



Physical Address: 501 South Main Street

Mailing Address: PO Box 228

Rhome, Texas 76078

Telephone: 817-636-2462

www.cityofrhome.com | citysecretary@cityofrhome.com

Mayor
Patricia Mitchell

City Council

Mayor Pro-Tem,
Place 1
Josh McCabe

Place 2
Michelle Tye

Place 3
Elaine Priest

Place 4
Kathy Konegni

Place 5
Patrick Meehan

City
Administrator
Cynthia Northrop

City Attorney
Carvan Adkins

City Secretary
Shaina Odom

Fire Chief
Michelle
DiCredico

Police Chief
Eric Debus

Public Works
Director

NOTICE OF MEETING OF THE RHOME CITY COUNCIL

Meeting Date: Thursday, July 28, 2022

Regular Session: 6 pm

Executive Session: Immediately Following Regular Session

Meeting Location: Rhome Community Center, 261 North School Road, Rhome, TX 76078

LIVE Streaming: In an effort to be as accessible as possible, we will be

Live Streaming the meeting using GoToMeeting.

Please call 1 (571) 317-3129/ Access Code 719-038-701

Toll Free 1 877 309 2073

The Rhome City Council may conduct this meeting by videoconference call in accordance with Section 551.127 of the Texas Open Meetings Act. A quorum of the City Council will be physically present at the address listed above and the public may attend the meeting at the same location.

Regular Session: 6 pm

Call to Order and Establish a Quorum –

Invocation – Pastor Heath Van Zandt

Pledge of Allegiance to the American Flag

Pledge of Allegiance to the Texas Flag

Honor the Texas Flag; I pledge allegiance to thee, Texas, One state under God, One and indivisible

Public Comments

1. The Council is not permitted to take action on or discuss any comments made to the Council at this time concerning an item not listed on the agenda. However, a Council Member or Mayor may make a statement of fact regarding the item, make a statement concerning the policy regarding the item and/or may propose that the item be placed on a future agenda or direct the City Administrator to contact the individual to address. If you are attending the meeting via Live Streaming, and you would like to make a Public Comment, you must email the City Secretary at citysecretary@cityofrhome.com prior to 4 pm on the day of meeting and must identify each subject you plan to present to be recognized.
2. If the writer of a Public Comment wants someone to read the letter, it will only be read by the City Secretary and must be emailed prior (email above) to 4 pm on the day of the meeting.
3. Public Comments made in person require the speaker to submit the sign-up form to the City Secretary prior to the meeting, and the form must identify each subject the speaker plans to present.
4. A statement of no more than 3 minutes may be made. There will be no yielding of time to another person. Comments should be directed to the entire Council, not individual members. Engaging in verbal attacks, or comments intended to insult, abuse, malign, or slander any individuals shall be cause for termination of time privileges and removal from Council Chambers.

Announcements from Mayor and Council Members

- Planning & Zoning Meeting August 1, 2022 at 6 pm
- Bulk trash pick-up August 2, 2022
- City Council Meeting August 11, 2022 at 6pm

Consent Agenda

All items under this section are recommended for approval for the Consent Agenda. These items are of a routine nature and require only brief deliberation by Council. Council reserves the right to remove any item on the Consent Agenda for further deliberation.

- A. Minutes of City Council Regular Session dated July 14, 2022 **(City Secretary)**

Monthly Board Minutes

All Items under this section are for informational purposes only; no action will be taken by Council.

- B. Minutes of Regular Planning & Zoning Commission Meeting dated May 2, 2022

Presentations:

- C. Amy Pegues- Wise County Committee on Aging/Meals on Wheels

Regular Agenda - Old Business

- D. Discussion, update and any necessary action regarding W/WW Revenue Bond and review water rate recommendations by consultant **(City Administrator)**
- E. Discussion and any necessary action regarding drainage project **(City Administrator)**

Regular Agenda - New Business

- F. Discussion and any necessary action regarding Certified Taxable Values, Proposed Budget for Fiscal Year 2022-2023 and Proposed Tax Rate in preparation for Public Hearings **(City Administrator)**
- G. Discussion and any necessary action regarding application for dual Certificate of Convenience and Necessity (CCN) with PMB/RVR **(City Administrator)**
- H. Discussion and any necessary action regarding hiring temporary help to assist with Open Records Requests **(Council Member Priest)**

Convene into Executive Session -

Pursuant to the following designated section of the Texas Government Code, Annotated, Chapter 551 (Texas Open Meetings Act), the Council may convene into executive session to discuss the following:

- I. Section 551.071 Consultation with Attorney - pending or contemplated litigation, settlement offer or to seek advice from attorney
- J. Section 551.072 Deliberation regarding Real Property - purchase, exchange, lease, or value of real property if deliberation in an open meeting would have detrimental effect on position of the governmental body in negotiations with a third person
- K. Section 551.074 Personnel - discuss appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee, or hear complaint or charge against officer or employee in executive session unless officer or employee requests a public hearing
- City Administrator
- L. Section 551.087 - Deliberations regarding Economic Development Negotiations - to discuss or deliberate regarding commercial or financial information that the City has received from a business prospect that the City seeks to locate, stay or expand in or near the City and with which the City is conducting economic development negotiations

Reconvene into Regular Session

- M. Discussion and any necessary action as a result of Executive Session

Future Agenda Items

(Agenda items are due by 5 pm on the Wednesday of the week prior to the council meeting)

Adjourn

A quorum of Planning & Zoning Commissioners may be present at this meeting and its members may participate in the discussions of the items on the agenda over which they have responsibilities or authority.

A quorum of Parks & Recreation Board Members may be present at this meeting and its members may participate in the discussions of the items on the agenda over which they have responsibilities or authority.

**Pursuant to the Open Meetings Act, Chapter 551, Section 551.071 of the Texas Government Code, the Council may convene into executive session at any time during the meeting if a need rises for the City Council to seek advice from the City Attorney concerning any item on this agenda, to discuss pending and contemplated litigation, or a settlement offer, or to discuss a matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Board of Texas clearly conflicts with Chapter 551.*

The Council may vote and / or act upon each of the items listed in this Agenda. Except for Public Presentation and Input and items in the agenda designated as public hearing or otherwise designated for public input, there will be no public input during the course of this meeting without express authorization from the presiding officer.

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to the meeting. Please contact City Hall at 817-636-2462 for further information.

CERTIFICATION: I do hereby certify that the above City Council Agenda was posted on the designated bulletin board located at City Hall, 501 South Main Street, Rhome, Texas by 6pm on July 25, 2022.


Shaina Odom, City Secretary

I certify that the attached notice and agenda of items to be considered by the Rhome City Council was removed by me from the designated bulletin board located at City Hall, 501 South Main Street, Rhome, Texas, on the ____ day of _____, 2022.

_____, Title: _____



Physical Address: 501 South Main Street

Mailing Address: PO Box 228

Rhode, Texas 76078

Telephone: 817-636-2462 | Metro: 817-638-2758

www.cityofrhode.com cityadministrator@cityofrhode.com

AGENDA ITEM A



Physical Address: 501 South Main Street

Mailing Address: PO Box 228

Rhome, Texas 76078

Telephone: 817-636-2462

www.cityofrhome.com | citysecretary@cityofrhome.com

Mayor
Patricia Mitchell

City Council

**Mayor Pro-Tem,
Place 1**
Josh McCabe

Place 2
Michelle Tye

Place 3
Elaine Priest

Place 4
Kathy Konegni

Place 5
Patrick Meehan

**City
Administrator**
Cynthia Northrop

City Attorney
Carvan Adkins

City Secretary
Shaina Odom

Fire Chief
Michelle
DiCredico

Police Chief
Eric Debus

**Public Works
Director**

NOTICE OF MEETING OF THE RHOME CITY COUNCIL

Meeting Date: Thursday, July 14, 2022

Regular Session: 6 pm

Executive Session: Immediately Following Regular Session

Meeting Location: Rhome Community Center, 261 North School Road, Rhome, TX 76078

Regular Session: 6 pm

Call to Order and Establish a Quorum –

Mayor Mitchell called the meeting to order at 6:00 pm

Mayor Pro-Tem McCabe and Council Member Tye were absent.

