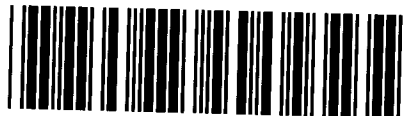




Control Number: 44485



Item Number: 27

Addendum StartPage: 0

**SOAH DOCKET NO. 473-15-3743.WS  
PUC DOCKET NO. 44485**

RATEPAYERS APPEAL OF THE	§	PUBLIC UTILITY COMMISSION
	§	OF TEXAS
DECISION BY THE CITY OF WILMER	§	
	§	TEXAS STATE OFFICE OF
TO CHANGE WATER RATES	§	ADMINISTRATIVE HEARINGS

**DIRECT TESTIMONY OF JOSEPH ALDRICH ON BEHALF OF THE RATEPAYERS  
SEPTEMBER 18, 2015**

**TABLE OF CONTENTS**

**ATTACHMENTS:**

- JA-1 June 1, 2013 Resolution by the City of Wilmer to Contract with McLain Decision Support Systems for a water and sewer cost of service and rate design study
- JA-2 June 1, 2013 Contract between the City of Wilmer and McLain Decision Support Systems to conduct a water and sewer cost of service and rate design study
- JA-3 January 30, 2014 Workshop Presentation from McLain Decision Support Systems of the Results of the Water and Wastewater Rate Study
- JA-4 February 18, 2014 Special Called City Council Meeting Minutes including a proposed garbage rate CPI adjustment and contract administration fee (see ITEM 8)
- JA-5 February 20, 2014 City Council Meeting Minutes with comments on record by Joe Aldrich regarding passage of the garbage rate CPI adjustment and contract administrative fee on Feb. 18, 2014 (see CITIZENS COMMENTS)

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2015 OCT 22 AM 11:49  
PUBLIC UTILITY COMMISSION  
FILING CLERK

**1 Q. PLEASE STATE YOUR NAME AND ADDRESS.**

**1 A.** Joseph Aldrich, my address is 746 N. Goode Rd., Wilmer, Texas 75172-2703. It should be noted that I am the only resident within the Wilmer City Limits on this portion of North Goode Road and all of my neighbors are members of the appealing out-of-city ratepayers group.

**2 Q. WHAT IS YOUR BACKGROUND AND INTEREST IN THIS ACTION?**

**2 A.** I am a retired (disability) former consultant and federal procurement officer representing the ratepayers in this appeal action. I have worked in numerous regulatory compliance areas at the local, state and federal government level over 30 years.

As a technology consultant, I have programmed utility billing systems for Dallas Power & Light, prepared IT infrastructure for Texas Utilities Generating Company, South Texas Nuclear Project, written and designed statutorily compliant payroll and personnel systems for municipal governments, and most recently implemented a dozen web-enabled projects for the US Department of Transportation following deregulation of several of their agencies. In government service, I was a technical specialist in the forecasting of technical requirements for large scale Information Technology systems and the development of procurement processes and contracts administration for these and other systems for the US Department of Defense.

**3 Q. PLEASE DESCRIBE YOUR EXPERIENCE RELATED TO THE CITY OF WILMER**

**3 A.** I relocated to Wilmer Texas in October of 2005 and began interacting with city government in early 2006. In 2008, I started a news blog about the City of Wilmer (wilmercitizen.net) and have been an active citizen participant in the City's affairs to the extent possible. Over the years I have been a member of the City of Wilmer Economic Development Corporation, the City of Wilmer Community Development Corporation, the TIF Board of Directors for the Southport Development TIRZ, and co-chairperson for the City's Ordinance Committee. I have also been a candidate for Mayor and Alderman in the City of Wilmer in 2012, 2014 & 2015 and as such have had extensive contact with the residents and voters in the City.

**4 Q. HAVE YOU PREVIOUSLY TESTIFIED OR PARTICIPATED IN A PUBLIC UTILITY COMMISSION PROCEEDING? IF SO, PLEASE IDENTIFY THE PROCEEDING AND YOUR ROLE IN THAT CASE.**

**4 A.** No.

**5 Q. WHAT IS THE PURPOSE OF YOUR TESTIMONY?**

**5 A.** My testimony addresses three distinct areas: 1) the City's utility billing systems billing practices; 2) the City's inconsistent legislative practices; and 3) the City's contracted Water & Waste Water Rate Design Study and alleged justification for the rate increase that is the subject of these proceedings.

**6. Q. WHAT IS YOUR EXPERIENCE WITH THE CITY'S UTILITY BILLING SYSTEMS?**

**6 A.** Since I relocated to Wilmer, I have received only garbage service from the City of Wilmer Water Works as my property is serviced by a well and septic system and no City sewer service is available in my area. At that time, the monthly rate was less than \$8 per month for on-time payments. I opted to pay an entire year, \$100, to reduce my effort in having to make monthly payments. However, I noticed that the \$100 prepayment was reduced to zero sometime in October, and that the City had been reducing my prepaid credit balance by the late payment amount as I was incurring a penalty each month even though I had prepaid. The City's ordinance refers to a discount for early payment, while the billing systems implementation incurred a penalty for late payment. There were no provisions for prepayment in the billing systems implementation, although if those systems had been compliant with the City's ordinance, the fraudulent billing practice of assessing a penalty would not have occurred. I contacted the City and was told by then Assistant City Administrator Bobbie Jo Martinez that I was charged late fees because I didn't make a payment even though I had a credit balance. The City's billing system is not compliant with the City's ordinance and promotes unfair billing to customers.

**7 Q. WHAT IS YOUR EXPERIENCE WITH THE CITY'S LEGISLATIVE ACTIONS?**

**7 A.** On February 18, 2014, during a special called meeting, the City Council considered a garbage rate increase of \$0.18 to meet new contract "CPI" charges from the City's contract garbage service, Waste Management, Inc. At that meeting, then City Administrator Denny Wheat proposed an additional \$0.50 "contract administration fee" in addition to the actual cost increase of \$0.18. No notice was given to the taxpayers of any additional increase beyond the "CPI adjustment". According to state law, taxation issues and special called meetings require a super majority (4 of 5 member) vote to pass, as well as proper and adequate notice. At the following regular meeting on February 20, 2014, I remonstrated the City Council for passing the measure without notice, improperly passing the measure and instituting unlawful taxation, and implementing a service fee without any proper justification, explanation or notice to the ratepayers.

Having administrated contracts at the federal level, it was incomprehensible to me that a fee of \$0.50 per customer per month (approximately 1000 customers yields \$500 per month) was a justifiably recoverable expense. In my experience, annual contract administration activities generally encompass less than one hour per month, unless an entirely new contract was to be negotiated, written and executed. This was NOT the case in the 2014 garbage "contract administration fee" service charge rate increase. It should be noted that in the February 2, 2013 meeting the garbage CPI had previously been increased by 51 cents and then City Administrator Wheat stated that the garbage CPI had not been adjusted since 2009.

At the time the appealed rate increase was proposed to the City Council by Administrator Wheat in November 2014, I was co-chair of the City's ordinance committee charged with recodifying the city's ordinances. We had looked into the city's utility ordinances as part of that activity. I made a report to the city council that if the proposed rate increase were passed, the city must make an effective date of the rate change at least 60 days after passage to allow for proper and adequate notice to the out of town ratepayers. The ordinance passed by the city had a provision for specifying an effective date, but the specification of the effective date was omitted from the ordinance as adopted by the city council. It is questionable whether or not the City's ordinance 14-1120A is valid due to the lack of specifying an effective date. Further, NO notice was given to ANY customer of the new rates, no new rates were disclosed in comparison to the old rates, no public comment was permitted, and only the caption of the ordinance was published in the newspaper of record stating that a new rate had been adopted, but no notice of what the new rate would be or when the rate would become effective.

**8 Q. WHAT IS YOUR EXPERIENCE WITH THE CITY'S WATER AND WASTEWATER DESIGN STUDY?**

**8 A.** As a candidate for office in 2012, 2014 & 2015, I had the opportunity to speak directly with a wide variety of citizens, many of whom were concerned about their water service, billing and meters. I observed many instances personally where water meters were unreadable due to leaks, mud, and vegetation occluding the meter. It was obvious many of the meters were not being read on a regular basis. This leads to an unusually large number of "minimum bills", which includes 2000 gallons of monthly usage. In addition, I had extended conversations with my neighbors at 601 Cottonwood Valley and determined that a pattern of abuse by the city resulted in over billing. When no meter is read and a minimum bill is issued, that minimum bill included up to 2000 gallons of usage – however – when the meter was finally read, ALL the usage was billed and resulted in overage charges or "conservation rate" charges. Neglecting to reading the meter and billing for 2000 gallons, results in the City defrauding those customers when the meter was read and the resulting usage was re-billed in total. To illustrate, if monthly usage is 2,000 gallons and a minimum bill is issued for two months due to not reading the meter, the third month all 6,000 gallons would be billed to the customer, resulting in re-billing usage already paid for and potentially incurring higher rate charges based on total usage.

At the time the rate study was made public, I conferred with the consultant Robert McLain by telephone and determined that: 1) no usage information was considered in the study, only billing information from customer bills was considered; 2) no explanation for the high number of minimum bills was given; 3) no consideration was given to the City's practice of neglecting to read meters. Also, in conflict with the Consulting Services contract, no final report was prepared, only a power point presentation to the City Council was delivered. None of the financial or technical factors were disclosed or reported to the City Council as a justification basis for their decision. The study had "backed into" the target budget increase figures as mandated by Mr. Wheat, as opposed to having a sound financial and technical basis to justify the rate increase. As a consultant, I was quite familiar with this unethical and exploitative practice. As a procurement officer I was aware of the fiduciary responsibilities of compliance with regulations regarding the expenditure of public funds.

