



**CITY COUNCIL WORK SESSION MINUTES
CITY OF ODESSA, TEXAS**

September 21, 2021

On September 21, 2021, a work session meeting of the Odessa City Council was held at 3:00 p.m., Council Chamber, City Hall, 411 W. 8th St., Odessa, Texas.

City Council present: Mayor Javier Joven; Council members: Mark Matta, District One; Steven P. Thompson, District Two; Detra White, District Three; Tom Sprawls, District Four; and Mari Willis, District Five.

City Council member absent: Denise Swanner, At-Large.

Others present: Michael Marrero, City Manager; Norma Aguilar-Grimaldo, City Secretary; Natasha Brooks, City Attorney; Cindy Muncy, Assistant City Manager; Phillip Urrutia, Assistant City Manager; and other members of City staff.

A quorum being present, Mayor Joven called the meeting to order, and the following proceedings were held:

Darlene Mays, Code Enforcement Education Administrator, gave the invocation.

Review and approve City's Investment Policy and approved Brokers/dealers and financial institutions list. Larry Fry, Director of Finance, stated that the investment policy and brokers/dealers list was for the City and ODC funds as it required annual approval. He stated that the policy was for all City funds except the Firemen's Relief funds. The policy and list outlined the investment officers and brokers and dealers. He explained ODC's fund transfers. Mrs. Muncy explained the ODC's sales tax fund transfers.

Purchase one 2019 Demers Ford 450 Ambulance. John Alvarez, Fire Chief, stated that the ambulance cost was \$332,370. He stated that the request was also for additional equipment for a total cost of \$412,122.49.

Adopt the TIRZ Bylaws. Dan Jones, Senior Assistant City Attorney, stated that the TIRZ bylaws included housekeeping items on terms, duties, and the Open Meetings Act.

ECUD wholesale water rate for 2021-22 contract term. Tom Kerr, Director of Public Works/Utilities, stated that a rate model was used to determine the new water rate. He explained the rate model. The proposed water rate was \$3.15 per 1,000 gallons to be effective October 1, 2021. The current water rate was \$3.54. There was no maintenance work or billing done by the city. ECUD was agreeable to the rate. Mr. Marrero stated that there would be lost revenue to the city.

Request from Meals on Wheels for extension of time to expend CDBG-CV funds. Merita Sandoval, Director of Community Development, stated that Meals on Wheels requested a one-year extension to expend the funds of \$46,728.

Request from Jesus House for extension of time to expend CDBG-CV funds. Mrs. Sandoval stated that Jesus House requested a one-year extension to expend \$13,031.62 that would provide the homeless COVID testing and meals if positive test results.

Ordinance No. 2021-30 - Levy the tax for the 2021 tax year, Fiscal 2021-22 year. Mrs.

Muncy stated that the tax rate was 47.7115 cents per \$100 property valuation for maintenance/operations and debt service. The proposed tax rate was lower than the No-New-Revenue tax rate. The same exemptions would be continued. The 2021 total taxable value for Odessa was \$10,228,267,567, which was an increase of 0.70%. Mrs. Muncy explained the tax revenue increase due to new values.

Motion was made by Council member Sprawls and seconded by Council member Willis to approve the ordinance on second and final approval. The motion was approved by the following vote:

Aye: Joven, Matta, Thompson, White, Sprawls, and Willis
Nay: None

Amend the Odessa City Code Chapter 1 “General Provisions” by Article 1-18 (“Annexation”) Randy Brinlee, Director of Development Services, stated that annexation was stagnant. The amendment would provide for an applicant to annex into the city. He explained the required documentation to be provided for the annexation process. The applicant would need to be excluded from the County and request to be annexed into the City. Most applicants wanted city services. The effective date would be clarified.

Amend the Odessa City Code Chapter 1 relating to Boards, Commissions and Committees. Mrs. Grimaldo stated that the amendment included housekeeping items and streamlined for consistency. She reviewed the proposed changes. Mr. Brinlee explained the Historic Preservation Committee.

Transfer of property to Odessa College update. Mr. Marrero stated that the Odessa College agreement would be ready by the next Council meeting to transfer the property.

Transfer of property to Odessa Housing Finance Corporation (OHFC) update. Mr. Marrero stated that there would be a transfer of property to the OHFC. The request of funding was for \$1.5 million for infrastructure. There were two options for funding: the General Fund or ODC workforce housing fund. OHFC may be seeking additional assistance from ODC. Mrs. Muncy stated that the workforce housing fund was at \$4.9 million. Council directed that OHFC seek the ODC funds. Council member Thompson was concerned with the lack of commitment from the builder. He stated a professional developer was needed. Mayor Joven stated that the cost to build in the southside was the same but the return was a lot less. Mr. Marrero stated that past projects were done in phases with a claw back clause. Council member Sprawls stated that the OHFC was the developer and the board approved the project. Mr. Marrero stated that the agreement would have provisions for the investment and property. The project would be sent through ODC.

Motion was made by Council member White and seconded by Council member Matta to adjourn the meeting. The motion was approved by the following vote:

Aye: Joven, Matta, Thompson, White, Sprawls, and Willis
Nay: None

The meeting adjourned at 3:56 p.m.

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ATTEST:

APPROVED:

Norma Aguilar-Grimaldo, TRMC, CMC
City Secretary

Javier Joven
Mayor