Invocation – Pastor Heath Van Zandt

Pledge of Allegiance to the American Flag

Pledge of Allegiance to the Texas Flag

Honor the Texas Flag; I pledge allegiance to thee, Texas, One state under God, One and indivisible

Police Chief Debus led the pledges

Public Comments

1. *The Council is not permitted to take action on or discuss any comments made to the Council at this time concerning an item not listed on the agenda. However, a Council Member or Mayor may make a statement of fact regarding the item, make a statement concerning the policy regarding the item and/or may propose that the item be placed on a future agenda or direct the City Administrator to contact the individual to address. If you are attending the meeting via Live Streaming, and you would like to make a Public Comment, you must email the City Secretary at citysecretary@cityofrhome.com prior to 4 pm on the day of meeting and must identify each subject you plan to present to be recognized.*
2. *If the writer of a Public Comment wants someone to read the letter, it will only be read by the City Secretary and must be emailed prior (email above) to 4 pm on the day of the meeting.*
3. *Public Comments made in person require the speaker to submit the sign-up form to the City Secretary prior to the meeting, and the form must identify each subject the speaker plans to present.*
4. *A statement of no more than 3 minutes may be made. There will be no yielding of time to another person. Comments should be directed to the entire Council, not individual members. Engaging in verbal attacks, or comments intended to insult, abuse, malign, or slander any individuals shall be cause for termination of time privileges and removal from Council Chambers.*
 - Lisa Ann Wilson -240 W First Street
 - Tim Robison – 1110 Sunrise Avenue
 - Robert Coleman – 1128 Mount Lane
 - Deborah BeCraft – 360 W Second Street

Announcements from Mayor and Council Members

- Touch-A-Truck Event – Rhome Family Park, July 18, 2022, 6 pm to 8 pm
- City Council Meeting July 28, 2022 at 6pm

Consent Agenda

All items under this section are recommended for approval for the Consent Agenda. These items are of a routine nature and require only brief deliberation by Council. Council reserves the right to remove any item on the Consent Agenda for further deliberation.

- A. Minutes of City Council Regular Session dated June 9, 2022 **(City Secretary)**
- B. Minutes of City Council Regular Session dated June 23, 2022 **(City Secretary)**

Council Member Priest made a motion to approve the minutes, Council Member Meehan seconded the motion. Motion passed unanimously.

Monthly Staff Reports

All items under this section are for informational purposes only; no action will be taken by Council.

- C. Departments: Administration, Building & Development, Fire Rescue, Municipal Court, Police and Public Works (Department Heads)

Chief Debus introduced Pastor Heath Van Zandt as the Rhome Police Department Chaplin.

Public Hearing

- D. City Council to conduct a Public Hearing to consider a replat of two tracts of land; one tract being legally described as Acres: 3.600, Abst: A-634 MEP & PRR and is located on the SE corner of US Highway 287 Northbound Service Road and B.C. Rhome; and one tract of land being legally described as Acres: 1.253, Lot: 1, Blk: 1, Subd: TACO CASA RHOME ADDITION, Abst: A-634 MEP & PRR - just west of Taco Casa located at 201 School Road, Rhome, Texas 76078

Mayor Mitchell opened the Public Hearing at 6:20 pm handing the item over to the City Administrator who immediately recessed until the Council Meeting scheduled for August 11, 2022 at 6 pm. Convened to Regular Agenda New Business at 6:21 pm.

Regular Agenda – New Business

- E. Discussion and any necessary action regarding a request of two tracts of land; one tract being legally described as Acres: 3.600, Abst: A-634 MEP & PRR and is located on the SE corner of US Highway 287 Northbound Service Road and B.C. Rhome; and one tract of land being legally described as Acres: 1.253, Lot: 1, Blk: 1, Subd: TACO CASA RHOME ADDITION, Abst: A-634 MEP & PRR - just west of Taco Casa located at 201 School Road, Rhome, Texas 76078. **(City Administrator)**

No action was taken

- F. Discussion and any necessary action regarding a recommendation from Planning and Zoning, regarding a Site Plan for a new residential home legally described as being Legal Acres: 0.161, Lot: 1R, Blk: 2 BC Rhome Addition, also known as 298 E Aurora Street, Rhome, TX 76078 **(City Administrator)**

After a brief statement on the agenda item, Council Member Meehan made a motion to approve the site plan for 298 E Aurora Street, Rhome, TX 76078, Council Member Konegni seconded the motion. Motion passed unanimously.

- G. Discussion, update and any necessary action regarding W/WW Revenue Bond and review water rate recommendations by consultant **(City Administrator)**

Kyle with Kimley Horn (KH) spoke regarding repackaging the W/WW Revenue Bond and the necessity to raise the water rates as recommended by the Consultant last year, stating that unless we address the required maintenance issues at hand, TCEQ will step in and force the City to fix the system. It is more efficient to go ahead and correct the issues before TCEQ steps in, as it would cost more for them to step in, plus the fines that would have to be paid to the state. No action was taken.

- H. Discussion and any necessary action regarding drainage project **(City Administrator)**

City Administrator discussed the problem with drainage causing damage to Mount Lane that necessitated the city spending close to \$100K (2019/2021) to repair damages to the road caused, in part, to water over-running the drainage ditches. Ordinance 2021-23 (Grass, weeds, limbs, drainage). The attorney said he needed to review the ordinance but that he didn't believe it applied to the city maintaining the drainage system. No action taken. Staff will bring this item back to the next Council meeting.

- I. Discussion and any necessary action regarding adoption of an ordinance similar to Boyd's mining ordinance
(Mayor Mitchell)

City Attorney notified the Council the state has precluded cities from regulating mining/fracking. No action was taken.

- J. Discussion regarding legal fees **(Mayor Mitchell)**

Mayor Mitchell stated she would like all of Council to review the legal fees, requesting the City Administrator to provide Council Members with the legal invoices. No action was taken.

- K. Discussion and any necessary action regarding Dawson Geophysical Company's second request **(City Administrator)**

Dawson stated they own the mineral rights to one of the City of Rhome's property and have the legal right to access. Again, the attorney stated the state has precluded property owners from denying access. After brief discussion, Council Member Priest made a motion to allow Dawson to access the property, after submittal of proof of mineral rights ownership and payment is made to the City in the amount of \$100. Council Member Konegni seconded the motion. Motion passed unanimously.

Convene into Executive Session –

Pursuant to the following designated section of the Texas Government Code, Annotated, Chapter 551 (Texas Open Meetings Act), the Council may convene into executive session to discuss the following:

- L. Section 551.071 Consultation with Attorney - pending or contemplated litigation, settlement offer or to seek advice from attorney
- Newark
 - Dawson Geophysical
- M. Section 551.072 Deliberation regarding Real Property - purchase, exchange, lease, or value of real property if deliberation in an open meeting would have detrimental effect on position of the governmental body in negotiations with a third person
- N. Section 551.074 Personnel – discuss appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee, or hear complaint or charge against officer or employee in executive session unless officer or employee requests a public hearing
- O. Section 551.087 – Deliberations regarding Economic Development Negotiations – to discuss or deliberate regarding commercial or financial information that the City has received from a business prospect that the City seeks to locate, stay or expand in or near the City and with which the City is conducting economic development negotiations

No action was taken regarding executive session

Future Agenda Items

(Agenda items are due by 5 pm on the Wednesday of the week prior to the council meeting)

Adjourn

Council Member Priest made a motion to adjourn, Council Member Konegni seconded the motion. Motion passed unanimously.

Patricia Mitchell,

Mayor

ATTEST:

Shaina Odom

City Secretary



Physical Address: 501 South Main Street

Mailing Address: PO Box 228

Rhode, Texas 76078

Telephone: 817-636-2462 | Metro: 817-638-2758

www.cityofrhode.com cityadministrator@cityofrhode.com

AGENDA ITEM B



Physical Address: 501 South Main Street

Mailing Address: PO Box 228

Rhome, Texas 76078

Telephone: 817-636-2462

www.cityofrhome.com | citysecretary@cityofrhome.com

NOTICE OF REGULAR MEETING OF THE RHOME PLANNING & ZONING COMMISSION

Meeting Date: Monday, July 11, 2022

Regular Session Meeting Time: 6:00pm

Meeting Location: Rhome Community Center, 261 North School Road, Rhome, TX 76078

LIVE Streaming: In an effort to be as accessible as possible, we will be

Live Streaming the meeting using GoToMeeting.

Please call 1 (571) 317-3116/ Access Code 434-276-173

Toll Free 1 866 899 4679

Regular Session – 6:00pm

Call to Order and Establish a Quorum

Swearing in new Planning and Zoning Member

- A. Discussion and any necessary action regarding Statements of Office and Oaths of Office (**City Secretary**)

Public Presentations and Input

The Commission is not permitted to take action on or discuss any presentations made to the Commission at this time concerning an item not listed on the agenda. The Commission will hear comments on specific agenda items during this designated time.