The rate study of proposed rates was presented to the City Council and Administrator Wheat compared the proposed minimum rates with minimum the billing rates for other municipalities in the area. The "selling" point to the Council was that Wilmer's rates were much lower than other municipalities. However, no consideration was given to the fact that these other municipalities "minimum" bills included minimum usage quantities usage from 5 to 8 times that of Wilmer, specifically 10,000 or 15,000 gallons per month versus Wilmer's 2,000 gallons per month. In presenting the rate study results to the City Council, it was stated that the average usage in Wilmer was likely around 5,000 gallons per month.

**9 Q. DOES THIS CONCLUDE YOUR DIRECT TESTIMONY?**

**9 A.** Yes, it does.

**A RESOLUTION OF THE CITY OF WILMER, TEXAS**

**RESOLUTION NO. 2813-0601**

**A RESOLUTION OF THE CITY OF WILMER, TEXAS, AUTHORIZING THE MAYOR TO SIGN A PROFESSIONAL SERVICES AGREEMENT WITH McLAIN DECISION SUPPORT SYSTEMS FOR A WATER AND SEWER COST OF SERVICE AND RATE DESIGN STUDY; PROVIDING FOR THE REPEAL OF ANY AND ALL RESOLUTIONS IN CONFLICT; PROVIDING FOR SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Wilmer's Water and Wastewater rates should be equitable to all customers and adequate to cover future and current costs; and

**WHEREAS**, it is important that the water and sewer utilities be able to financially meet all its current and future obligations, including debt coverage, health and safety requirements, and maintenance of infrastructure; and

**WHEREAS**, it is, from time to time, prudent to have studied by professional analysts the cost of providing water and sewer service to the City's customers; and

**WHEREAS**, the Council has received a proposal from a consultant who is staffed with personnel knowledgeable in the area of utility cost of service and rate design; and

**WHEREAS**, the Council has reviewed this proposal and finds that it is in the best interest of the City to perform a Cost of Service and Rate Design Study.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WILMER, TEXAS:**

**SECTION 1.** The Mayor is hereby authorized and directed to sign a Professional Services Agreement, attached hereto as Exhibit A, with McLain Decision Support Systems for a Cost of Service and Rate Design Study in the amount of \$17,950.

**SECTION 2** The Proposal for a Water and Sewer Cost of Service and Rate Design Study is attached hereto as Exhibit B and made part hereof for all purposes.

**SECTION 3.** All resolutions of the City of Wilmer heretofore adopted which are in conflict with the provisions of this resolution be, and the same are hereby repealed, and all resolutions of the City of Wilmer not in conflict with the provisions hereof shall remain in full force and effect.

**SECTION 4.** If any article, paragraph, subdivision, clause or provision of this resolution, as hereby amended, be adjudged invalid or held unconstitutional for any reason, such judgment or holding shall not affect the validity of this resolution as a whole or any part or provision thereof, as amended hereby, other than the part so declared to be invalid or unconstitutional.

**SECTION 4.** This resolution shall take effect immediately from and after its passage, and it is accordingly so resolved.

**DULY ORDERED** by the City Council of the City of Wilmer, Texas, this the 1st day of June, 2013.

APPROVED:

  
A. HECTOR CASAREZ, MAYOR

ATTEST:

  
SHEILA MARTIN, INTERIM CITY SECRETARY

APPROVED AS TO FORM:

MICHAEL HALLA, CITY ATTORNEY



**AGREEMENT TO PROVIDE  
PROFESSIONAL CONSULTING SERVICES TO THE  
CITY OF WILMER, TEXAS**

**THIS AGREEMENT**, entered into this \_\_\_\_ day of May, 2013 and effective immediately by and between McLain Decision Support Systems (hereinafter called the "Consultant") and the City of Wilmer (hereinafter called the "Client"), **WITNESSETH THAT:**

**WHEREAS**, the Consultant is staffed with personnel knowledgeable and experienced in the area of utility cost of service and rate design studies,

**WHEREAS**, the City desires to engage the Consultant to assist in performing the scope of work as described in the proposal dated May 13, 2013, and

**NOW THEREFORE**, the parties hereto mutually agree as follows:

1. **Employment of Consultant.** The Client agrees to engage the Consultant and the Consultant hereby agrees to perform services as outlined in the proposal dated May 13, 2013.
2. **Scope of Services.** The Consultant shall perform and carry out in a good and professional manner the services as outlined in the proposal dated May 13, 2013, specifically:  
Section II: Water & Wastewater Cost of Service & Rate Design Study;  
Section II, Task 8: Central Service Cost Allocation Plan  
(Check here \_\_\_\_ if you wish to include the Central Service Cost Plan)
3. **Time of Performance.** The services to be performed hereunder by the Consultant shall be undertaken and completed in such sequence as to assure their expeditious completion and best carry out the purpose of the agreement, as outlined in the proposal dated May 13, 2013.
4. **Compensation.** The Client agrees to pay the Consultant a sum not to exceed the amount outlined in Section 5. Payment for services will be rendered as outlined in Section 5 - Method of Payment.

**5. Method of Payment.** The Consultant shall be entitled to payment in accordance with the provisions of this paragraph. The Consultant will invoice the Client monthly as follows:

<u>Month</u>	<u>Water &amp; Sewer Rate Study</u>	<u>Central Service Cost Allocation Plan (Optional)</u>
June 30, 2013	\$7,000	\$3,000
July 31, 2013	6,000	1,000
August 31, 2013	4,000	9500
September 30, or after draft of final report is submitted	950	0
<b>TOTAL</b>	<b>\$17,950</b>	<b>\$4,950</b>

If the City chooses to have us also to do a Central Service Cost Allocation Plan, an additional fee of \$4,950 will be charged.

To the extent not prohibited by local laws, the Consultant's liability, for any reason whatsoever, and whether foreseeable or not, shall not exceed the total amount paid to the Consultant, under this agreement.

**6. Changes.** The Client may, from time to time, require changes in the scope of the services of the Consultant to be performed hereunder. Such changes, which are mutually agreed upon by and between the Client and the Consultant, shall be incorporated in written amendment to this agreement.

**7. Services and Materials to be Furnished by the Client.** The Client shall locally furnish the Consultant with all available necessary information, data, and material pertinent to the execution of this agreement. The Client shall cooperate with the Consultant in carrying out the work herein and shall provide adequate staff for liaison with the Consultant.

**8. Termination of Agreement for Cause.** The Client may terminate this Agreement at any time by giving at least (5) days prior written notice of termination to the Consultant. If termination is for convenience, and not due to a breach of the agreement by the Consultant, the Client shall pay the Consultant for the services performed and expenses incurred, if any, by the Consultant in accordance with this Agreement prior to the effective date of termination. The calculation of payment shall be pursuant to the mutual agreement of the parties provided; however, Consultant shall not be entitled to anticipatory profit.

**9. Information and Reports.** The Consultant shall, at such time and in such form as the Client may require, furnish such periodic reports concerning the status of the project, such statements, certificates, approvals and copies of proposed and executed plans and claims and other information relative to the project as may be requested by the Client. The Consultant at the

completion of the services under this contract shall furnish the Client a final report in such form as may be required by the Client.

10. **Copyright.** The Client acknowledges that the report format to be provided by Consultant is copyrighted. Consultant shall ensure that all copies of its report bear the copyright legend. The Client agrees that all ownership rights and copyrights thereto lie with Consultant. Consultant acknowledges that the report provided to the Client becomes a public record and the Client, under law, may not restrict access. The Client is authorized to make such additional copies of the report as may be necessary for its official use solely for an on behalf of the Client operations.

11. **Statement of Non-disclosure.** The Consultant acknowledges that sensitive customer information will be provided during the course of this study which is not public records. Consultant shall ensure that all customer information will not be disclosed.

12. **Notices.** Any notices, bills, invoices, or reports required by this agreement shall be sufficient if sent by the parties in the United States mail, postage paid, to the address noted below:

Denny Wheat  
Interim City Manager  
City of Wilmer  
128 N. Dallas Ave.  
Wilmer, TX 75152

Robert McLain  
Principal  
McLain Decision Support Systems  
1932 Robin Ln  
Flower Mound, TX 75028

**IN WITNESS WHEREOF,** the Client and the Consultant have executed this agreement as of the date first written above.

City of Wilmer, Texas

By: *G. Hutto*

McLain Decision Support Systems

*Robert McLain*

By: \_\_\_\_\_  
Robert McLain  
Principal

# City of Wilmer, Texas

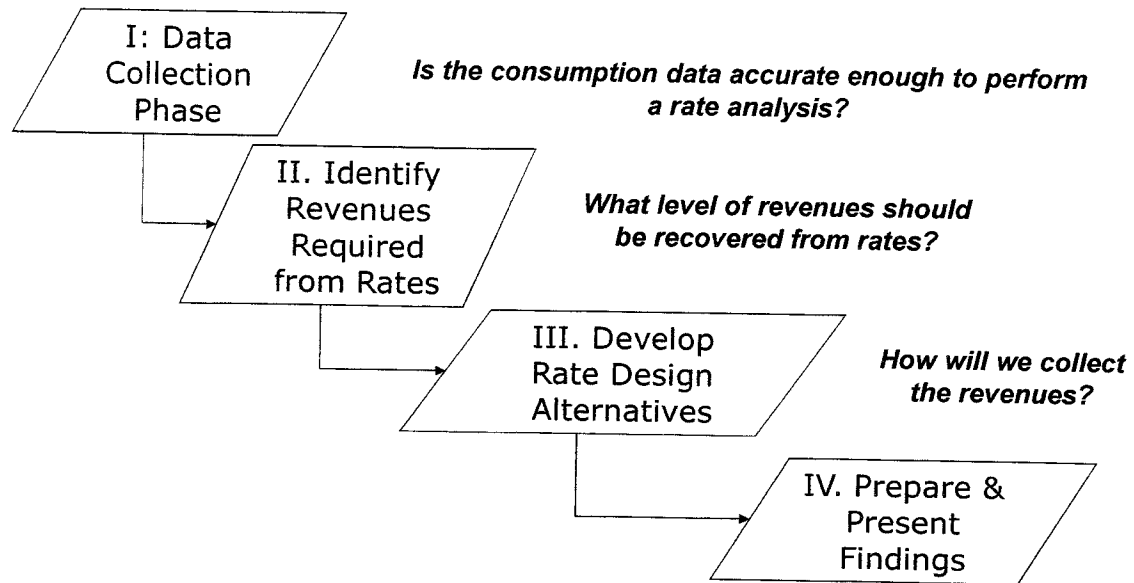
Water and Wastewater  
Rate Study  
January 30, 2014

