

NOTICE OF MEETING OF THE CITY COUNCIL
CITY OF ODEM, TEXAS
March 26, 2024

Notice is hereby given that the City Council of the City of Odem will meet at the Odem Public Library, 516 Voss Avenue, Odem, Texas at 7:00 p.m. in a **SPECIAL CALL MEETING** on March 26, 2024 and the following matter will be the subject of the **SPECIAL CALL MEETING**:

I. CALL MEETING TO ORDER:

- A. Declare a quorum
- B. Pledge the Allegiance to the Flag of the United States and the Texas Flag
- C. Public Comments - Citizens to be heard - **PLEASE LIMIT COMMENTS TO THREE (3) MINUTES. A PERSON SHALL NOT BE ALLOWED TO ASSIGN THE THREE (3) MINUTES TO ANYONE ELSE.**

II. DISCUSSION AND ACTION ITEMS TO BE CONSIDERED:

- A. Discuss, consider and take action to approve the minutes of the Regular Meetings held on February 13, 2024 and March 5, 2024.
- B. Discuss, consider and take action to approve a three-year agreement with Kingdom Technology Services for on-site maintenance on the city's sewer plant UV system.

III. ADJOURNMENT:

- A. Adjourn

NOTE: The City of Odem reserves the right to retire into executive session concerning any of the items on this agenda whenever it is considered necessary and legally justified under the Open meeting Act, Chapter 551 of the Texas Government Code.



CITY ADMINISTRATOR

I, Sal Hernandez, City Administrator, certify that the above notice of the Special Call Meeting was posted on the Bulletin Board at City Hall of the City of Odem, Texas on March 21, 2024 at 5:00 p.m.



CITY ADMINISTRATOR

MINUTES OF MEETING OF THE CITY COUNCIL
CITY OF ODEM, TEXAS
FEBRUARY 13, 2024

On this day, Tuesday February 13, 2024 the City Council of the City of Odem met at the Odem Public Library, 516 Voss Avenue, Odem, Texas at 7:00 p.m. The meeting was called to order by Mayor David Bargas Maldonado with the following members present to wit:

David Maldonado	Mayor
Billy Huerta	Alderman Place 1
Yolanda Robles-Alvaro	Alderman Place 2
Isaac Dominguez	Alderman Place 3
Jesse Falcon	Alderman Place 4/Mayor Pro-Tem
Elizabeth Candela	Alderman Place 5
Epimenio Ysassi	City Attorney
Hilda Gonzalez	Bookkeeper
Yolanda Guerrero	Municipal judge

Guests: Carlos Bargas, JoAnne Bargas, Rebecca Veit, Lottie Chapa, Leonard Mejia, Amanda Garcia, Sheriff Oscar Rivera, Sgt. Brian Fishbeck DPS, Norma Rivera, Frank Cantu,

I. CALL MEETING TO ORDER:

- A. Declare a quorum.
- B. Pledge the Allegiance to the Flag of the United States and the Texas Flag
- C. Public Comments – Citizens to be heard – **PLEASE LIMIT COMMENTS TO THREE (3) MINUTES. A PERSON SHALL NOT BE ALLOWED TO ASSIGN THE THREE (3) MINUTES TO ANYONE ELSE.**