*If you are attending the meeting via **Live Streaming**, and you would like to make a Public Presentation, you must email Shaina Odom at citysecretary@cityofrhome.com prior to **4:00pm on the day of meeting** to be recognized.*

*If you are attending the meeting **in person**, sign up forms will be available at the meeting to fill out and submit prior to meeting start time.*

Regular Agenda – Old Business

- B. Discussion and any necessary action regarding the minutes of the May 2, 2022 Planning & Zoning Commission.

Public Hearing

- C. Planning and Zoning Commission to conduct a Public Hearing to consider a replat by the City of Rhome, Texas of two tracts of land; one tract being legally described as Acres: 3.600, Abst: A-634 MEP & PRR and is located on the SE corner of US Highway 287 Northbound Service Road and B.C. Rhome; and one tract of land being legally described as Acres: 1.253, Lot: 1, Blk: 1, Subd: TACO CASA RHOME ADDITION, Abst: A-634 MEP & PRR - just west of Taco Casa located at 201 School Road, Rhome, Texas 76078

Regular Agenda – New Business

- D. Discussion and any necessary action regarding a request for replat by the City of Rhome, Texas of two tracts of land; one tract being legally described as Acres: 3.600, Abst: A-634 MEP & PRR and is located on the SE corner of US Highway 287 Northbound Service Road and B.C. Rhome; and one tract of land being legally described as Acres: 1.253, Lot: 1, Blk: 1, Subd: TACO CASA RHOME ADDITION, Abst: A-634 MEP & PRR - just west of Taco Casa located at 201 School Road, Rhome, Texas 76078 **(City Administrator)**
- E. Discussion and any necessary action regarding Site Plan for a new residential home legally described as being Legal Acres: 0.161, Lot: 1R, Blk: 2 BC Rhome Addition, also known as 298 E Aurora Street, Rhome, TX 76078 **(City Administrator)**

Future Agenda Items

Adjourn

A quorum of Council Members may be present at this meeting

**Pursuant to the Open Meetings Act, Chapter 551, Section 551.071 of the Texas Government Code, the Planning & Zoning Commission may convene into executive session at any time during the meeting if any of them need to seek advice from the City Attorney concerning any item on this agenda, to discuss pending and contemplated litigation, or a settlement offer, or to discuss a matter in which the duty of the city's attorney to the City under the Texas Disciplinary Rules of Professional Conduct of the State Board of Texas clearly conflicts with Chapter 551.*

The Planning & Zoning Commission may vote and / or act upon each of the items listed in this Agenda. Except for Public Presentation and Input and items in the Agenda designated as public hearing or otherwise designated for public input, there will be no public input during the course of this meeting without express authorization from the presiding officer.

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to the meeting. Please contact City Hall at 817-636-2462 for further information.

CERTIFICATION: I do hereby certify that the above Planning & Zoning Commission Agenda was posted on the designated bulletin board located at City Hall, 501 South Main Street, Rhome, Texas no later than 6pm on July 8, 2022.

Shaina Odom, City Secretary

I certify that the attached notice and agenda of items to be considered by the Rhome Planning & Zoning Commission was removed by me from the designated bulletin board located at City Hall, 501 South Main Street, Rhome, Texas, on the _____ day of _____, 2022.

_____, Title: _____



Physical Address: 501 South Main Street

Mailing Address: PO Box 228

Rhode, Texas 76078

Telephone: 817-636-2462 | Metro: 817-638-2758

www.cityofrhode.com cityadministrator@cityofrhode.com

AGENDA ITEM C



Physical Address: 501 South Main Street

Mailing Address: PO Box 228

Rhome, Texas 76078

Telephone: 817-636-2462 | Metro: 817-638-2758

www.cityofrhome.com cityadministrator@cityofrhome.com

AGENDA ITEM D



Agenda Commentary

Meeting Date: July 28, 2022

Department: Admin/Public Works

Contact: Cynthia Northrop

Agenda Item: D. Discussions, update and any necessary action regarding W/WW Revenue Bond and review water rate recommendations by consultant

Type of Item: ☐ Ordinance ☐ Resolution ☐ Contract/Agreement ☐ Public Hearing
☐ Plat ☒ Discussion & Direction ☐ Other

Summary-Background:

In 2021 the Council authorized a Revenue Bond for Water/Wastewater projects, including the West Waste Water Treatment Plant, West Wastewater Inflow & Infiltration (I&I) and water improvements (FM 3433 Disinfection Booster, Ground Storage Tank Improvements and Water Well Disinfection Conversion).

The city submitted project requests for low-interest rate loans to the Texas Water Development Board, but the short-term projects were not selected, which necessitates going out on the open market for the bond. Since 2021 the interest rates have increased substantially and inflation has reach double-digits, staff has been working with engineer and consultant who conducted the Water/Wastewater Rate study last year to re-evaluate how to re-package the TCEQ required projects. As a reminder, while the consultant did not recommend a water rate increase last year, he projected that a water rate increase would be necessary in 2022. See timeline, cost projection and project listing from 2.2.2022 and 7.11.2022.

After further research through an outside entity, I have discovered additional investments to our Water/Wastewater system, though I am still waiting on additional details. I have updated the chart shared previously.

Funding Expected: ☐ Revenue ☐ Expenditure ☐ N/A

Budgeted Item: ☐ Yes ☐ No ☐ N/A

GL Account: _____ Amount: _____

Legal Review Required: ☒ Yes ☐ No Date Completed: _____

Engineering Review: ☒ FD Review: ☐ PD Review: ☐ PW Review: ☐

Supporting Documents Attached:

Yes

Recommendation:

Provide direction

Historic W/WW System Investments: Updated



1991 GO Bonds (\$325 matching funds/\$562): Water System Improvements

2000 Combo CO's (\$2,285,000): Improvements to water supply and collection system; rehab wastewater collection system

2005 Combo CO's (\$1,550,000): Water, Sewer and Street Improvements

2007 Tax Notes (\$435,000): Complete construction of elevated water storage tank

2007 GO Refunding (\$2,085,000): Refunded 1991 (\$120,000) and 2000 CO (\$1,745,000)

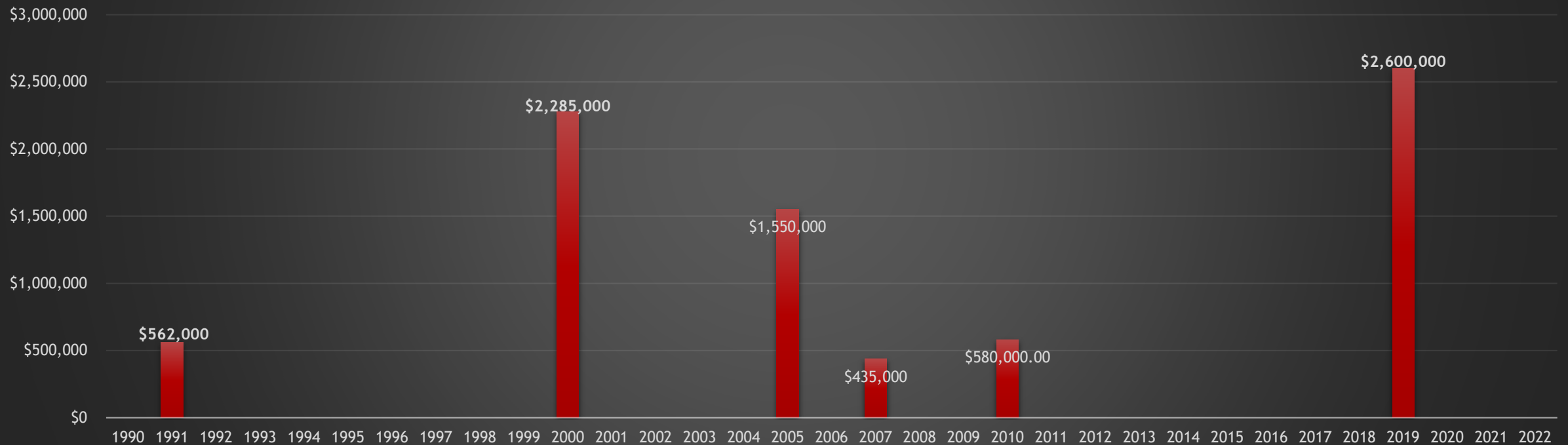
2010 Tax Notes (\$580,000): Improvement to waterworks and sanitary sewer system

