home parks, apartments and multiple home complexes)		
3,000 gallons minimum rate	31.43	39.43
Per 1,000 for the next 7,500 gallons	6.47	
Per 1,000 for the next 7,500 gallons	6.10	
Per 1,000 for the next 7,500 gallons	5.99	
Per 1,000 gallons thereafter	5.83	
Commercial inside city		
3,000 gallons minimum rate	30.90	38.90
Per 1,000 for the next 7,500 gallons	6.20	
Per 1,000 for the next 7,500 gallons	6.10	
Per 1,000 for the next 7,500 gallons	6.01	
Per 1,000 for the next 7,500 gallons	5.82	
Per 1,000 gallons thereafter	5.68	
Commercial outside city		
3,000 gallons minimum rate	37.52	45.52
Per 1,000 for the next 7,500 gallons	7.66	
Per 1,000 for the next 7,500 gallons	7.49	
Per 1,000 for the next 7,500 gallons	7.38	
Per 1,000 for the next 7,500 gallons	7.13	
Per 1,000 gallons thereafter	6.93	
Bulk water sales per thousand	15.00	
Sewer Fees		
Single family residence inside	27.03	35.03
Single family residence outside	38.43	46.43
Commercial inside	36.04	44.04
Plus ¼ of the water charges less minimum water bill charged		
Commercial outside	51.94	59.94
Plus ¼ of the water charges less minimum water bill charged		
File: Amended City of Odem Fee Schedule - March 8, 2021 September 12, 2023		

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CITY COUNCIL AGENDA

Meeting: September 12, 2023

AGENDA ITEM:

Deliberate and take appropriate action on an Ordinance changing the water and sewer base and volume rates contained in Exhibit #1 Fee Schedule of the Odem Code of Ordinances.

BACKGROUND:

The water and sewer rates were last increased in 2018 and will be repealed if the new rate schedule is approved. Increases in rates from the San Patricio Municipal Water District will be passed through to end consumers.

A water and waste water rate study is recommended in order to better prepare the City for its future needs.

FISCAL ANALYSIS:

The recommended increases are needed for the operations of the water and wastewater divisions. There are insufficient reserves accumulated to address the ongoing system repair and maintenance needs.

RECOMMENDATION:

It is recommended that Council approve the ordinances as presented to increase the water and waste water rates, including the pass-through increases for rates increases charged by San Patricio Municipal Water District.

ORDINANCE NO. 2023-_____

AN ORDINANCE CHANGING THE WATER AND SEWER BASE AND VOLUME RATES CONTAINED IN EXHIBIT #1 FEE SCHEDULE OF THE ODEM CODE OF ORDINANCES.

WHEREAS, the City of Odem operates a water and wastewater utility system to provide essential services to the customers of Odem; and

WHEREAS, the previous last non pass-through increase on both water and sewer base and volume rates appears to have been prior to October 2018; and

WHEREAS, the City of Odem will increase the water base by \$8 and volume rates by ___% and the sewer base by \$8 and volume rates by ___%; and hereby stipulate that future increases charged by San Patricio Municipal Water District shall be pass through to end consumers; and,

WHEREAS, the City of Odem will repeal the prior Ordinances #438 and #439 as of October 1, 2023;

NOW THEREFORE: BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ODEM, TEXAS, THAT:

1. That the matter and facts recited in the preamble hereof are found and determined to be true and correct.
2. The fees charged by the City for water services are hereby amended as indicated on the attached true and correct copy of the relevant portion of the presently codified Exhibit #1 Fee Schedule for the City of Odem.
3. These rates will be effective with the October 2023 utilities billing, regardless of usage period, additions being indicated by underlining and deletions by interlining.
4. Ordinances #438 and # 439 will be repealed as of October 1, 2023.