II. ITEMS REQUIRING ACTION BY COUNCIL:

- A. Discuss, consider, and take action to accept the retirement of Odem police Chief Gerardo Ochoa.
 - **A motion was made to accept the retirement of Odem police Chief Gerardo Ochoa by councilman Dominguez, the motion was second by councilman Alvaro. Mayor Maldonado stated that on Feb 2nd he met with Chief Ochoa and he advised the mayor he was submitting his retirement. Today's action item was to ratify and formalize the acceptance of his resignation and retirement by the city council. City attorney Ysassi reiterated the mayor's comments, and there was some discussion regarding the outstanding Long Star Grant review and city response to the OOG report. Contrary to the OOG report councilman Huerta commented that the police department did in fact have policies in place. The mayor assured the council that the consultant would be hired to complete a review all aspects of the OOG report and provide a report to council and if necessary, action would be taken to address any concerns. There was no more discussion a vote was taken and the motion was carried three to two. Councilmembers Huerta, Alvaro and Dominguez voting for, and councilman Falcon and Candela voting against.**
- B. Discuss consider, and take action regarding the future of the Odem Police and to retain or dissolve the police department.
 - **A motion was made to discuss only, the future of the Odem Police and to retain or dissolve the police department by councilman Falcon and second by councilman Dominguez. Mayor Maldonado stated that since October 1st the city has had only one officer working and maintaining the city. Since the Mr. Ochoa has resigned the Odem PD**

no longer has any staff to address the required registering of offenders, motor vehicle accidents, 911 calls and reports of other potential illegal activity within the city limits. Sheriff Rivera along with Sgt. Fishbeck DPS were present to let the council know how they can assist. Sheriff Rivera indicated that the SO has been providing service to the city of Odem for decades and will continue as he does not see boundaries for public safety. For several years the SO has been taking calls in Odem after hours and on weekends, and he discussed hiring a deputy who would be assigned to the city of Odem from 7:30AM to 4:30PM Mon-Fri. The Sheriff has some concern regarding the registering of sex offenders who have to register as part of their probation and indicated there are 19 sex offenders in the city of Odem and they are working a plan to address that concern. He also mentioned warrants from the city of Odem on the TCIC/NCIC, reported stolen vehicles and retained evidence. Without a contact at the Odem PD who would they turn to for verification on status. Sgt. Fishbeck from the DPS reiterated what the Sheriff indicated and stated that the DPS was here to serve the city of Odem and would respond to any motor vehicle accidents within the city limits while the council worked on a plan. Sheriff Rivera along with Sgt. Fishbeck indicated that going forward they would like to see the Odem PD remain in place and grow, and if the council decides to retain the department they need to consider hiring two staff as TXDot requires checks and balances when it comes to motor vehicle accident reports.

There was no more discussion, councilman Falcon changed his motion to table the item, the motion was second by councilman Huerta, there was no discussion on the new motion, a vote was taken and the motion to table was carried unanimously.

- C. Discuss, consider, and take action on the Employment Contract for the position of City Administrator between the City of Odem and Salome Hernandez III.
- A motion was made by councilman Falcon to accept the Employment Contract for the position of City Administrator between the City of Odem and Salome Hernandez III, the motion was second by councilman Candela. There was no discussion, a vote was taken and the motion carried unanimously.

Judge Guerrero was present to swear in the new City Administrator Mr. Salome Hernandez III, and all city council members signed the contract between the two parties.

III. ANNOUNCEMENTS AND NON-ACTION ITEMS.

IV. REPORTS:

- Councilman Huerta reported that he spoke to Mr. Robert Issasi from TxDot about the start of the sidewalk and drainage on the east side of Main St. It is scheduled to start soon and councilman Huerta would like TxDot to consider extending the sidewalk to the end of the business district on both sides of the block.
- Councilman Falcon reported that the EDC was looking at having an Easter Egg drop on March 23 or 24. A helicopter would fly over and drop eggs for the kids, the location is still undecided and mayor Maldonado stated he has been discussing this with Dr. Carr and the possibility of using the football field as the drop area.

IV. ADJOURNMENT:

- A. Adjourn

MAYOR

Attest: Hilda Gonzalez

**MINUTES OF MEETING OF THE CITY COUNCIL
CITY OF ODEM, TEXAS
MARCH 5, 2024**

On this day, Tuesday March 5, 2024 the City Council of the City of Odem met at the Odem Public Library, 516 Voss Avenue, Odem, Texas at 7:00 p.m. The meeting was called to order by Mayor David Bargas Maldonado with the following members present to wit:

David Bargas Maldonado	Mayor
Billy Huerta	Alderman Place 1
Yolanda Robles-Alvaro	Alderman Place 2
Isaac Dominguez	Alderman Place 3
Jesse Falcon	Alderman Place 4/Mayor Pro-Tem
Elizabeth Candela	Alderman Place 5
Epimenio Ysassi	City Attorney
Salome Hernandez III	City Administrator

Guests: Carlos Bargas, JoAnne Bargas

I. CALL MEETING TO ORDER:

- A. All members of Council were present.
- B. Public Comments:
Patrick King, a representative from AEP Texas, advocated for the Council to deny the utility rate hike being discussed under item IIID.