2016 GO Refunding (\$1,617,000): Refunded 2007 GO Refunding

2019 GO Bonds (\$2,600,000): Upgrade EWWTP (Equalization basin and replace selected clay pipes)

Historic W/WW System Investments: Updated

Water/Wastewater System Investments:
1990 - 2018 = \$5,175,000 over 28 years
2019 to Current = \$2.6 million (+ approved \$5.9 million/not yet issues)
Last 32 Years * (updated based on current research)



| | | | |
|-----------------|---------------------|---------------------|----------|
| Client: | City of Rhome | Date: | 2/2/2022 |
| Project: | System Improvements | Prepared By: | KLW |
| KHA No.: | 061274205 | Checked By: | KPK |

Title: Water and Wastewater System Improvements

| Project Description | Total |
|---|--------------------|
| <u>Wastewater Improvements</u> | |
| West WWTP Rehab | \$3,068,000 |
| West Sewer Main Replacement (I&I) | \$1,000,000 |
| | \$4,068,000 |
| <u>Water Improvements</u> | |
| FM 3433 Disinfection Booster System | \$370,000 |
| Ground Storage Tank Improvements | \$550,000 |
| Water Well Disinfection Conversion Chlorine to Chloramine | \$860,000 |
| | \$1,780,000 |

Basis for Cost Projection:

- ☒ No Design Completed
☐ Preliminary Design
☐ Final Design

This total does not reflect engineering or technical services.

The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

| | |
|-------------------------------------|-------------------------|
| Client: Rhome | Date: 2/2/2022 |
| Project: System Improvements | Prepared By: CAV |
| KHA No.: 061274205 | Checked By: KPK |

Title: West WWTP Rehab

| Line No. | Description | Quantity | Unit | Unit Price | Cost |
|------------------|---|----------|------|------------|--------------------|
| 1 | Lift Station Rehab - 1 new pump, rehab wet well, upgrade electrical | 1 | LS | \$180,000 | \$180,000 |
| 2 | Non Potable Water System | 1 | LS | \$60,000 | \$60,000 |
| 3 | Solids Handling | 1 | LS | \$650,000 | \$650,000 |
| 4 | Disc Filter | 1 | LS | \$500,000 | \$500,000 |
| 5 | Mechanical Bar Screen | 1 | LS | \$500,000 | \$500,000 |
| 6 | Update SCADA | 1 | LS | \$150,000 | \$150,000 |
| 7 | Add third blower - existing third blower s undersized | 1 | LS | \$35,000 | \$35,000 |
| 8 | Minor Repairs - Replace Waste line to drying beds, Skimmer arm rubber | 1 | LS | \$40,000 | \$40,000 |
| 9 | Site Civil - Flex base, grading, new fencing w/ concrete strip | 1 | LS | \$150,000 | \$150,000 |
| 10 | Bonds (2% Of Const) | 1 | LS | \$3,600 | \$3,600 |
| 11 | Inspection Fee (2% Of Const) | 1 | LS | \$3,600 | \$3,600 |
| Subtotal: | | | | | \$2,272,200 |
| Conting. (% +/-) | | | | 35 | \$795,800 |
| Total: | | | | | \$3,068,000 |

Basis for Cost Projection:

- ☐ Preliminary
☐ Final Design
☒ No Design

This total does not reflect engineering or technical services.

The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

| | |
|-------------------------------------|-----------------------|
| Client: Rhome | Date: 2/2/2022 |
| Project: System Improvements | Prepared I AKK |
| KHA No.: 061274205 | Checked E KPK |

Title: Water Well Disinfection Conversion Chlorine to Chloramine

| Line No. | Description | Quantity | Unit | Unit Price | Cost |
|---------------------|--|----------|------|------------|------------------|
| 1 | Mobilization | 1 | LS | \$10,000 | \$10,000 |
| 2 | Site Resoration and Remediation | 1 | LS | \$2,500 | \$2,500 |
| 3 | Water Well No. 3 Disinfection Conversion | 1 | LS | \$75,000 | \$75,000 |
| 4 | Water Well No. 4 Disinfection Conversion | 1 | LS | \$75,000 | \$75,000 |
| 5 | Water Well No. 5 Disinfection Conversion | 1 | LS | \$75,000 | \$75,000 |
| 7 | Water Well No. 6 Disinfection Conversion | 1 | LS | \$75,000 | \$75,000 |
| 7 | SCADA Improvements | 4 | EA | \$80,000 | \$320,000 |
| Subtotal: | | | | | \$632,500 |
| Conting. (%,+/-) 35 | | | | | \$227,500 |
| Total: | | | | | \$860,000 |

- Basis for Cost Projection:**
- ☒ No Design
- ☐ Preliminary
- ☐ Final Design

This total does not reflect engineering or technical services.

The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

| | |
|-------------------------------------|-------------------------|
| Client: Rhome | Date: 2/2/2022 |
| Project: System Improvements | Prepared By: CAV |
| KHA No.: 061274205 | Checked By: KPK |

| |
|---|
| Title: FM 3433 Disinfection Booster System |
|---|

| Line No. | Description | Quantity | Unit | Unit Price | Cost |
|----------|---|----------|------|---------------------|------------------|
| 1 | Chemical Building; FRP on Concrete Slab | 1 | LS | \$60,000.00 | \$60,000 |
| 2 | Chemical Yard Piping, Taps, and Valves | 1 | LS | \$7,000.00 | \$7,000 |
| 3 | SCADA | 1 | LS | \$80,000.00 | \$80,000 |
| 4 | Disinfection Skid and Chemical Storage | 1 | LS | \$123,000.00 | \$123,000 |
| | | | | Subtotal: | \$270,000 |
| | | | | Conting. (%,+/-) 35 | \$100,000 |
| | | | | Total: | \$370,000 |

- Basis for Cost Projection:**
- ☒ No Design
- ☐ Preliminary
- ☐ Final Design

This total does not reflect engineering or technical services.

The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

| | |
|-------------------------------------|-------------------------|
| Client: Rhome | Date: 2/2/2022 |
| Project: System Improvements | Prepared By: KLW |
| KHA No.: 061274205 | Checked By: RJJ |

Title: Ground Storage Tank Improvements

| Line No. | Description | Quantity | Unit | Unit Price | Cost |
|---------------------|-----------------------------------|----------|------|------------|------------------|
| 1 | 20,000 Gallon Ground Well 3 | 1 | LS | \$13,400 | \$13,400 |
| 2 | 20,000 Gallon Ground Well 4 | 1 | LS | \$37,600 | \$37,600 |
| 3 | 20,000 Gallon Ground Pecan Street | 1 | LS | \$28,600 | \$28,600 |
| 3 | 400,000 Gallon Ground Storage | 1 | LS | \$180,000 | \$180,000 |
| 3 | 300,000 Gallon Ground Storage | 1 | LS | \$140,750 | \$140,750 |
| Subtotal: | | | | | \$400,350 |
| Conting. (%,+/-) 35 | | | | | \$149,650 |
| Total: | | | | | \$550,000 |

☒ **Basis for Cost Projection:**

☒ No Design

☐ Preliminary

☐ Final Design

This total does not reflect engineering or technical services.

The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

| | |
|-------------------------------------|--------------------------|
| Client: City of Rhome | Date: 7/11/2022 |
| Project: System Improvements | Prepared By: K LW |
| KHA No.: 061274205 | Checked By: K PK |

Title: Water and Wastewater System Improvements

| Project Description | Total |
|---|--------------------|
| <u>Wastewater Improvements</u> | |
| TCEQ Minimum | \$1,580,640 |
| TCEQ Minimum + Operation Efficiency | \$3,838,800 |
| West Sewer Main Replacement (I&I) | \$1,000,000 |
| <u>Water Improvements</u> | |
| FM 3433 Disinfection Booster System | \$370,000 |
| Ground Storage Tank Improvements | \$550,000 |
| Water Well Disinfection Conversion Chlorine to Chloramine | \$860,000 |
| | \$1,780,000 |

Basis for Cost Projection:

- ☒ No Design Completed
☐ Preliminary Design
☐ Final Design

This total does not reflect engineering or technical services.