1

## Workshop Outline

- Overview of Rate Study Process
- Key Planning Assumptions
- Key Adequacy Tests
- Key Findings

# Overview of The Rate Study Process



3

3

## How Did We Identify the Revenues Required?

- Based on FY 2014 Proposed Budget, adjusted over planning period with projected changes:
  - No additional growth in customers
  - No changes in staffing levels
  - 3% annual increase in average salaries
  - New debt payments, beginning in FY 2016, \$125,000;

# Cost of Service Findings/Analysis

- The fund was in good financial condition as of 9/30/2013(\$332,937 - 116 days of gross cost of service in operating reserves, includes depreciation reserve)
- However, revenues do not cover costs in FY 2014; Financial condition will deteriorate without increasing revenues by 8%
- Target is to not let operating reserves fall below 90 days over the planning period. The plan is to increase rates every year:
  - ASAP: 8% increase in rates;

5

**Table 1.1**  
**Financial Forecast - Bottom Line**

Fiscal Year	Debt Service Payments	Percentage Increase in Revenues Required	Sources Minus Uses of Funds	Operating Reserves	Days of Expenditures Target 90 Days
2012	23,654	N/A	43,549	320,120	126
2013	26,927	N/A	(119,119)	332,937	116
2014	-	8.00%	(23,491)	309,446	109
2015	-	5.00%	123,284	432,730	167
2016	125,000	2.00%	(8,342)	424,388	141
2017	125,000	4.00%	5,501	429,890	140
2018	125,000	9.00%	74,445	504,335	160
2019	125,000	9.00%	151,318	655,653	203
2020	125,000	9.00%	236,886	892,538	269
2021	125,000	9.00%	331,983	1,224,522	360
2022	125,000	-	299,638	1,524,160	436
2023	125,000	-	266,322	1,790,481	499

*assumptions of budget growth*

*WTF!!*

6

# How will we collect our required revenues?

- Now that we have determined what LEVEL of water and sewer revenues are required to fund the cost of revenues we need, the next step was to develop alternatives to collect the revenues.
- Two rate design alternatives were created:
  - Alternative 1 is an across-the-board increase of 8%. The existing water and sewer rate structures are increased across-the-board by 8%;
  - The proposed alternative has been developed with conservation rates for the water users.

7

	Number of Bills	Annual Conservation (\$0.00)	Existing 2014	Alt 1 2014	Proposed 2014
<b>Residential</b>					
Units to be billed			1.00	1.00	1.00
Gallons minimum bill			2,000	2,000	2,000
Rate	100	35.00	2.00	2.16	2.00
subtotal	650	7,793	2.00	2.16	2.00
<b>Apartment</b>					
Units to be billed	2		2.00	2.00	2.00
Gallons minimum bill			2,000	2,000	2,000
Rate			1.00	1.00	1.00
<b>Commercial</b>					
Units to be billed			2.00	2.00	2.00
Gallons minimum bill			2,000	2,000	2,000
Rate			1.00	1.00	1.00
subtotal	61	700	2.00	2.00	2.00
<b>Mobile Homes</b>					
Units to be billed			1.00	1.00	1.00
Gallons minimum bill			2,000	2,000	2,000
Rate			1.00	1.00	1.00
subtotal	4	54	1.00	1.00	1.00
<b>City-Owned Meters</b>					
Units to be billed			1.00	1.00	1.00
Gallons minimum bill			2,000	2,000	2,000
Rate			1.00	1.00	1.00
subtotal	6+	75	1.00	1.00	1.00
<b>Total Meters</b>					
			1.00	1.00	1.00

8

**Table 1.2 (continued)**  
**Rate Design Alternatives - Water**  
**Volumetric Rates**

	2014	2014	2014	Existing 2014	Alt. 1 2014	Proposed 2014
Outside to Inside Ratio						
0 - 1,000	1,027	1,400	7,125	00	00	7,125
1,001 - 2,000	1,007	1,570	7,093	00	00	7,093
2,001 - 5,000	2,640	12,750	4,000	00	1,12	7,8
5,001 - 10,000	2,238	15,720	7,090	00	32	27
10,001 - 100,000	502	8,307	2,777	00	32	1,7
Over 100,000				00	1,32	30
<b>Residential</b> 713	<b>8,564</b>	<b>38,916</b>	<b>38,916</b>			
Outside to Inside Ratio						
0 - 1,000			2	0	0	0
1,001 - 2,000			2	0	0	0
2,001 - 5,000			72	1,5	1,5	23
5,001 - 10,000			170	1,5	1,5	30
10,001 - 100,000			8	1,5	1,5	5,00
Over 100,000			10	5	5	5,32
<b>Apartments</b> 2	<b>24</b>	<b>5,748</b>	<b>5,748</b>			
Outside to Inside Ratio						
0 - 1,000	252	61	600	2,00	2,00	2,00
1,001 - 2,000	5	78	509	0	0	0
2,001 - 5,000	90	302	1,037	5	81	1,23
5,001 - 10,000	19	300	1,85	5	81	30
10,001 - 100,000	201	15,0	10,760	5	31	5,00
Over 100,000	15	16,280	10,136	1,5	31	5,38
<b>Commercial</b> 66/67	<b>801</b>	<b>51,227</b>	<b>51,227</b>			

9

**Table 1.2 (continued)**  
**Rate Design Alternatives - Water**  
**Volumetric Rates**

	2014	2014	2014	Existing 2014	Alt. 1 2014	Proposed 2014
Outside to Inside Ratio						
0 - 1,000			18	2,00	2,00	2,00
1,001 - 2,000			4	0	0	0
2,001 - 5,000			1,14	5	31	2,01
5,001 - 10,000	3	30	7,0	5	31	27
10,001 - 100,000	13	1,772	8,202	5	31	2
Over 100,000	10	22,766	15,705	5	31	80
<b>Mobile Homes</b> 4	<b>48</b>	<b>24,067</b>	<b>24,067</b>			
Outside to Inside Ratio						
0 - 1,000	52	12	0	0	0	0
1,001 - 2,000	3	12	0	0	0	0
2,001 - 5,000	11	32	0	0	0	0
5,001 - 10,000	7	0	0	0	0	0
Over 100,000						
<b>City Meters</b> 7	<b>84</b>	<b>262</b>	<b>262</b>			
<b>System Totals</b>	<b>9,521</b>	<b>120,221</b>	<b>120,221</b>			
Total Revenues Generated from Rates				11,350	11,350	11,350
Total Revenues Generated from Rates				11,350	11,350	11,350
Total Revenues Generated from Rates				11,350	11,350	11,350

10



**Table 1.3**  
Rate Design Alternatives - Sewer  
Monthly Minimum Bills- Sewer

	Existing 2014	Alt. 1 2014	Proposed 2014
<b>Residential</b>			
Outside to Inside Ratio			
3 inch	1.00	1.00	1.00
2 inch	1.00	1.00	1.00
1 inch	1.00	1.00	1.00
Subtotal	6,705	29,369	12.00
<b>Apartments</b>			
Outside to Inside Ratio			
3 inch	2.00	2.00	2.00
2 inch	1.00	1.00	1.00
1 inch	1.00	1.00	1.00
Subtotal	330	21,012	17.00
<b>Commercial</b>			
Outside to Inside Ratio			
3 inch	2.00	2.00	2.00
2 inch	1.00	1.00	1.00
1 inch	1.00	1.00	1.00
Subtotal	50	24,504	17.00
<b>Mobile Homes</b>			
Outside to Inside Ratio			
3 inch	2.00	2.00	2.00
2 inch	1.00	1.00	1.00
1 inch	1.00	1.00	1.00
Subtotal	71	220	17.00
<b>City-Owned Meters</b>			
Outside to Inside Ratio			
3 inch	2.00	2.00	2.00
Subtotal	71	220	17.00
<b>Total Meters</b>	7,477	86,105	17.00

individual meters

?