II. MONTHLY REPORTS:

- A. No reports. Quarterly Reports are scheduled for **January, April, July, and October** of each calendar year.

III. DISCUSSION AND ACTION ITEMS TO BE CONSIDERED:

- A. Discuss, consider and take action to approve the minutes of the Regular Meeting held on February 6, 2024 (See attachment)
 - **Motion was made by Councilman Candela to approve the minutes of the Regular Meeting held on February 6, 2024, the motion was seconded by Councilman Falcon. There was no discussion. A vote was taken and the motion was carried four to one, with Councilman Huerta, Dominguez, Falcon and Candela voting yes, and Councilman Alvaro abstained.**
- B. ECONOMIC DEVELOPMENT REPORT; Resolution #633
 - Discuss, consider and take action to approve Resolution #633 intended to provide **\$850.00** a month to City Administrator Salome Hernandez III for compensation as the Ex-Officio for the City of Odem Economic Development Corporation. (See attachment)
 - **Motion was made by Councilman Candela to approve Resolution #633 intended to provide \$850.00 a month to the City Administrator for compensation as the Ex-Officio for the Odem EDC. The motion was seconded by Councilman Dominguez. There was discussion regarding the role of the City Administrator as the OEDC Ex-Officio member.**

Mayor Maldonado read the resolution, a vote was taken and the motion carried unanimously.

- C. Discuss, consider and take action to add City Administrator Salome Hernandez III to all City of Odem bank accounts;
- **Motion was made by Councilman Falcon to add City Administrator Salome Hernandez III to all City of Odem bank accounts, the motion was second by Councilman Dominguez. There was no discussion, a vote was taken and the motion carried unanimously. C**
- D. Discuss, consider and take action regarding AEP rate changes. PURA requires that municipal regulatory authority must take action on AEP Texas rate request within 35 days after the case is filed. AEP Texas recommends that your City Council act by April 4, 2024.
- **Motion was made by Councilman Alvarado to approve Resolution #634 and to deny AEP Texas request for approval of its base rates, the existing rates and charges of AEP Texas are found to be just and reasonable and the City adopts the existing rates to continue to be observed and to be in forced within the City. The motion was seconded by Councilman Huerta. There was no discussion, a vote was taken and the motion was carried unanimously.**

IV. ANNOUNCEMENT AND NON-ACTION ITEMS:

- A. Update from the Office of Compliance and Monitoring for the Office of the Governor regarding the Operation Lone Star Grant #4387501.
- **Mayor Maldonado advised the council that the law office of Davidson, Troilo, Ream, & Garza were hired to look into the discrepancies associated with the grant. The review will start by reviewing documents submitted to the Office of the Governor (OOG) from the Police Department during the audit, they may also be requesting information from the Sheriff's Department to verify actual time worked, obtaining affidavits through interviews with previous staff. The goal of the review is to submit a comprehensive response to the OOG regarding the discrepancies. The City Administrator was working on policies for the future however he indicated there may be a need for updates to City Policy as well as ordinances to ratify the new policies.**
- B. Discuss amending and updating the Fee Schedule for Development Services to include Planning and Zoning Fees, Platting Fees, Residential Construction, Commercial Construction, Contractor Registration etc.
- **Mayor Maldonado indicated the need to look at fee schedules for development and compare them to other cities within San Patricio County. He asked council members if they knew when the last time that fees had been looked at. Councilman Huerta stated that in 2021 they had looked at updating fees however there were some dissatisfaction within the community and no action was taken. Councilman Alvarado also stated that during the last two years they had met about rate increases but no action was taken. It was agreed that the city should look and compare rates and consider the change at a later date.**
- C. Home inspections Kenny G's Home Inspection;
- **Mayor Maldonado advised council that at this moment the city is using Kenny G's Home Inspection to complete outstanding inspections. The inspections in question were not**