The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

| | |
|-------------------------------------|-------------------------|
| Client: Rhome | Date: 7/11/2022 |
| Project: System Improvements | Prepared By: CAV |
| KHA No.: 061274205 | Checked By: KPK |

Title: West WWTP TCEQ Minimum

| Line No. | Description | Quantity | Unit | Unit Price | Cost |
|-----------------------|---|----------|------|------------|--------------------|
| 1 | Mobilization | 1 | LS | \$80,000 | \$80,000 |
| 5 | Disc Filter | 1 | LS | \$500,000 | \$500,000 |
| 5 | Mechanical Bar Screen | 1 | LS | \$325,000 | \$325,000 |
| 8 | Add third blower - existing third blower s undersized | 1 | LS | \$35,000 | \$35,000 |
| 9 | Minor Repairs - Replace Waste line to drying beds, Skimmer arm rubber | 1 | LS | \$40,000 | \$40,000 |
| 11 | Bonds (2% Of Const) | 1 | LS | \$19,600 | \$19,600 |
| 12 | Inspection Fee (2% Of Const) | 1 | LS | \$19,600 | \$19,600 |
| Subtotal: | | | | | \$1,019,200 |
| Conting. (% , +/-) 30 | | | | | \$298,000 |
| Engineering 20 | | | | | \$263,440 |
| Total: | | | | | \$1,580,640 |

Basis for Cost Projection:

- ☐ Preliminary
☐ Final Design
☒ No Design

This total does not reflect engineering or technical services.

The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive

| | |
|-------------------------------------|-------------------------|
| Client: Rhome | Date: 7/11/2022 |
| Project: System Improvements | Prepared By: CAV |
| KHA No.: 061274205 | Checked By: KPK |

Title: West WWTP TCEQ Minimum + Operation Efficiency

| Line No. | Description | Quantity | Unit | Unit Price | Cost |
|------------------|---|----------|------|------------|--------------------|
| | Mobilization | 1 | LS | \$280,000 | \$280,000 |
| 1 | Lift Station Rehab - 1 new pump, rehab wet well, upgrade electrical | 1 | LS | \$180,000 | \$180,000 |
| 2 | Non Potable Water System | 1 | LS | \$60,000 | \$60,000 |
| 3 | Solids Handling | 1 | LS | \$650,000 | \$650,000 |
| 4 | Disc Filter | 1 | LS | \$500,000 | \$500,000 |
| 5 | Mechanical Bar Screen | 1 | LS | \$500,000 | \$500,000 |
| 6 | Update SCADA | 1 | LS | \$150,000 | \$35,000 |
| 7 | Add third blower - existing third blower s undersized | 1 | LS | \$35,000 | \$35,000 |
| 8 | Minor Repairs - Replace Waste line to drying beds, Skimmer arm rubber | 1 | LS | \$40,000 | \$40,000 |
| 9 | Site Civil - Flex base, grading, new fencing w/ concrete strip | 1 | LS | \$150,000 | \$150,000 |
| 10 | Bonds (2% Of Const) | 1 | LS | \$50,900 | \$50,900 |
| 11 | Inspection Fee (2% Of Const) | 1 | LS | \$51,918 | \$51,918 |
| Subtotal: | | | | | \$2,532,818 |
| Conting. (%,+/-) | | | | 30 | \$680,000 |
| Engineering | | | | 20 | \$625,982 |
| Total: | | | | | \$3,838,800 |

Basis for Cost Projection:

- ☐ Preliminary
☐ Final Design
☒ No Design

This total does not reflect engineering or technical services.

The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

| | |
|-------------------------------------|------------------------|
| Client: Rhome | Date: 7/11/2022 |
| Project: System Improvements | Prepared I AKK |
| KHA No.: 061274205 | Checked E KPK |

Title: Water Well Disinfection Conversion Chlorine to Chloramine

| Line No. | Description | Quantity | Unit | Unit Price | Cost |
|---------------------|--|----------|------|------------|------------------|
| 1 | Mobilization | 1 | LS | \$10,000 | \$10,000 |
| 2 | Site Resoration and Remediation | 1 | LS | \$2,500 | \$2,500 |
| 3 | Water Well No. 3 Disinfection Conversion | 1 | LS | \$75,000 | \$75,000 |
| 4 | Water Well No. 4 Disinfection Conversion | 1 | LS | \$75,000 | \$75,000 |
| 5 | Water Well No. 5 Disinfection Conversion | 1 | LS | \$75,000 | \$75,000 |
| 7 | Water Well No. 6 Disinfection Conversion | 1 | LS | \$75,000 | \$75,000 |
| 7 | SCADA Improvements | 4 | EA | \$80,000 | \$320,000 |
| Subtotal: | | | | | \$632,500 |
| Conting. (%,+/-) 35 | | | | | \$227,500 |
| Total: | | | | | \$860,000 |

- Basis for Cost Projection:**
- ☒ No Design
- ☐ Preliminary
- ☐ Final Design

This total does not reflect engineering or technical services.

The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

| | |
|-------------------------------------|-------------------------|
| Client: Rhome | Date: 7/11/2022 |
| Project: System Improvements | Prepared By: CAV |
| KHA No.: 061274205 | Checked By: KPK |

| |
|---|
| Title: FM 3433 Disinfection Booster System |
|---|

| Line No. | Description | Quantity | Unit | Unit Price | Cost |
|---------------------|---|----------|------|--------------|------------------|
| 1 | Chemical Building; FRP on Concrete Slab | 1 | LS | \$60,000.00 | \$60,000 |
| 2 | Chemical Yard Piping, Taps, and Valves | 1 | LS | \$7,000.00 | \$7,000 |
| 3 | SCADA | 1 | LS | \$80,000.00 | \$80,000 |
| 4 | Disinfection Skid and Chemical Storage | 1 | LS | \$123,000.00 | \$123,000 |
| Subtotal: | | | | | \$270,000 |
| Conting. (%,+/-) 35 | | | | | \$100,000 |
| Total: | | | | | \$370,000 |

- Basis for Cost Projection:**
- ☒ No Design
- ☐ Preliminary
- ☐ Final Design

This total does not reflect engineering or technical services.

The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

| | |
|-------------------------------------|-------------------------|
| Client: Rhome | Date: 7/11/2022 |
| Project: System Improvements | Prepared By: KLW |
| KHA No.: 061274205 | Checked By: RJJ |

Title: Ground Storage Tank Improvements

| Line No. | Description | Quantity | Unit | Unit Price | Cost |
|---------------------|-----------------------------------|----------|------|------------|------------------|
| 1 | 20,000 Gallon Ground Well 3 | 1 | LS | \$13,400 | \$13,400 |
| 2 | 20,000 Gallon Ground Well 4 | 1 | LS | \$37,600 | \$37,600 |
| 3 | 20,000 Gallon Ground Pecan Street | 1 | LS | \$28,600 | \$28,600 |
| 3 | 400,000 Gallon Ground Storage | 1 | LS | \$180,000 | \$180,000 |
| 3 | 300,000 Gallon Ground Storage | 1 | LS | \$140,750 | \$140,750 |
| Subtotal: | | | | | \$400,350 |
| Conting. (%,+/-) 35 | | | | | \$149,650 |
| Total: | | | | | \$550,000 |

☒ **Basis for Cost Projection:**

☒ No Design

☐ Preliminary

☐ Final Design

This total does not reflect engineering or technical services.

The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

| | |
|-------------------------------------|-------------------------|
| Client: Rhome | Date: 7/11/2022 |
| Project: System Improvements | Prepared By: CAV |
| KHA No.: 061274205 | Checked By: KPK |

Title: Full West WWTP Replacement/Rehab with Upgrades

| Line No. | Description | Quantity | Unit | Unit Price | Cost |
|------------------|------------------------------|----------|------|-------------|--------------------|
| 1 | Lift Station Rehab | 1 | LS | \$180,000 | \$180,000 |
| 2 | Electrical Primary Power | 1 | LS | \$120,000 | \$120,000 |
| 3 | Backup Power Update | 1 | LS | \$100,000 | \$100,000 |
| 4 | Equilization Basin | 1 | LS | \$250,000 | \$250,000 |
| 5 | Solids Handling | 1 | LS | \$650,000 | \$650,000 |
| 6 | Disc Filter | 1 | LS | \$500,000 | \$500,000 |
| 7 | Mechanical Bar Screen | 1 | LS | \$500,000 | \$500,000 |
| 8 | Non Potable Water System | 1 | LS | \$60,000 | \$60,000 |
| 9 | Headworks | 1 | LS | \$500,000 | \$500,000 |
| 10 | New 0.15 MGD Package Plant | 1 | LS | \$3,500,000 | \$3,500,000 |
| 11 | Bonds (2% Of Const) | 1 | LS | \$127,200 | \$127,200 |
| 12 | Inspection Fee (2% Of Const) | 1 | LS | \$127,200 | \$127,200 |
| Subtotal: | | | | | \$6,614,400 |
| Conting. (%,+/-) | | | | 35 | \$2,315,600 |
| Total: | | | | | \$8,930,000 |

Basis for Cost Projection:

- ☐ Preliminary
☐ Final Design
☒ No Design

This total does not reflect engineering or technical services.