MASTER METER

**Table 1.3 (continued)**  
Rate Design Alternatives - Sewer  
Volumetric Rates - Sewer

	Annual Consumption Billed	Annual Consumption Billed Thru Brackets	Existing 2014	Alt. 1 2014	Proposed 2014
<b>Residential</b>					
Outside to Inside Ratio					
0 - 1,000	952	952	1.00	1.00	1.00
1,001 - 2,000	130	1,532	1.00	1.00	1.00
2,001 - 5,000	3,270	2,250	1.00	1.00	1.00
5,001 - 10,000	2,40	1,028	1.00	1.00	1.00
10,001 - 100,000	3	5,25	1.00	1.00	1.00
Over 100,000			1.00	1.00	1.00
Subtotal	7,982	34,966	34,966		
<b>Apartments</b>					
Outside to Inside Ratio					
0 - 1,000	24	5	2.00	2.00	2.00
1,001 - 2,000	130	1,532	1.00	1.00	1.00
2,001 - 5,000	3,270	2,250	1.00	1.00	1.00
5,001 - 10,000	2,40	1,028	1.00	1.00	1.00
10,001 - 100,000	3	5,25	1.00	1.00	1.00
Over 100,000			1.00	1.00	1.00
Subtotal	24	3,748	3,748		
<b>Commercial</b>					
Outside to Inside Ratio					
0 - 1,000	24	5	2.00	2.00	2.00
1,001 - 2,000	130	1,532	1.00	1.00	1.00
2,001 - 5,000	3,270	2,250	1.00	1.00	1.00
5,001 - 10,000	2,40	1,028	1.00	1.00	1.00
10,001 - 100,000	3	5,25	1.00	1.00	1.00
Over 100,000			1.00	1.00	1.00
Subtotal	393	25,314	25,314		

**Table 1.3 (continued)**  
**Rate Design Alternatives - Sewer**  
**Volumetric Rates - Sewer**

	Annual Billing	Annual Consumption Billed	Annual Consumption 3rd Tier Brackets	Existing 2014	Alt. 1 2014	Proposed 2014
Outside of 1st Range				1.00	2.00	1.00
0 - 1,000	-	-	50	-	-	-
1,001 - 2,000	-	-	60	-	-	-
2,001 - 5,000	-	-	180	3.50	3.78	3.50
5,001 - 10,000	3	30	300	3.50	3.78	3.50
10,001 - 100,000	5	1,772	110.2	3.50	3.78	3.50
Over 100,000	11	27,38	17.816	3.50	3.78	3.50
<b>Mobile Homes</b>	<b>60</b>	<b>29,290</b>	<b>29,290</b>			
Outside of 1st Range				-	-	-
0 - 1,000	52	13	45	-	-	-
1,001 - 2,000	8	12	23	-	-	-
2,001 - 5,000	11	22	19	-	-	-
5,001 - 10,000	5	1	6	-	-	-
10,001 - 100,000	7	102	92	-	-	-
Over 100,000	-	-	-	-	-	-
<b>City Meters</b>	<b>84</b>	<b>262</b>	<b>262</b>			
<b>System Totals</b>	<b>8,543</b>	<b>95,281</b>	<b>95,281</b>			
From monthly minimum bill				\$ 37,612	\$ 39,611	\$ 39,162
From volume rates				257,937	278,532	268,001
<b>Total Revenues Generated from Rates</b>				<b>\$ 295,549</b>	<b>\$ 318,143</b>	<b>\$ 307,163</b>
Change in Revenues					8.00%	8.00%

NO  
REVENUE

3

## Rate Design Alternatives/Analysis

- Either rate design alternative will collect the level of revenues required to fund the cost of service.
- However, the proposed rates will be the first step in the transaction to conservation rates;

Description	Existing	Alternative 1				Proposed			
		Dollars Generated	Shift			Dollars Generated	Shift		
			\$	%			\$	%	
Minimum Bills	\$ 175,308	\$ 189,333	\$ 14,025	8.0%		\$ 175,308	\$ -	0.0%	
Volume	141,313	152,618	11,305	8.0%		149,886	8,573	6.1%	
<b>Residential</b>	<b>\$ 316,621</b>	<b>\$ 341,951</b>	<b>\$ 25,330</b>	<b>8.0%</b>		<b>\$ 325,194</b>	<b>\$ 8,573</b>	<b>2.7%</b>	
Minimum Bills	\$ 19,499	\$ 21,059	\$ 1,560	8.0%		\$ 22,147	\$ 2,648	13.6%	
Volume	293,244	316,704	23,460	8.0%		342,426	49,182	16.8%	
<b>Commercial</b>	<b>\$ 312,743</b>	<b>\$ 337,763</b>	<b>\$ 25,019</b>	<b>8.0%</b>		<b>\$ 364,573</b>	<b>\$ 51,829</b>	<b>16.6%</b>	
Minimum Bills	\$ -	\$ -	\$ -	0.0%		\$ -	\$ -	0.0%	
Volume	-	-	-	0.0%		-	-	0.0%	
<b>City</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0.0%</b>		<b>\$ -</b>	<b>\$ -</b>	<b>0.0%</b>	
Minimum Bills	\$ 714	\$ 771	\$ 57	8.0%		\$ 714	\$ -	0.0%	
Volume	39,836	43,023	3,187	8.0%		45,926	6,091	15.3%	
<b>Apartment</b>	<b>\$ 40,550</b>	<b>\$ 43,794</b>	<b>\$ 3,244</b>	<b>8.0%</b>		<b>\$ 46,640</b>	<b>\$ 6,091</b>	<b>15.0%</b>	
Minimum Bills	\$ 1,768	\$ 1,909	\$ 141	8.0%		\$ 1,548	\$ (220)	-12.4%	
Volume	198,121	213,970	15,850	8.0%		201,432	3,311	1.7%	
<b>Mobile Homes</b>	<b>\$ 199,889</b>	<b>\$ 215,880</b>	<b>\$ 15,991</b>	<b>8.0%</b>		<b>\$ 202,980</b>	<b>\$ 3,091</b>	<b>1.5%</b>	
Minimum Bills	\$ 197,289	\$ 213,072	\$ 15,783	8.0%		\$ 199,717	\$ 2,428	1.2%	
Volume	672,514	726,315	53,801	8.0%		739,671	67,157	10.0%	
<b>Total System</b>	<b>\$ 869,803</b>	<b>\$ 939,387</b>	<b>\$ 69,584</b>	<b>8.0%</b>		<b>\$ 939,387</b>	<b>\$ 69,584</b>	<b>8.0%</b>	

15

Fiscal Year	Alternative 1			Proposed		
	Bill	Change		Bill	Change	
		\$	%		\$	%
2013	\$ 45.00	N/A	N/A	\$ 45.00	N/A	N/A
2014	48.60	3.60	8.00%	45.90	0.90	2.00%
2015	51.03	2.43	5.00%	47.28	1.38	3.00%
2016	52.05	1.02	2.00%	47.86	0.58	1.22%
2017	54.13	2.08	4.00%	49.04	1.18	2.47%
2018	59.00	4.87	9.00%	51.80	2.76	5.64%
2019	64.31	5.31	9.00%	54.82	3.01	5.82%
2020	70.10	5.79	9.00%	58.10	3.28	5.99%
2021	76.41	6.31	9.00%	61.68	3.58	6.16%
2022	76.41	-	0.00%	61.68	-	0.00%
2023	76.41	-	0.00%	61.68	-	0.00%
Estimated Change FY 2014 - FY 2023 >		\$ 31.41	69.81%		\$ 16.68	37.07%

16

<p align="center"><b>Table 1.8</b>  <b>Key Findings</b>  <b>Impact on Average Residential Water and Wastewater Bills</b>  <b>Avg. Monthly Residential at 10,000 gallons</b></p>						
Fiscal Year	Alternative 1			Proposed		
	Bill	Change		Bill	Change	
		\$	%		\$	%
2013	\$ 80.00	N/A	N/A	\$ 80.00	N/A	N/A
2014	86.40	6.40	8.00%	84.32	4.32	5.40%
2015	90.72	4.32	5.00%	88.11	3.79	4.50%
2016	92.53	1.81	2.00%	89.70	1.59	1.81%
2017	96.24	3.70	4.00%	92.95	3.25	3.62%
2018	104.90	8.66	9.00%	100.56	7.60	8.18%
2019	114.34	9.44	9.00%	108.85	8.29	8.24%
2020	124.63	10.29	9.00%	117.88	9.04	8.30%
2021	135.84	11.22	9.00%	127.73	9.85	8.35%
2022	135.84	-	0.00%	127.73	-	0.00%
2023	135.84	-	0.00%	127.73	-	0.00%
<i>Estimated Change FY 2014 - FY 2023 -&gt;</i>		\$ 55.84	69.81%		\$ 47.73	59.66%

17

<p align="center"><b>Table 1.9</b>  <b>Key Findings</b>  <b>Impact on Average Non-Residential Water and Wastewater Bills</b>  <b>Avg. Monthly 1 Inch Mobile Home at 30,000 gallons</b></p>						
Fiscal Year	Alternative 1			Proposed		
	Bill	Change		Bill	Change	
		\$	%		\$	%
2013	\$ 256.60	N/A	N/A	\$ 256.60	N/A	N/A
2014	277.13	20.53	8.00%	251.83	(4.77)	-1.86%
2015	290.98	13.86	5.00%	265.51	13.68	5.43%
2016	296.80	5.82	2.00%	271.26	5.75	2.16%
2017	308.68	11.87	4.00%	282.98	11.72	4.32%
2018	336.46	27.78	9.00%	310.42	27.43	9.69%
2019	366.74	30.28	9.00%	340.32	29.90	9.63%
2020	399.74	33.01	9.00%	372.91	32.59	9.58%
2021	435.72	35.98	9.00%	408.44	35.53	9.53%
2022	435.72	-	0.00%	408.44	-	0.00%
2023	435.72	-	0.00%	408.44	-	0.00%
<i>Estimated Change FY 2014 - FY 2023 -&gt;</i>		\$ 179.12	69.81%		\$ 151.84	59.17%

8

**Table 1.10****Key Findings****Impact on Average Non-Residential Water and Wastewater Bills****Avg. Monthly 1.5 Inch Mobile Home at 225,000 gallons**

Fiscal Year	Alternative 1			Proposed		
	Bill	Change		Bill	Change	
		\$	%		\$	%
2013	\$ 1,806.85	N/A	N/A	\$ 1,806.85	N/A	N/A
2014	1,951.40	144.55	8.00%	1,835.64	28.79	1.59%
2015	2,048.97	97.57	5.00%	1,948.65	113.01	6.16%
2016	2,089.95	40.98	2.00%	1,996.11	47.46	2.44%
2017	2,173.55	83.60	4.00%	2,092.94	96.83	4.85%
2018	2,369.16	195.62	9.00%	2,319.52	226.58	10.83%
2019	2,582.39	213.22	9.00%	2,566.49	246.97	10.65%
2020	2,814.80	232.42	9.00%	2,835.68	269.20	10.49%
2021	3,068.14	253.33	9.00%	3,129.10	293.42	10.35%
2022	3,068.14	-	0.00%	3,129.10	-	0.00%
2023	3,068.14	-	0.00%	3,129.10	-	0.00%
<i>Estimated Change FY 2014 - FY 2023 -&gt;</i>		\$ 1,261.29	69.81%		\$ 1,322.25	73.18%