completed prior to the Chief of Police leaving and they were waiting to close on those homes. The council was advised the cost per inspection was \$75 and they felt the cost was reasonable. The mayor advised council about Bureau Veritas a company that does inspection for the city of Sinton and Taft. The Mayor said he would be forwarding information to them for review.

D. Drainage improvements on Front Street San Patricio Drainage District;

- **Mayor Maldonado advised council he has been in contact with Mr. Michael Vanecek at the San Patricio Drainage District. Mr. Vanecek stated in his last email that the survey information was available, and they would be scheduling the work as soon as possible.**

E. Water improvement project ARPA (Hector Castaneda) and COG funds;

- **Engineer Hector Castaneda presented to the council the schedule for the water improvement project and stated that he expected the project to be completed by the end of July there was a change order that will be saving the city around \$50,000. He advised the council that they were working on plans to get the pumps manufactured. They were also going to go from steel pipe above ground to PVC underground which resulted in the savings. Mr. Castaneda stated that he would give a more definitive date on when actual work would begin. Council did not have any additional questions.**

F. New product update for pothole repairs;

- **The mayor advised the council that the maintenance department has been using the new products AquaPhalt on Nolan St. as well as other areas. It appears to be solid and will continue to use on other potholes around town. So far, they have been very happy with the results. Councilman Falcon stated that he has gone by Nolan St. on several occasions since the product was put down and it appears to be holding really well and he was also very impressed. The mayor advised council that the maintenance department would continue using the product around town and would be ordering more in the future.**

V. REPORTS:

A. Reports from Mayor, City Council and Staff may be given, but no formal action can be taken

- **Councilman Huerta asked the mayor about promoting a maintenance person to a supervisor position the mayor indicated that the individual is considered a team leader and not necessarily a supervisor at this time Councilman Huerta indicated that supervisory positions would need to go through council for approval. Councilman Huerta did indicate that it was good to have a contact person to oversee day-to-day operations. Mayor Maldonado advised council that that individual has taken on a lot of responsibilities over the past nine months and felt that he needed to be compensated for the additional duties.**
- **Councilman Dominguez asked about a workshop to discuss the future of the Odem Police Department. Mayor Maldonado advised the council that he wanted to ensure that all council members could be present and participate. Mayor Maldonado said he would be reaching out to each council member to try and schedule a date that would work for everyone's schedule.**
- **Mayor Pro Tem Falcon wanted to report about the upcoming Easter egg helicopter drop on March 24th at Veteran's park. Mayor Maldonado advised that they would be having two drops. One for the younger kids and a second for the older kids. There would be a designated area for kids who may have special needs or are very young to avoid any injuries.**

ADJOURNMENT:

A. Adjourn

A motion to adjourn was made by Councilman Falcon, seconded by Councilman Candela. The Council voted unanimously to adjourn

MAYOR

Attest: Salome Hernandez III

Proposal for:	Sal Hernandez	Date	03/07/2024
	Odem TX WWTP	Proposal #	7735
	514 Voss Ave.	Valid until	04/07/2024
	Odem, TX 78370	Terms:	Net 30
	361-368-2831	Lead Time:	2-3 weeks ARO
	hgonzalez@cityofodem.com		

Project: UV Service On-site Performance Service Agreement – 3 year agreement
System – Kingdom Aw series

This service will make Kingdom (vendor) responsible for keeping the system working correctly. The performance of the system is the responsibility of Kingdom.