The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

W/WW Revenue Bond Debt Update

July 14, 2022

Projects for Funding

- West Wastewater Treatment Plant Improvements
 - TCEQ Minimum Requirements
 - TCEQ Minimum Requirements and Operation Efficiency
- West Wastewater I&I Improvements
- Water Improvements
 - FM 3433 Disinfection Booster
 - Ground Storage Tank Improvements
 - Water Well Disinfection Conversion

Debt Options

- WWTTP and WW I&I Improvements
 - TCEQ Minimum - \$1,580,640
 - Minimum + Efficiency - \$3,838,800
- Wastewater and Water Improvements
 - \$5,918,800

Water Rate Increases

- Wastewater Rate Increase September 2021
- Consultant recommended no water rate increase in 2021 but that one would be recommended in 2022
- Council held off on water rate increases at the time
- Discussion for water rate increase

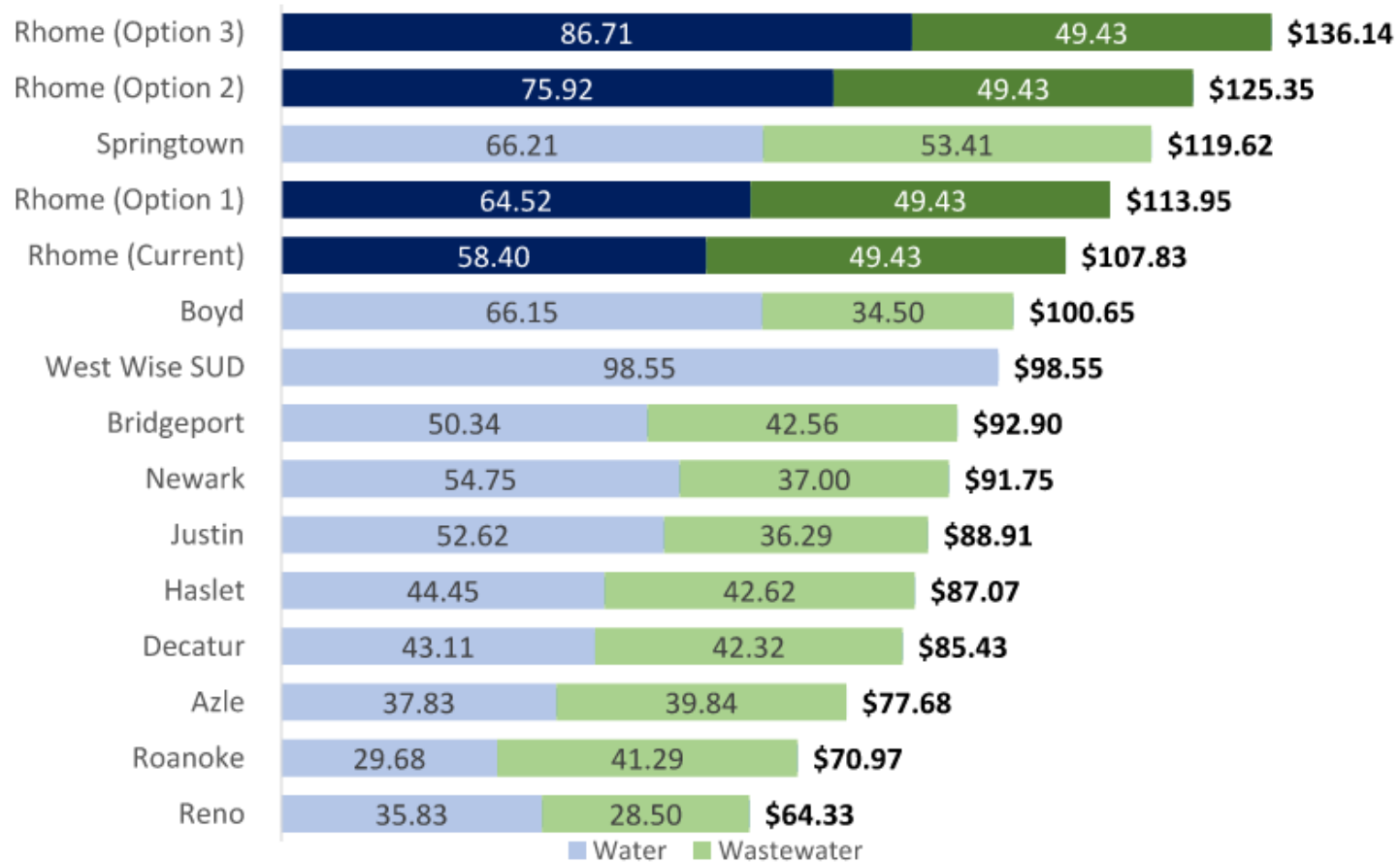
Rate Increase Required to Service Debt

| Project | Percent Increase | 5/8" Residential Meter - 5,000 Gallon Bill | 3/4" Commercial Meter – 15,000 Gallon Bill |
|--------------------|------------------|--|--|
| Option 1 - \$1.58M | 10.5% | \$64.53 | \$92.50 |
| Option 2 - \$3.83M | 30% | \$75.92 | \$108.82 |
| Option 3 - \$5.90M | 48.5% | \$86.72 | \$124.31 |