PASSED AND APPROVED this 12th day of September, 2023 with:

___ (ayes) to ___ (nays) with ___ abstentions by a vote of the City Council of the City of Odem, Texas.

CITY OF ODEM, TEXAS

David B. Maldonado, Mayor

ATTEST:

Hilda Gonzalez, City Hall

April 7, 2020 ADOPTED	FEE SCHEDULE (EXHIBIT #1)	AMENDED 3/8/2021
CHAPTER 6. Amusements & Entertainment		
		Fee
		Amount
Amusement redemption machine premises annual inspection and permit (per machine)		\$1,000.00
CHAPTER 8. Animals		
License and permit (for animals)		
For each unneutered male dog		5.00
For each unneutered male cat		5.00
For each unspayed female dog		5.00
For each unspayed female cat		5.00
CHAPTER 10 BUILDING AND REGULATIONS		
<u>All Fees applied plus Inspection Fees</u>		
CONTRACTOR REGISTRATION	Residential & Commercial (yearly)	* \$100.00 *
Construction		
Administrative Fee		\$20.00
New Construction – Only		\$.60/Sq. Ft.
FOUNDATION REPAIR COMMERCIAL		
Fuel Tank, Underground, Install or Remove		\$50.00
DEMOLITION – COMMERCIAL		
Moving of any commercial building		\$500.00
Re-Roof – Commercial		Based on Valuation Table
Storage Structure, Non-Occupied, less than 200 Sq. ft.		\$15.00
Modular Buildings, Portable Structures equal to and more than 200 Sq. ft. Non –Occupied		\$50.00
VALUATION TABLE		
Additions, Build-outs, Renovations		
Remodeling – Building, Electrical, Plumbing, Mechanical individually		Based on Valuation Table
Total Valuation		
First \$1,000.00		Fee \$100.00
\$1001.00 to \$50,000.00		Plus \$5.00 for each additional \$1,000.00 to and including \$50,000
\$50,000.01 to \$100,000.00		Plus \$6.00 for each additional \$1,000.00 to and including \$100,000

Total Valuation	Fee
\$100,001.00 to \$250,000.00	* Plus \$7.00 for each additional \$1000.00 to and including \$250,000
\$250,001.00 and up	Plus \$8.00 for each additional \$1,000.00 or fraction thereof
Fire Alarm System - Commercial	\$75.00
Pool/Spa	\$75.00
Driveway (No Inspection) (If in City easement, has to go before Council)	Administrative fee \$25.00 plus 0-20 ft. \$50.00; each additional 10 ft. at \$15,00
ELECTRICAL:	
Inspection	\$20.00 per required Inspection
Commercial	\$20.00
	Plus \$10.00 per \$1,000 of valuation
ALTERNATE FEE SCHEDULE ALL NEW CUSTOMERS	\$0.08/Gross Sq. Ft.
FAILURE TO OBTAIN PERMIT	
**If work complete, double amount of permit fee plus a \$150 administrative fee	
***If work is started but not complete, double amount of permit or a \$150 administrative fee, whichever is greater	
RESIDENTIAL CONSTRUCTION FEES	
All Fees applied plus Inspection Fees	
Administrative Fee	\$20.00
Residential Dwellings -- New (Including patio and garage)	
*Building	\$0.60/Sq. Ft.
*Electrical	\$0.14/Sq. Ft.
*Plumbing	\$0.14/Sq. Ft.
*Mechanical	\$0.10/Sq. Ft.
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Residential Dwellings -- Remodel/Addition	
*Building	\$0.34/Sq. Ft.
*Electrical	\$20.00
*Plumbing	\$20.00
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Moving	
Any residential building	\$200.00
Any building that will be connected to utilities	\$200.00

CHAPTER 50 Water - Sewage and Wastewater	
First time wastewater connection permit fee	100.00
Plus, per front footage of property – Inside City	2.00
Plus, per front footage of property – Outside City & Commercial	3.00
Water well permit and inspection fee (Outside City)	N/A
Water tap fees	
Inside City – ¾ inch	750.00
Larger than a ¾ inch	750.00
Plus the cost of over sizing of water meter and fittings	
Plus, per front foot of property	2.00
Outside City – ¾ inch	1,500.00
Larger than a ¾ inch	1,500.00
Plus the cost of over sizing of water meter and fittings	
Plus, per front foot of property	3.00
Sewer permits	
Inside city and outside	100.00
New Construction one-time sewer connections inside	125.00
New Construction one-time sewer connections outside	175.00
Commercial	300.00
Water connections	
Office hours	20.00
After office hours	30.00
Self connect – first time	50.00
Self connect – second time	100.00
Self connect – third time	CITY WILL FILL CHARGES
Sewer Connection	
Inside City	700.00
Outside City	1,000.00
Sewer Connection – Commercial	
Inside City	700.00
Outside City	1,000.00
CSI Inspections	
New customers	75.00
Sprinkler System CSI inspection	75.00
Fire Inspection	75.00