1. Performance is driven by disinfection and measured fecal counts.
2. Performance is defined as electrical, mechanical proper function.
 - a. Electrical includes all electrical components with lamps and ballast.
 - b. Mechanical will include the quartz sleeves, and gasket seals.
3. Service – Our technicians will be on-site quarterly to service and evaluate the system for proper performance

The services offered within this proposal are to be fully inclusive with no exception.

This service will provide system performance protection for the term of the agreement.

Ballast, Seals, Electronics, Hardware, and all components are included.

Items sold separately will include and repair or item outside of normal wear and tear. i.e. act of God or flood.

The system is defined as the UV System with the following

- 2 Banks of UV lamps per one channel
- 3 modules per bank
- 4 lamps per module
- Total 24 lamps



Each service will include:

Onsite service
Quartz Cleaning
System Repairs
Data collection of performance
UV Lamp replacement (at 12000 hours of operation per vessel)
Quartz Seal replacement (as needed)
Electrical system performance testing and service
Mechanical system performance testing and service
Hydraulic system performance testing and service
Documentation – Audit-ready service report provided.

Annual Service:

Details for Maintenance and Service Agreement

Includes Equipment Performance Guarantee (i.e. Warranty) for the UV System's equipment and ensures it is operating as intended.

On-Site Service Visits

- Routine Service and Maintenance Trips - Four (4) visits included.
(Once a Quarter) within (12) month period
- Time on site: Two (2) Days On-Site per vessel.
- Parts – Lamps and Quartz and additional parts are included.
- Exception Note: If it is required to be on-site for greater than (2) days for a Routine Service, the additional days shall be quoted – no unknown costs.
- Note: Any additional time on site shall be quoted separately and handled outside this contract.

Each Service and Maintenance Trip(s) includes:

- ✓ Travel to/from site, lodging, etc. as needed to perform work.
- ✓ Data Collection of Performance: Monitor any reductions and report/address as appropriate.
- ✓ Controls Test: All controls will be tested for operation and reporting.
- ✓ Verify alarm history: All alarms will be reviewed for cause/effect and corrective action.
- ✓ Vessel/Module: Each module will be reviewed for operation, status, and reporting.
- ✓ Cleaning: Each quartz will be cleaned at time of service.
- ✓ Seals: All seals will be reviewed and replaced, if necessary, based on performance.
- ✓ Hydraulics: Wipers will be tested for proper hydraulic pressure and action.
- ✓ Electrical: Electrical connections, voltage, amperage of system will be reviewed for performance and indications of proper readings or forthcoming concerns.
- ✓ Test alarms: All functional reporting alarms will be tested to include UV Intensity alarms and lamp on/off status.
- ✓ Making repairs, as necessary: Any repairs needed or taken will reported and scheduled if needed. See Limitations below.
- ✓ Performance: The system will be reviewed for optimal performance of all system functions at each service visit.

Limitations to Service and Maintenance Agreement / Equipment Performance Guarantee

Supplier/Vendor takes no responsibility for condition of equipment, part breakage, loss, or damage due to operation or daily service. Supplier/Vendor only takes the responsibility of performance of equipment to operational standards excluding external factors. External factors may include damage to equipment by foreign objects, Power Surge or failure, Flooding, or Acts of God. Any and all conditions of the equipment before and after the service performed are the responsibilities of the customer excluding Supplier/Vendor from any and all responsibility as set forth.



877.321.2477

sales@kts247.com

16001 St Highway 249
Houston, TX 77086

www.kts247.com

Pricing Service Agreement

Qty	Item	Unit Price - U.S.	Total Price - U.S.
1	Three-year service agreement	\$2,650.00 monthly	\$95,400.00
1	Existing customer / small city Discount	(880 per month)	(31,680.00)
		Total	\$63,720.00

TERMS

Total Sale: \$63,720.00
 Down Payment: \$15,000.00
 Remaining \$ 48,720.00
 Monthly payments 35 monthly payments of \$1,392.00
 Payments to begin upon installation completion:

PROPOSAL VALID FOR 30 days

Please reference Kingdom Proposal Number on all Purchase Orders and correspondence. Thank you for this opportunity to serve your needs.