**Table 1.11****Key Findings****Impact on Average Non-Residential Water and Wastewater Bills****Avg. Monthly 4 Inch Mobile Home at 806,000 gallons**

Fiscal Year	Alternative 1			Proposed		
	Bill	Change		Bill	Change	
		\$	%		\$	%
2013	\$ 6,425.80	N/A	N/A	\$ 6,425.80	N/A	N/A
2014	6,939.86	514.06	8.00%	6,634.71	208.91	3.25%
2015	7,286.86	346.99	5.00%	7,048.51	413.81	6.24%
2016	7,432.59	145.74	2.00%	7,222.31	173.80	2.47%
2017	7,729.90	297.30	4.00%	7,576.86	354.55	4.91%
2018	8,425.59	695.69	9.00%	8,406.51	829.65	10.95%
2019	9,183.89	758.30	9.00%	9,310.82	904.31	10.76%
2020	10,010.44	826.55	9.00%	10,296.52	985.70	10.59%
2021	10,911.38	900.94	9.00%	11,370.94	1,074.42	10.43%
2022	10,911.38	-	0.00%	11,370.94	-	0.00%
2023	10,911.38	-	0.00%	11,370.94	-	0.00%
<i>Estimated Change FY 2014 - FY 2023 -&gt;</i>		\$ 4,485.58	69.81%		\$ 4,945.14	76.96%

**Table 1.13****Key Findings**

Impact on Average Non-Residential Water and Wastewater Bills

Avg. Monthly 3/4 Inch Commercial at 52,000 gallons

Fiscal Year	Alternative 1			Proposed		
	Bill	Change		Bill	Change	
		\$	%		\$	%
2013	\$ 431.50	N/A	N/A	\$ 431.50	N/A	N/A
2014	466.02	34.52	8.00%	487.91	56.41	13.07%
2015	489.32	23.30	5.00%	516.45	28.54	5.85%
2016	499.11	9.79	2.00%	528.44	11.99	2.32%
2017	519.07	19.96	4.00%	552.89	24.45	4.63%
2018	565.79	46.72	9.00%	610.12	57.22	10.35%
2019	616.71	50.92	9.00%	672.49	62.37	10.22%
2020	672.21	55.50	9.00%	740.47	67.99	10.11%
2021	732.71	60.50	9.00%	814.58	74.10	10.01%
2022	732.71	-	0.00%	814.58	-	0.00%
2023	732.71	-	0.00%	814.58	-	0.00%
Estimate Change FY 2014 - FY 2023 ->		\$ 301.21	69.81%		\$ 383.08	88.78%

21

**Table 1.14****Key Findings**

Impact on Average Non-Residential Water and Wastewater Bills

Avg. Monthly 1 Inch Commercial at 28,000 gallons

Fiscal Year	Alternative 1			Proposed		
	Bill	Change		Bill	Change	
		\$	%		\$	%
2013	\$ 240.70	N/A	N/A	\$ 240.70	N/A	N/A
2014	259.96	19.26	8.00%	281.47	40.77	16.94%
2015	272.95	13.00	5.00%	296.21	14.75	5.24%
2016	278.41	5.46	2.00%	302.41	6.19	2.09%
2017	289.55	11.14	4.00%	315.04	12.63	4.18%
2018	315.61	26.06	9.00%	344.61	29.57	9.38%
2019	344.01	28.40	9.00%	376.83	32.23	9.35%
2020	374.97	30.96	9.00%	411.96	35.13	9.32%
2021	408.72	33.75	9.00%	450.25	38.29	9.29%
2022	408.72	-	0.00%	450.25	-	0.00%
2023	408.72	-	0.00%	450.25	-	0.00%
Estimate Change FY 2014 - FY 2023 ->		\$ 168.02	69.81%		\$ 209.55	87.06%

22

Table 1.15

## Key Findings

Impact on Average Non-Residential Water and Wastewater Bills

Avg. Monthly 2 Inch Commercial at 242,000 gallons

Fiscal Year	Alternative 1			Proposed		
	Bill	Change		Bill	Change	
		\$	%		\$	%
2013	\$ 1,942.00	N/A	N/A	\$ 1,942.00	N/A	N/A
2014	2,097.36	155.36	8.00%	2,322.75	380.75	19.61%
2015	2,202.23	104.87	5.00%	2,463.80	141.05	6.07%
2016	2,246.27	44.04	2.00%	2,523.04	59.24	2.40%
2017	2,336.12	89.85	4.00%	2,643.89	120.85	4.79%
2018	2,546.37	210.25	9.00%	2,926.67	282.79	10.70%
2019	2,775.55	229.17	9.00%	3,234.91	308.24	10.53%
2020	3,025.35	249.80	9.00%	3,570.90	335.98	10.39%
2021	3,297.63	272.28	9.00%	3,937.12	366.22	10.26%
2022	3,297.63	-	0.00%	3,937.12	-	0.00%
2023	3,297.63	-	0.00%	3,937.12	-	0.00%
Estimated Change FY 2014 - FY 2023 >		\$ 1,355.63	69.81%		\$ 1,995.12	102.74%

23

Table 1.16  
Illustration of the Shift in Revenues Collected  
Residential Class

Description	% of Annual Bills Impacted	% of Annual Consumption Impacted	Existing	Alternative 1			Proposed		
	Dollars Generated	Shift		Dollars Generated	Shift				
		\$\$			%	\$\$	%		
<u>Water &amp; Sewer Combined:</u>									
Minimum Bill			\$ 175,308	\$ 189,333	\$ 14,025	8.0%	\$ 175,308	\$ -	0.0%
0 - 1,000	1,027	380	175,308	189,333	14,025	8.0%	175,308	-	0.0%
1,001 - 2,000	1,007	1,570	175,308	189,333	14,025	8.0%	175,308	-	0.0%
2,001 - 5,000	3,680	12,850	259,903	280,696	20,792	8.0%	262,817	2,914	1.1%
5,001 - 10,000	2,288	15,720	301,825	325,971	24,146	8.0%	308,600	6,775	2.2%
10,001 - 100,000	562	8,397	316,621	341,951	25,330	8.0%	325,151	8,530	2.7%
Over 100,000	-	-	316,621	341,951	25,330	8.0%	325,151	8,530	2.7%
	8,564	38,916							
<u>Water:</u>									
Minimum Bill			\$ 94,836	\$ 102,423	\$ 7,587	8.0%	\$ 94,836	\$ -	0.0%
0 - 1,000			94,836	102,423	7,587	8.0%	94,836	-	0.0%
1,001 - 2,000			94,836	102,423	7,587	8.0%	94,836	-	0.0%
2,001 - 5,000			146,725	158,464	11,738	8.0%	144,656	(2,069)	-1.4%
5,001 - 10,000			172,978	186,816	13,838	8.0%	172,382	(596)	-0.3%
10,001 - 100,000			183,334	198,001	14,667	8.0%	183,817	483	0.3%
Over 100,000			183,334	198,001	14,667	8.0%	183,817	483	0.3%
<u>Sewer:</u>									
Minimum Bill			\$ 80,472	\$ 86,910	\$ 6,438	8.0%	\$ 80,472	\$ -	0.0%
0 - 1,000			80,472	86,910	6,438	8.0%	80,472	-	0.0%
1,001 - 2,000			80,472	86,910	6,438	8.0%	80,472	-	0.0%
2,001 - 5,000			113,178	122,232	9,054	8.0%	118,161	4,983	4.4%
5,001 - 10,000			128,847	139,155	10,308	8.0%	136,218	7,371	5.7%
10,001 - 100,000			133,287	143,950	10,663	8.0%	141,334	8,047	6.0%
Over 100,000			133,287	143,950	10,663	8.0%	141,334	8,047	6.0%

24

Description	% of Annual Bills Impacted	% of Annual Consumption Impacted	Existing	Alternative 1			Proposed		
				Dollars Generated	Shift		Dollars Generated	Shift	
					\$	%		\$	%
<u>Water &amp; Sewer Combined</u>									
Minimum Bill			\$ 1,428	\$ 1,542	\$ 114	8.0%	\$ 1,428	\$ -	0.0%
0 - 1,000	1,027	380	1,428	1,542	114	8.0%	1,428	-	0.0%
1,001 - 2,000	1,007	1,570	1,428	1,542	114	8.0%	1,428	-	0.0%
2,001 - 3,000	3,680	12,850	2,656	2,868	212	8.0%	2,568	(88)	-3.3%
3,001 - 10,000	2,288	15,720	4,685	5,060	375	8.0%	4,534	(151)	-3.2%
10,001 - 100,000	562	8,397	78,786	85,089	6,303	8.0%	77,886	(900)	-1.1%
Over 100,000	-	-	199,549	215,513	15,964	8.0%	202,811	3,262	1.6%
	8,564	38,916							
<u>Water</u>									
Minimum Bill			\$ 748	\$ 808	\$ 60	8.0%	\$ 748	\$ -	0.0%
0 - 1,000			748	808	60	8.0%	748	-	0.0%
1,001 - 2,000			748	808	60	8.0%	748	-	0.0%
2,001 - 3,000			1,335	1,442	107	8.0%	1,255	(80)	-6.0%
3,001 - 10,000			2,314	2,499	185	8.0%	2,184	(130)	-5.6%
10,001 - 100,000			35,844	38,711	2,867	8.0%	35,461	(382)	-1.1%
Over 100,000			97,820	105,646	7,826	8.0%	102,321	4,501	4.6%
<u>Sewer</u>									
Minimum Bill			\$ 680	\$ 734	\$ 54	8.0%	\$ 680	\$ -	0.0%
0 - 1,000			680	734	54	8.0%	680	-	0.0%
1,001 - 2,000			680	734	54	8.0%	680	-	0.0%
2,001 - 3,000			1,321	1,426	106	8.0%	1,313	(8)	-0.6%
3,001 - 10,000			2,371	2,560	190	8.0%	2,350	(21)	-0.9%
10,001 - 100,000			42,943	46,378	3,435	8.0%	42,425	(518)	-1.2%
Over 100,000			101,729	109,867	8,138	8.0%	100,490	(1,238)	-1.2%