CONT'D FROM RESIDENTIAL		
Demolition		
For any demolition of any building or structure		100.00
FENCE New Construction ONLY		
Administrative		\$10.00
All	\$25 for first 50 linear; \$10 each additional 50 linear	
Where work for which a permit is required by the building code, and the work is started or proceeded prior to obtaining a permit, the fees herein specified may be doubled, but the payment of such doubled fee shall not relieve any persons from fully complying with the requirements of the code in the execution of work nor from any other penalties prescribed herein.		
CHAPTER 12 <i>Businesses</i>		
Peddler's and solicitor's application		
Permit valid for one month		\$ 5.00
Permit valid for three months		\$15.00
Permit valid for one year		\$15.00
Garage sales		\$ 5.00
CHAPTER 40 <i>Solid Waste</i>		
Commercial garbage customers		
Monthly rate		28.88 29.88
Per cubic yard of garbage for customers maintaining their garbage in either Garbage cans or tied garbage bags		3.00
Commercial customers not maintaining their garbage (per cubic yard additional charge)		0.50
The monthly collection and removal of garbage and trash except junk, debris and limbs (brush) from houses, buildings and premises used for residential purpose		
Single family residence		26.06 27.06
Single family residence outside		29.28 30.28
Garage apartments, per unit		26.06 27.06
Garage apartments, per unit outside		29.28 30.28
Duplex apartments, per unit		26.06 27.06
Duplex apartments, per unit outside		29.28 30.28
Mobile homes, travel trailers, campers per unit (Inside)		26.06 27.06
Module homes, travel trailers, campers per unit (Outside)		29.28 30.28
Group housing (housing projects, apartments, trailer homes, mobile homes) per unit		26.06 27.06
Group housing (housing projects, apartments, trailer homes, module homes) per unit		29.28 30.28

NOTE - EFFECTIVE OCTOBER 1, 2023 ALL INCREASES CHARGED BY SPMWD WILL BE PASSED THROUGH TO END CONSUMERS.

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3,000 gallons minimum rate	26.66	34.66
Per 1,000 for the next 7,500 gallons	5.41	
Per 1,000 for the next 7,500 gallons	5.14	
Per 1,000 for the next 7,500 gallons	5.09	
Per 1,000 gallons thereafter	4.98	
Residence outside city (including mobile home parks, apartments and multiple home complexes)		
3,000 gallons minimum rate	31.43	39.43
Per 1,000 for the next 7,500 gallons	6.47	
Per 1,000 for the next 7,500 gallons	6.10	
Per 1,000 for the next 7,500 gallons	5.99	
Per 1,000 gallons thereafter	5.83	
Commercial inside city		
3,000 gallons minimum rate	30.90	38.90
Per 1,000 for the next 7,500 gallons	6.20	
Per 1,000 for the next 7,500 gallons	6.10	
Per 1,000 for the next 7,500 gallons	6.01	
Per 1,000 for the next 7,500 gallons	5.82	
Per 1,000 gallons thereafter	5.68	
Commercial outside city		
3,000 gallons minimum rate	37.52	45.52
Per 1,000 for the next 7,500 gallons	7.66	
Per 1,000 for the next 7,500 gallons	7.49	
Per 1,000 for the next 7,500 gallons	7.38	
Per 1,000 for the next 7,500 gallons	7.13	
Per 1,000 gallons thereafter	6.93	
Bulk water sales per thousand	15.00	
Sewer Fees		
Single family residence inside	27.03	35.03
Single family residence outside	38.43	46.43
Commercial inside	36.04	44.04
Plus ¼ of the water charges less minimum water bill charged		
Commercial outside	51.94	59.94
Plus ¼ of the water charges less minimum water bill charged		
File: Amended City of Odem Fee Schedule - March 8, 2021 September 12, 2023		

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