Residential Current Rate - \$58.40
Commercial Current Rate - \$83.71

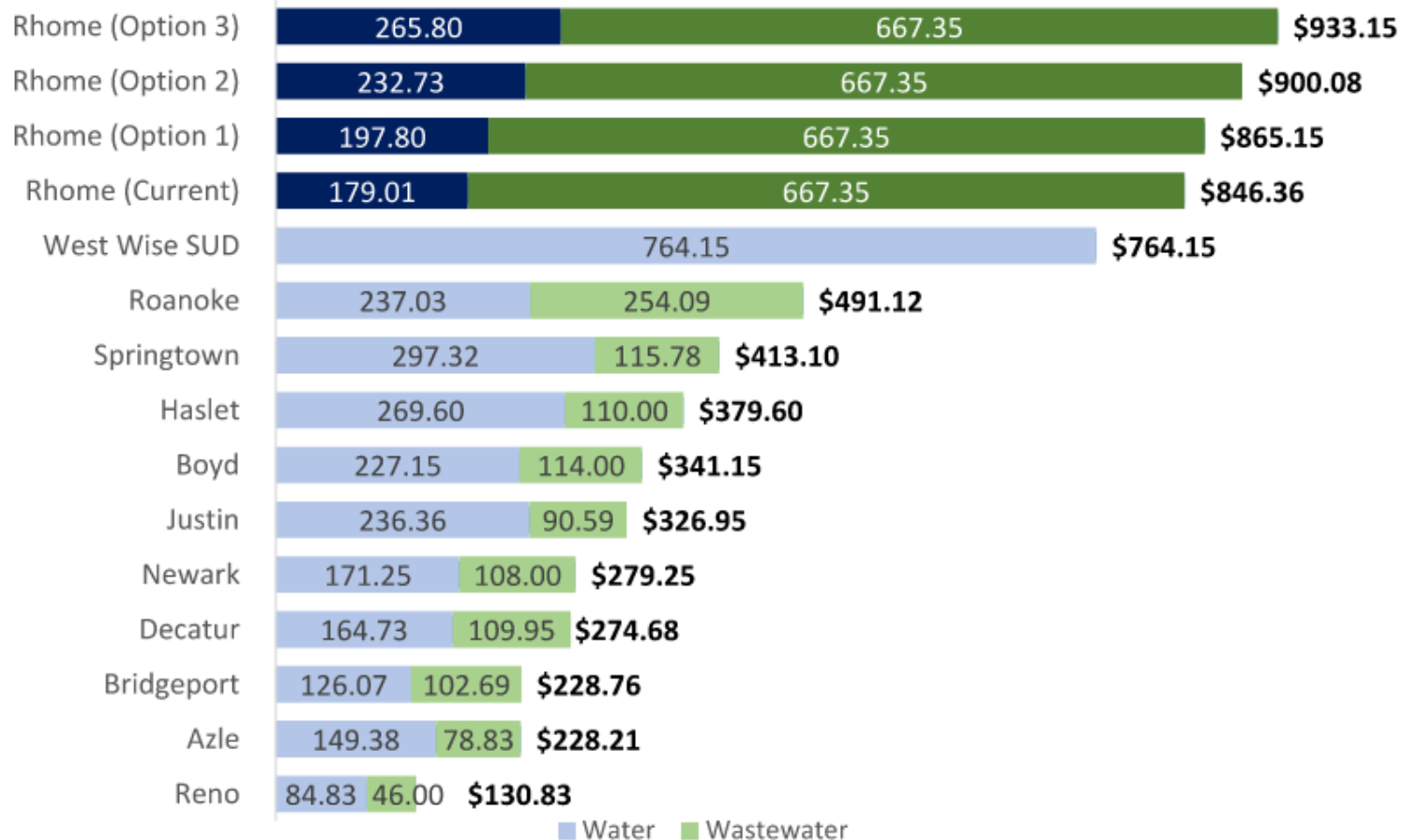
Residential City Comparison

Residential Monthly Bill for 5,000 Gallons



Commercial City Comparison

Commercial Monthly Bill for 15,000 Gallons





Physical Address: 501 South Main Street

Mailing Address: PO Box 228

Rhome, Texas 76078

Telephone: 817-636-2462 | Metro: 817-638-2758

www.cityofrhome.com cityadministrator@cityofrhome.com

AGENDA ITEM E



Agenda Commentary

Meeting Date: July 28, 2022

Department: Public Works

Contact: Cynthia Northrop

Agenda Item: E. Discussion and any necessary action regarding drainage project

Type of Item: ☐ Ordinance ☐ Resolution ☐ Contract/Agreement ☐ Public Hearing
☐ Plat ☒ Discussion & Direction ☐ Other

Summary-Background:

Staff has been addressing a drainage issue along Mount Lane in the Ellis Subdivision. Over the past several years, the City of Rhome has had to complete two road repairs on Mount Lane due, in part, to the drainage ditches from 1112 Mount Lane north to the designated drainage channel overflowing due to the ditches becoming silted in over the years. In an effort to keep the water in the ditches and off the road, the ditches from 1110 Mount Lane to the drainage channel need to be re-established.

At the last Council meeting Ordinance 2021-23 "Grass, Weeds, Limbs, Drainage" was brought up. The intention of this ordinance was concerning property owner responsibility for general maintenance, mowing, and keeping culverts clear of stoppages; it was not intending to preclude the City from addressing the drainage system as a whole and its (drainage system) purpose of keeping water off the city streets.

As a reminder, Council approved an interlocal road maintenance project for the Ellis Subdivision which should be completed by the end of the year. It would be ideal to have this project completed before the County begins the road project.

The approximate cost of the drainage project is \$15,000. The funds are available in the Street Maintenance line item.

Funding Expected: ☐ Revenue ☐ Expenditure ☐ N/A
Budgeted Item: ☐ Yes ☐ No ☐ N/A
GL Account: _____ Amount: _____
Legal Review Required: ☐ Yes ☐ No Date Completed: _____
Engineering Review: ☐ FD Review: ☐ PD Review: ☐ PW Review: ☐

Supporting Documents Attached:

Recommendation:

Staff is recommending Council approval of the drainage project.

**CITY OF RHOME, TEXAS
CITY OF RHOME ORDINANCE NO. 2021- 23**

AN ORDINANCE AMENDING CHAPTER 6 HEALTH AND SANITATION, ARTICLE 6.01 GENERAL PROVISIONS; AND AMENDING DIVISION 6.03 HEALTH AND SANITATION NUISANCES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Rhome is a Type A general law city acting under its powers granted to it pursuant to state law, including Chapters 6 and 211 of the Texas Local Government Code; and

WHEREAS, pursuant to Chapter 217 of the Texas Government Code, the City may define and declare what constitutes a nuisance, and pursuant to Chapter 121 of the Texas Health and Safety Code, the City may enforce laws necessary to protect the public health, and pursuant to Chapter 51 of the Local Government Code, the City may adopt or amend an ordinance that is for the good government, peace, or order of the municipality, and is necessary or proper for carrying out a power granted by law to the municipality; and

WHEREAS, the City of Rhome Ordinances pertaining to grass, weeds, tree limbs, and other health and sanitation nuisances was passed in 1999, and need to be updated to function efficiently and properly, for the good government of the City; and

WHEREAS, the City Council of the City does hereby deem it advisable and in the public interest to amend Chapter Six of the Code of Ordinances, as amended, as described herein;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RHOME, TEXAS:

**SECTION 1.
RENUMBERED ORDINANCES IN CHAPTER SIX HEALTH AND SANITATION**

Chapter Six HEALTH AND SANITATION, Article 6.03 HEALTH AND SANITATION NUISANCES, of the City's Code of Ordinances is hereby amended by renumbering the following statutes, which language will remain entirely unchanged aside from the amended numeration:

The current Section 6.03.004 shall be renumbered to 6.03.005

The current Section 6.03.005 shall be renumbered to 6.03.006

SECTION 2.
AMENDED SECTION 6.01.002

Chapter Six HEALTH AND SANITATION, Article 6.01 GENERAL PROVISIONS Section 6.01.002 Impairing Drainage, is hereby amended to read as follows:

6.01.002 Drainage

- (a) It shall be unlawful for any person to throw or place in any street, alley, drainage ditch, or gutter, any trash, tin, shavings, refuse, or other matter whatsoever, so as to prevent the free passage of water or cause same to stagnate therein. It shall likewise be unlawful for any person installing or repairing water, gas, or service pipes to leave any street, alley, drainage ditch, or gutter in such condition as to impair the drainage of same.
- (b) Natural drainageways shall be the responsibility of the owner or adjacent property owner to routinely maintain all creeks, streams and natural drainageways on his property. This shall include periodic removal of fallen tree limbs and underbrush periodic rough mowing removal of trash and debris and general upkeep to maintain a positive flow of stormwater within the drainageway.
- (c) Bar ditches and culverts shall be the responsibility of the individual landowner or adjacent property owner. This shall include periodic removal of underbrush, periodic rough mowing removal of trash and debris, and general upkeep of the bar ditch or culvert, to maintain a positive flow of stormwater within the bar ditch or culvert. Maintenance shall also include periodic cleaning of culverts to remove all sediment or other hindrances to the flow of water. Culverts shall be replaced by the owner should any structural failure in the culvert potentially impede the flow of stormwater.
- (d) Property subject to a drainage easement shall be maintained by property owner or adjacent property owner.

SECTION 3.
AMENDED SECTION 6.03.002

Chapter Six HEALTH AND SANITATION, Article 6.03 HEALTH AND SANITATION NUISANCES, Section 6.03.002 Prohibited Acts and Conditions, is hereby amended, and subsection (t) is hereby struck, and subsection (u) is hereby amended to be renumbered as subsection (t).

SECTION 4.
NEW SECTION 6.03.004

Chapter Six HEALTH AND SANITATION, Article 6.03 HEALTH AND SANITATION NUISANCES, is hereby amended to create a new Section 6.03.004 to read as follows:

6.03.004 Height limitations as to weeds, grass, uncultivated vegetation, and tree limbs and branches.

- (a) A person commits an offense if he is an owner, occupant, or person in control of occupied or unoccupied, adjoining any property or contiguous to a public right-of-way, easements and drainageways within the premises in the city and permits
 - (1) Weeds, grass, or other vegetation located on the premises to grow to a height greater than twelve (12) inches; or
 - (2) Tree limbs or branches located on the premises to grow at height lower than:
 - (i) thirteen and one-half (13.5) vertical feet above a street;
 - (ii) seven (7) feet above a sidewalk;
 - (iii) or twelve (12) feet above an alley.
- (b) The following shall be exempt from the requirements of subsection (a)(1) herein:
 - (1) Agricultural crops;
 - (2) Hay that is grown for the specific purpose of cultivation, provided that the property is mowed and baled at least once every sixty (60) calendar days;
 - (3) Cultivated trees or shrubs; and
 - (4) Wildflowers, but only until such time as seeds have matured following the final blooming of the majority of the plants.
- (c) Under any of the exemptions in 6.03.004(b), it shall be an offense to permit weeds, grass, or other vegetation located within fifty (50) feet of public rights-of-way or adjacent developed properties to grow to a height greater than twelve (12) inches.
- (d) It shall be unlawful for any owner, occupant, person in control of a premises, adjoining any property or contiguous to a public right-of-way, easements and drainageways within the corporate limits of the city to allow debris, grass, weeds, or other vegetation over twelve (12) inches in height to grow on the area adjacent to the property line including public right-of-way, curb line, sidewalk, parkway, or alleyway as measured from the

property line to the curb or pavement edge; or if no paving exists to the center of the right-of-way or alley.