25

Description	% of Annual Bills Impacted	% of Annual Consumption Impacted	Existing	Alternative 1			Proposed		
				Dollars Generated	Shift		Dollars Generated	Shift	
					\$\$	%		\$\$	%
<b>Water &amp; Sewer Combined:</b>									
Minimum Bill			\$ 19,499	\$ 21,059	\$ 1,560	8.0%	\$ 22,147	\$ 2,648	13.6%
0 - 1,000	262	61	19,499	21,059	1,560	8.0%	22,147	2,648	13.6%
1,001 - 2,000	54	78	19,499	21,059	1,560	8.0%	22,147	2,648	13.6%
2,001 - 3,000	90	302	27,288	29,471	2,183	8.0%	29,985	2,696	9.9%
3,001 - 10,000	49	360	38,277	41,339	3,062	8.0%	42,133	3,856	10.1%
10,001 - 100,000	301	13,440	163,002	176,042	13,040	8.0%	184,537	21,535	13.2%
Over 100,000	45	36,986	312,743	337,763	25,019	8.0%	364,457	51,714	16.5%
	801	51,227							
<b>Water:</b>									
Minimum Bill			\$ 13,719	\$ 14,817	\$ 1,098	8.0%	\$ 14,817	\$ 1,098	8.0%
0 - 1,000			13,719	14,817	1,098	8.0%	14,817	1,098	8.0%
1,001 - 2,000			13,719	14,817	1,098	8.0%	14,817	1,098	8.0%
2,001 - 3,000			19,629	21,199	1,570	8.0%	20,427	798	4.1%
3,001 - 10,000			27,856	30,084	2,228	8.0%	29,302	1,446	5.2%
10,001 - 100,000			113,595	122,682	9,088	8.0%	125,496	11,901	10.5%
Over 100,000			219,638	237,209	17,571	8.0%	253,622	33,983	15.5%
<b>Sewer:</b>									
Minimum Bill			\$ 5,780	\$ 6,242	\$ 462	8.0%	\$ 7,330	\$ 1,550	26.8%
0 - 1,000			5,780	6,242	462	8.0%	7,330	1,550	26.8%
1,001 - 2,000			5,780	6,242	462	8.0%	7,330	1,550	26.8%
2,001 - 3,000			7,660	8,272	613	8.0%	9,558	1,898	24.8%
3,001 - 10,000			10,421	11,255	834	8.0%	12,831	2,410	23.1%
10,001 - 100,000			49,408	53,360	3,953	8.0%	59,041	9,634	19.5%
Over 100,000			93,105	100,553	7,448	8.0%	110,836	17,731	19.0%

26



## Recommendations

- Adopt Proposed Rates as soon as possible.

# Questions

????????????????

**MINUTES  
WILMER CITY COUNCIL  
MEETING  
February 18, 2014**

**Called to order by Mayor Casarez at 7:01 P.M.**

**Officials Present:** Mayor A.H. Casarez, Mayor Pro Tem Pena, Council Member Phyllis Slough, Council Member Candy Madrigal, Council Member Dean Rolison, Council Member Casey Burgess

**Officials Absent:** None

**Staff:** Denny Wheat, City Administrator; Michael Halla, City Attorney, Sheila Martin City Secretary

**Invocation:** Clarence Walter Phinney

**Pledge of Allegiance:** The City Council

**Citizens Comments:**

Brian Sliter addressed the Council stating Administrator Wheat has misappropriated funds. Sliter also cited violations he believed Wheat committed associated with the re-codification of the City Code of Ordinances due to Wheat lack of knowledge between the difference between General Law and Home Rule cities.

Francisco Lozano (translation by Robert Madrigal) Mr. Lozano was concerned about high water bills at 822 Dewberry. Water bills for this location are generally about \$30 or \$40. Lozano's most recent bill for the month of February 2014 is \$636.00 even after he fixed the leak the City said he had. The building owner says the meter hasn't worked in over two years. Mayor Pro Tem Pena stated Mr. Lozano received an adjustment in 2013, since this is another calendar year; Lozano is eligible to receive another adjustment. The Council agreed to; give an adjustment for the sewer this month (February) because there was a leak at 822 Dewberry, set up a payment plan, and replace the meter if it's broken.

Clarence Walters addressed the Council stating he is concerned about high water bills. Walter stated he is attending tonight's Council Meeting to insure high water bills are being addressed. Council is addressing the high water bill issue from his observation.

John Eggen addressed the Council stating he has two areas of concern 1)(Water) billing issue and 2) City's water infrastructure is over 40 years old and is not designed to last this long. A bond proposition to fix the City's infrastructure failed under a previous Mayor and Administration failed. Citizens need to understand they have to pay for infrastructure. Every City in Dallas County goes into to debt to maintain its infrastructure.

**Community Interest:**

Council Member Madrigal stated with the upcoming May Elections she expects to see water bills to become part of political platforms in the upcoming May Elections. The longer infrastructure is put off, the most it will cost to replace.

Council Member Slough applauded Eggen for “telling it like it is” as it regards the City’s infrastructure.

Council Member Rolison stated new electronic sign has been installed at the Shell Gas Station.

### **CONSENT AGENDA**

- 1. Consider Approval of the City Council Meeting Minutes of the Meeting of January 16, 2014**
- 2. Consider Ratification of Expenditures for the Period Ending January 29, 2014**

Mayor Pro Tem Pena Motioned Approval

Council Member Slough Seconded

VOTE: 5 Ayes

0 Nays

### **PUBLIC HEARINGS**

**None Scheduled for this Meeting**

NOTE: City Council Roll Call was taken at 7:28 p.m.

Present: Mayor Casarez, Mayor Pro Tem Pena, Council Member Slough, Council Member Rolison,  
Council Member Madrigal

Absent: Council Member Burgess

### **ACTION ITEMS**

- 3. Mr. Wheat to Correctly Update Council on Property Owned by Carroll Estes at 1701 E. Belt Line Road (Action as Necessary) Pena**

Mayor Pro Tem Pena stated he put this item back on the Agenda because Administrator Wheat incorrectly stated at the last Council Meeting that the meter at the Recovery Center on the Auto Parts is still running and is tied into the meter at 1701 E. Beltline Road. The proprietor at 1701 E. Belt Line Road came into City Hall two weeks ago demanding a meter. Mayor Pro Tem asked Administrator Wheat for an update on the meter.

Administrator Wheat stated it is correct that there is no meter at this location, and we had incorrectly assumed this location had tied-into the Recovery Center. The Recovery Center meter is still running. Wheat referenced an e-mail verifying that City Staff is still trying to get a development plat for the 1701 E. Belt Line location – which according to the e-mail would be delivered on February 17-2014; but was not received. Wheat stated no action could be taken on the meter until the plat was received.

In response to Mayor Pro Tem’s question as to why he told the Council the meter was tied to two locations, Wheat responded that was his understanding at the time and as a result he mis-spoke on this issue.

In response to Council Member Madrigal's question, Wheat stated confirmed Estes said the plat for 1701 Belt Line would be delivered to City Hall yesterday, but was not received. Following a discussion between Mayor Pro Tem Pena, and Council Members Madrigal and Slough on whether or not Wheat intentionally mis-spoke on this item, Mayor Casarez stated he did not believe that Wheat would maliciously mis-lead the Council. There being no additional discussion, the Mayor asked Council to consider the next agenda item.

**4. Council to Discuss and Consider Appropriate Measures Regarding Sewer Overflow  
(Action as Necessary) Pena**

Mayor Pro Tem Pena stated he put this item on the Agenda because he continually receives complaints about sewer smells. Mayor Pro Tem stated he has "texted" Wheat about citizen concerns about the smells but has received no response. Upon Mayor Pro Tem clarifying the location of the sewer smells being around the area of Cottonwood and Garlock; Wheat stated he directed Staff to the location the day he received Mayor Pro Tem's text. Staff "jetted" the line and removed shop towels, paper towels and a glob of grease.

Mayor Pro Tem stated the blockage is due to a lack of preventative maintenance and stating there were blockages on the "15<sup>th</sup>," December 24<sup>th</sup> and 26<sup>th</sup> January 7<sup>th</sup> and February 4<sup>th</sup>. Pena stated the overflow goes into the creek where children play. This line was repaired in 2010 from Anderson all the way down to the creek.

Following a discussion on the need for preventative maintenances, obstructions in the line, and the possibility of fining persons who place obstructions in the line, Wheat stated Wheat stated the manhole is currently being checked daily. The manhole is also being "jetted" two times a week. Wheat will also have the City engineer look at this location as it is not performing as it should. An additional piece of equipment has been purchased to better monitor this location.

Mayor Casarez stated the issue is being addressed. As the son-of-a-plumber, grease and towels should not be put down the toilet. Adding that the City has a plan of attack, and there being no further discussion; Council preceded to Agenda Item No. 5

**5A. Consider and Take Action on Ordinance No. 14-0206A Calling a General Election for  
May 10, 2014**

City Administrator Wheat stated statutorily the City is required to hold a May 2014 General Election. The Mayor Seat and two City Council Seats will be on the General Election Ballot. A Special Election is needed to fill a One-Year Un-expired Term left by the death of Council Member Robert Wells. The City Attorney has recommended that Council adopt two separate ordinances to order each election.

Mayor Pro Tem Pena Motioned Approval

Council Member Slough Seconded

VOTE: 4 Ayes

0 Nays

**5B. Consider and Take Action on Ordinance No. 14-02-06C Calling a Special Election to Fill a One-Year Unexpired Term**

Council Member Slough Motioned Approval

Council Member Rolison Seconded

VOTE: 4 Ayes

0 Nays

**6. Receive Public Input and Consider and Take Action on Ordinance No. 14-0206B Adopting a Re-codified Code of Ordinance**

**The following citizens commented in response to Mayor Casarez's invitation**

Brian Sliter stated his concerns including the following: He has provided Council Texas Supreme Court and Attorney General Opinions that General Law cities only have powers conferred upon them by the State. And as a result, he has provided examples of ordinances and portions of ordinances that the City has no authority to enforce. Sliter stated his belief that City Attorney Halla lacks the knowledge to advise Council about statutes as he has not objected to the re-codification process. Sliter expressed concerns that if the proposed Code re-codification is adopted, the Police Department will not know which ordinances they can legally enforce. Adopting the proposed re-codification as they are will be more costly – leading to a misappropriation of City funds. Council will not be indemnified for known misconduct. Asked that the City Administrator and City Attorney show him where it's OK to adopt the proposed re-codified Codes under State law.

John Eggen stated his concerns including the following: There is a misconception as to what citizens are asking for, and that is to allow citizens to compare by reading-aloud the "old" Codes and the proposed re-codified Codes. There are known omissions, and citizens are asking for an opportunity for a complete review with corrections. Eggen stated he believes the review process will take about three weeks if appointed citizen members are available to work on the project during the week day. Re-codifications have on-going costs. Suggested ordinances be forwarded for re-codification every three months. City should not adopt something that is wrong. City should not pay for Franklin's error. Administrator Wheat stated Council has held a previous work session on the re-codification. This is not a new Code of Ordinances. Any changes in the proposed re-codified Code of Ordinances can be found in the Memorandum of Understanding which was prepared by Attorney Kirk Franklin. Whether or not Council adopts the proposed re-codified Code, the City will have the same Code tomorrow.

Joe Aldrich stated his concerns including the following: Lack of citizen confidence in the proposed re-codified Codes. Passing re-codified Codes may result in citizen lawsuits. Aldrich added that tonight's meeting is a "Special" Meeting which requires four Council Members to pass any Agenda item.

Lorrie McDonald stated her concerns including the following: Recalled references in the "memo" as stating 'the City will review certain referenced Ordinances to update them at a later date.' McDonald questioned how can this be a re-codification if these updates are not included. Citizens will have to live with these Codes. It's a small thing in the big picture to allow a citizens' review prior to adoption.

Council Member Madrigal was an agreement that it will be a small thing in the big picture to all for a citizens' review. Madrigal recommended to "Table" this item until the March 20<sup>th</sup> City Council Meeting.

Jim Meador stated his concerns including: Code of Ordinances are being referenced in the present tense, when many of the Ordinances were passed many, many years ago when the Legislature placed certain limitation on General Law cities. The time has come to update the Code. Meador recommended volunteering to update the Codes rather than criticizing the City Council, City Administrator, and Staff for their efforts.

NOTE: A Council discussion on this Item also included: Per page cost for a correction which was determined to be \$20 per page, the Administrator's authority to propose amendments to the re-codified Codes, the Proposed re-codification being forwarded to Council for review on three occasions, the enforceability of the proposed re-codified Codes including the Rental Ordinance.

Council Member Madrigal Motioned  
to Table until the March 20, 2014  
City Council Meeting

Mayor Pro Tem Pena Seconded

VOTE: 4 Ayes

0 Nays

**7. Discuss and Consider by Minute Entry the Appointment of a Five Member Ad Hoc Committee to Review and Make Recommendations on the Code of Ordinances.**

Mayor Casarez stated that at the end of the workshop on the Code re-codification, Council Members were asked to nominate a citizen to serve on the Re-codification Review Committee. The Mayor added that Mayor Pro Tem has developed some proposed guidelines for the Committee to operate under. The Mayor asked the Mayor Pro Tem to give an overview.

Mayor Pro Tem stated the ground rules were developed in cooperation with a citizen. Mayor Pro Tem gave an overview of the ground rules (See Attachment A) – clarifying that the Committee's would only report inconsistencies in the Code.

At the Mayor's request, City Attorney Halla confirmed it is permissible under LGC 51.01 -03 for the city to appoint Advisory Committees in the interest of good governance.

Council agreed to:

- Appoint the Committee for a six-month period
- The Committee's March 20<sup>th</sup> presentation will be a report of inconsistencies in the proposed re-codified Code
- Contact with the City Attorney will be limited to 5 – 10 hours. Mayor Casarez stated a preference for the Committee bringing all issues to the City Attorney at one time.
- 

There being no additional discussion; appointments were made as follows:  
Council Member Rolison appointed Lorrie McDonald, Council Member Slough appointed John Eggen, Mayor Pro Tem Pena appointed Ann Hester, Casey Burgess (by text as per the Mayor) appointed Joe Aldrich, Council Member Madrigal appointed Dee Lewis. Jim Meador volunteered to serve and was named a Committee Alternate.

**8. Consider and Take Action on Resolution No. 2014-0206 Approving Waste Management Annual CPI Adjustment.**

City Administrator Wheat briefed Council on the ordinances recommendation options to address CPI rate adjustment. Option One is a “pass-through” which will result in an 18 cent increase to users. Option Two is to add an additional fifty cents (per rate payer) or some other agreed-upon amount to cover the City’s administrative costs.

In response to Mayor Pro Tem’s question, Wheat stated the City is not currently covering its administrative costs. The fifty cents fee would go a long way to begin to cover the City’s administrative costs, a Study would be needed to determine this fees effect.

With the Mayor, Council Members Slough and Madrigal agreeing that the fee increase was needed

Council Member Slough Motioned to authorize  
City Secretary to amend rate schedule to  
Allow for a sixty-eight cent increase  
As it relates to the Waste Management Annual  
CPI Adjstment

Council Member Slough Seconded

VOTE: 3 Ayes  
(Rolison, Slough, Madrigal)

1 Nays  
(Pena)

**9. Consider by Minute entry an Adjustment to the Water Bill at 104 S. U.S. Highway 175 (Pena)**

Mayor Pro Tem Pena asked the record to reflect that the City Attorney has confirmed that this Item does not represent a conflict of interest on the Mayor Pro Tem’s behalf. The Mayor Pro Tem went on to state his concerns as being there is still a leak at this location even after the City changed out the meter. City Administrator Wheat re-capped Staff efforts to arrive at a fair bill for this location including running a standard deviation of the high bills and take the difference between the standard deviation and what the bills ran that month. The methodology also included options for applying the wholesale rate or retail rate to the difference between the standard deviation for that month as referenced on Page 5 of the this item’s Agenda Communication to Council.

NOTE: Council Member Burgess joined the meeting at 8:20 p.m.

A Council/City Administrator discussion followed which included the difference between applying the wholesale and retail rate to the bill, the total adjusted rate, if late fees were to be included in the bill, and, having the meter repaired. Following the discussion;

Council Member Madrigal Motioned to adjust the  
three months bill to (\$?)886, less the penalty for  
the three months in question and add rebate due  
from the oil and lube. (Plus fix the meter.)

Mayor Pro Tem Pena Seconded

VOTE: 5 Ayes

0 Nays



## **DISCUSSION ITEMS**

### **10. Discuss High Water Bills (Pena)**

Mayor Pro Tem Pena stated there are complaints about high water bills from around the City. Mayor Pro Tem referenced some of the complainants as being FR-Cal, Chandler and Lloyd Street including an \$8 million water bill at one location. Mayor Pro Tem also stated concerns that the water billing system has crashed twice, and that work release personnel have been assisting Staff reading water meters.

In response to Mayor Pro Tem's concerns, Administrator Wheat stated no technician was called when the water billing system crashed and because the Utility Billing staff "re-ran" the bills after a glitch caused the system to double print the bills. To his knowledge the work release was only in the truck, and that work release personnel should not be reading meters. Wheat re-capped January 2014 and February 2014 water complaints, stating he is attempting to set-up processes to monitor and understand why the erratic bills are occurring.

Mayor Casarez suggested developing a trend analysis so that if the bills are 15 – 20% more to double the bill. Wheat re-capped his on-going efforts to develop trend analysis which included developing work load indicators.

In response to Mayor Pro Tem's question as to if he knew how to set the (utility billing) software to indicate high and low readings, Wheat stated has watched the process but is not able to state the exact steps to do so at this moment. It was agreed that Wheat would report back on his trend analysis efforts during the March 20<sup>th</sup> Meeting.

## **Discussion Items**

### **11. Discuss the Fire Hydrant at College and First Street (Casarez)**

Mayor Casarez stated his requested this item in response to a citizen letter that the hydrant was removed as opposed to being replaced. Mayor Casarez stated his preference for replacing the hydrant.

Administrator Wheat responded that the hydrant will be replaced if that is Council's preference. Wheat also cited subdivision regulations for fire hydrant distance requirements.

## **Executive Session Convened at 8:48 p.m. (following a five-minute break)**

**12.A The City Council shall convene into closed executive session pursuant to Section 551.074 of the TEX. GOV'T Code to deliberate the appointment, employment, evaluation, reassignment, or duties of a public officer, to wit, Denny Wheat, City Administrator (Pena)**

**12.B The City Council shall convene into closed executive session pursuant to Section 551.074 of the TEX. GOV'T Code to deliberate the appointment, employment, evaluation, reassignment, or duties of a public officer, to wit, Renee Revilla, Water Superintendent (Pena)**

**(C) The City Council shall convene into open session to take any action necessary as a result of the executive session.**

Council Re-convened into Regular Session at 9:26 p.m. to report the following action:

Mayor Pro Tem Pena Motioned Approval  
For a City Inspection Tour on February 22<sup>nd</sup> at  
10 a.m. City Secretary will post the tour like as if  
it is a regular meeting. Citizens are invited to  
participate.

Council Member Burgess Seconded


VOTE: 5 Ayes

0 Nays

**13. Adjourn**

Mayor Casarez adjourned the Meeting at 9:27 p.m.

**APPROVED:**

  
A. Hector Casarez, Mayor

**ATTEST:**

  
Sheila Martin, City Secretary

## **WILMER CODIFIED ORDINANCE COMMITTEE**

### **Attachment A**

**The purpose of the Wilmer Codified Ordinance Committee is to:**

- A. Assure the integrity of the proposed Codified Ordinances as compared to the previously adopted codified ordinances;
- B. Assure the completeness of the proposed Codified Ordinances relative to Franklin Publishing's "Editorial and Legal Review" document and the resulting "Memorandum of Understanding" in response to those issues.
- C. Document and report findings to the Wilmer City Council.
- D.

F.

- 1. The Committee shall be composed of five (5) citizen volunteers as appointed by the Wilmer City Council.
- 2. The committee shall meet at a time and place to be determined by the committee.
- 3. The committee shall conduct a line by line review and comparison of the current adopted Codified ordinances and the new pending codified ordinances as well as any supporting documents which may be required to authenticate these ordinances in the event of differences.
- 4. The Committee shall have the authority to contact the City Attorney, City Secretary and City Administrator (Text, E-mail or Phone) regarding questions that arise during the review.
- 5. A report of findings shall be made to the Wilmer City Council, for resolution and action. This report shall include any changes, omissions, or other inconsistencies determined during the review process. This report shall also identify any unresolved or "future action as required" issues outstanding from the Franklin Review.

6.

7.

**MINUTES  
WILMER CITY COUNCIL  
MEETING  
February 20, 2014**

**Called to order by Mayor Casarez at 7:10 P.M.**

**Officials Present:** Mayor A.H. Casarez (joined the meeting at 7:11 p.m.), Mayor Pro Tem Pena, Council Member Phyllis Slough, Council Member Candy Madrigal, Council Member Dean Rolison, Council Member Casey Burgess

**Officials Absent:** None

**Staff:** Denny Wheat, City Administrator; Michael Halla, City Attorney, Sheila Martin City Secretary

**Invocation:** Police Chief Victor Kemp

**Pledge of Allegiance:** The City Council

**Citizens Comments:**

Joe Aldrich stated his concerns that on February 18, 2014, Council approved a monthly sixty-eight cents per account increase for the Waste Management contract. Aldrich concerns were this increase in not legitimate because the February 18<sup>th</sup> was a "Special" meeting, levying the rate increase requires a public hearing and four approving votes, the resulting \$500 a month received from the increase is an excessive amount to pay for contract administration. Aldrich added a citizen class action lawsuit could result from this action

**Community Interest:**

Council Member Slough advised of the death of former City employee Roger Daniels. Funeral services will be Saturday at 3 p.m. at Green's in Ferris.

**CONSENT AGENDA**

- 1. Consider Approval of the City Council Meeting Minutes of the Meeting of February 18, 2014**
- 2. Consider Ratification of Expenditures for the Period Ending February 19, 2014**

The City Council "struck" Consent Agenda Item No. 1 from the Agenda after the City Secretary advised that the February 18, 2014 Meeting Minutes were not available

Council Member Madrigal Motioned  
Approval, of the  
February 19, 2014 Expenditures

Council Member Slough Seconded

VOTE: 5 Ayes

0 Nays

**PUBLIC HEARINGS**

**None Scheduled for this Meeting**

**ACTION ITEMS**

**3. Discuss and Consider the Budget for the Annual City Easter Egg Hunt (Casarez)**

Mayor Casarez requested this item to insure timely planning for this event. Last year's budget was followed with the exception that one regular and one handicapped port-a-lette is being requested. Mayor Pro Tem Pena requested that planning meetings associated with this event be posted. There being no additional discussion

Mayor Pro Tem Pena Motioned Approval  
with Planning Meetings for the  
Easter Egg Hunt being posted

Council Member Burgess Seconded

VOTE: 5 Ayes

0 Nays

**4. Discuss and Consider Resolution No. 2014-0221, Authorizing the Mayor to Sign a Contract with Cirro Energy for Retail Electric Service**

Administrator Wheat briefed the Council stating Cirro Energy's contract will expire on February 25, 2014. Cirro Energy offers the best rates after comparing Cirro, Champion, StarTex and TXU's rates. Staff is recommending Council approve the Cirro Energy

Council Member Burgess Motioned Approval  
for a period of forty (40) months

Mayor Pro Tem Pena Seconded

VOTE: 5 Ayes

0 Nays

**5. Discuss and Consider Resolution No. 2014-0220A Authorizing the Mayor to Sign a Contract with Dallas County for Election Services**

City Administrator Wheat advised that as of 5 p.m. today Dallas County Elections had not provided the City with a Contract. In response to Mayor Pro Tem Pena's question, Wheat stated Council "ordered" the May 2014 Election prior to the May 2014 Deadline, and is not currently in jeopardy of not meeting the deadline for adopting the contract with Dallas County.

Council agreed to remove this Item from the Agenda, and re-schedule for the next City Council Meeting Agenda.

**6. Discuss and Consider a Request by Centerpoint Properties (Ace Hardware) for a Sign Variance**

Sherry Sefko, City Planning Consultant addressed the Council, stating Centerpoint is requesting the following variances to the Sign Ordinance 1) A monument sign at the property's entrance that exceeds that will be 41 square feet exceeding the City's allowed maximum of 36 square feet by 5 square feet. 2) Placement of flagpoles and of visitor parking directional signs which are considered monument signs under the City's ordinance, and 3) Movement Control Signs such as for shipping which will be 6 square feet exceeding the City's requirement by 3 square feet. Sefko stated she has no concerns over these items given the requested variances will improve visibility for big trucks coming onto the site, as well as to improve traffic flow for visitors coming onto the site.

In response to Council Member Slough, Sefko stated the directional signs would not be pole signs

Council Member Burgess stated concerns about the sign variance standard requirements being vague and needing more structure. Planner Sefko was in agreement that tighter standards will be beneficial given the development occurring around the City

There being no additional discussion, Council agreed to approving this request by minute entry with,

Council Member Burgess Motioning Approval

Mayor Pro Tem Pena Seconded

VOTE: 5 Ayes

0 Nays

**7. Presentation of FY 2012 – 2013 Comprehensive Annual Financial Report (CAFR)**

Administrator Wheat introduced Danny Strunc, of Yeldell and Wilson who directed the City Council to the Management and Discussion Section on Page 3 as being a broad overview of the report. Strunc's presentation included highlights of revenues, expenditures, and liabilities of the various City funds, including: General Government expenses for 2013 were \$2.5 million vs. \$2.4 million in 2012. As of September 30<sup>th</sup>, General Fund cash equivalents exceed current liabilities with \$436,000 cash on hand. However, the General Fund, fund balance is showing a deficit of \$321,000 due to monies owed to other inter-fund payables such as the Court Security and Court Technology Funds. If not for inter-fund payables due, the General Fund would have had a fund balance of \$228,000. Stroud stated Administrator Wheat is working to pay-down amounts owed to the inter-fund payables. As of September 30<sup>th</sup>, the General Fund had 68 days of cash on hand, 22 days short of the benchmark of having 90 days of cash on hand.

As for the Water and Sewer Fund; as of September 30<sup>th</sup>, the fund had \$370,000 cash on hand, enough to cover expenses. This fund also had 126 days of operating expenses on hand which exceeds the 90 day benchmark.

In response to Council Member Burgess, Stroud stated the term "net position" is a new GASB term that now includes additional items or deferred resources as opposed to what was once called deferred revenue.

**8. Discuss a Wholesale Water Purchase Agreement with the City of Lancaster**

NOTE: Council Member Burgess recused himself and left the Community Center due to a conflict of interest associated with a potential benefit with City of Dallas Water Utilities. Burgess is a City of Dallas Attorney.

Administrator Wheat briefed the Council stating, Dallas County has \$10 million to dedicate to building a 16-inch waterline between Wilmer and Lancaster. Council was first briefed on this item on January 30<sup>th</sup>, since that time (while he has not seen the updated contract) negotiations have included; extending the contract term from 10 to 20 years, tying-into City of Dallas demand charge. Un-resolved issues include: definition where the Lancaster system ends and liquidated damages in the event Wilmer pulls out of the contract. Wheat and Mayor Casarez will meet Lancaster Mayor, City Manager and Dallas County Commissioner Price tomorrow at 1:30 p.m to discuss. Wheat and the Mayor believed they are close to reaching an agreement.

Mayor Pro Tem Pena stated it is important to have a good out-clause. Mayor Pro Tem supported enlisting Commissioner Price's help.

**Executive Session - Convened at 7:53 p.m.**

- 9. The City Council shall convene into closed executive session pursuant to Section 551.074 of the TEX. GOV'T CODE to deliberate the appointment, employment, evaluation, reassignment, or duties of a public officer, to, wit Amber Brewer.**

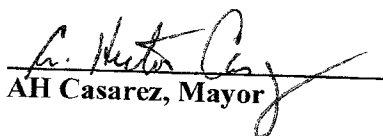
**Regular Session – Re-convened at 8:21 p.m.**

Mayor Casarez introduced Amber Brewer as the new Senior Center Coordinator.

**10. Adjourn**

**Mayor Casarez adjourned the Meeting at 8:22 p.m.**

**APPROVED:**

  
AH Casarez, Mayor

**ATTEST:**

  
Sheila Martin, City Secretary