- (e) It shall be the duty of any owner, occupant, or person in control of any lot, tract, or parcel of land or any portion thereof, to cut or cause to be cut and removed as necessary to comply with this section, all such grass, weeds or vegetation on the property as often as may be necessary to comply with the provisions of this section
- (f) Creeks and natural areas approved by the city shall be exempt from these requirements.
- (g) It shall be unlawful for any owner, occupant, or person in control of a premises, adjoining any property or contiguous to a public right-of-way, easements and drainageways within the corporate limits of the city, to allow any vegetation growing or dirt to encroaching upon the surface of any portion of an improved right-of-way, sidewalk, curb line or edge of pavement between roadway and curb line.

SECTION 5. PROVISIONS CUMULATIVE

This ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the City, as amended, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances and such Code, in which event the conflicting provisions of such ordinances and such Code are hereby repealed.

SECTION 6. PROVISIONS SEVERABLE

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this ordinance are severable, and if any phrase, clause sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 7. RIGHTS AND REMEDIES SAVED

All rights and remedies of the City are expressly saved as to any and all violations of the provisions of the City Code amended or revised herein, or any other ordinances affecting the matters regulated herein which have accrued at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

**SECTION 8.
PUBLICATION**

The City Secretary is directed to publish the caption, penalty clause, publication clause and effective date of this Ordinance to the extent required by law.

**SECTION 9.
PUBLICATION IN BOOK OR PAMPHLET FORM**

The City Secretary is hereby authorized to publish this ordinance and the exhibits to this ordinance in book or pamphlet form for general distribution among the public, and the operative provisions of this ordinance as so published shall be admissible in evidence in all courts without further proof than the production thereof.

**SECTION 10.
PENALTY FOR VIOLATION**

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined no more than Two Thousand Dollars and no cents (\$2,000.00) for each violation of this Ordinance. Each day that a violation is permitted to exist shall constitute a separate offense.

**SECTION 11.
EFFECTIVE DATE**

This ordinance shall be in full force and effect from and after its passage and publication as required by law, and it is so ordained.

PASSED AND APPROVED THIS ____ DAY OF _____ 2021.

CITY OF RHOME, TEXAS

Mayor, Jo Ann Wilson

ATTEST:

APPROVED AS TO FORM:

Shannon Montgomery, City Secretary

Carvan Adkins, City Attorney



Physical Address: 501 South Main Street

Mailing Address: PO Box 228

Rhome, Texas 76078

Telephone: 817-636-2462 | Metro: 817-638-2758

www.cityofrhome.com cityadministrator@cityofrhome.com

AGENDA ITEM F



Agenda Commentary

Meeting Date: July 28, 2022

Department: Administration

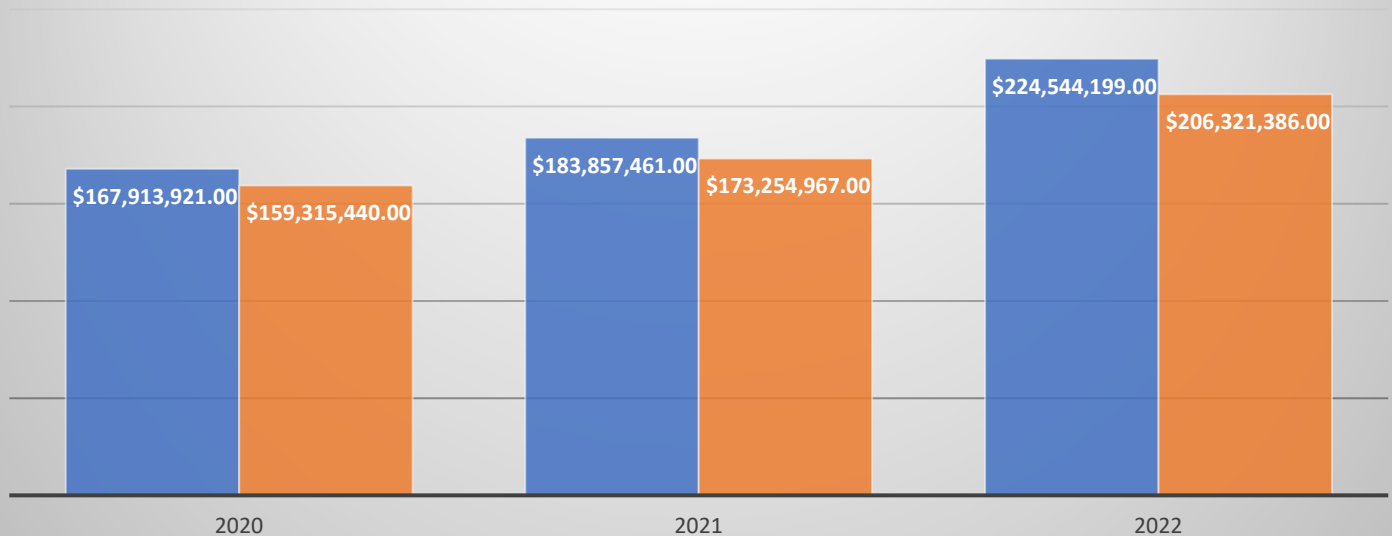
Contact: Cynthia Northrop

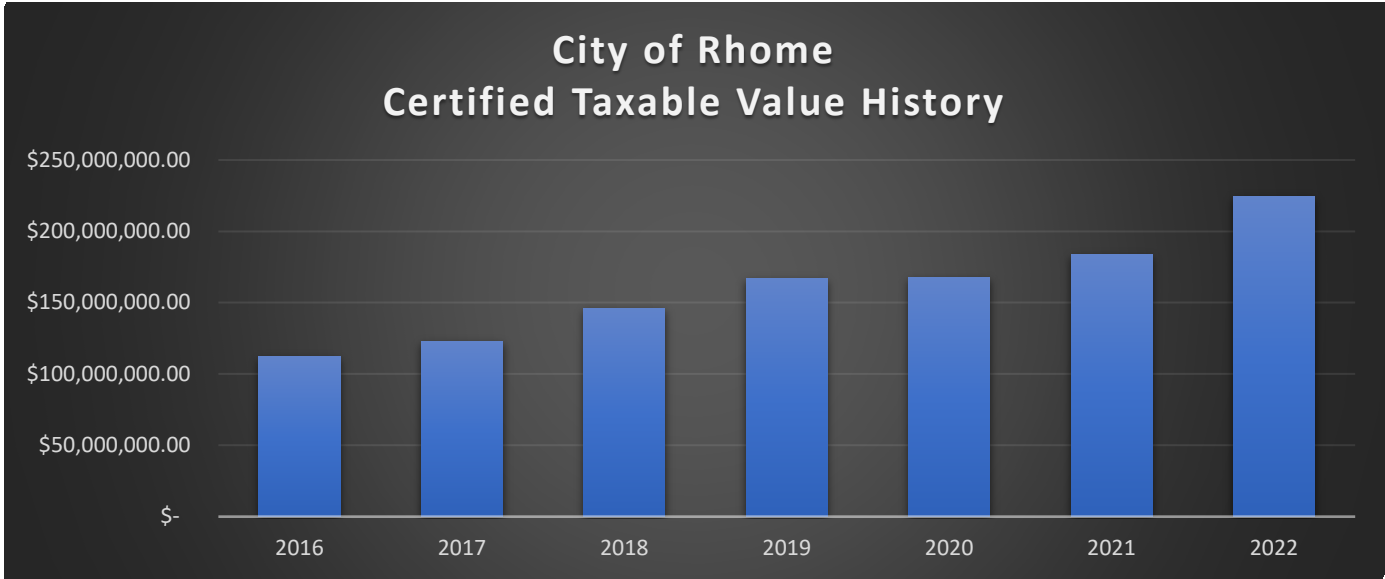
Agenda Item: F. Discussion and any necessary action regarding Budget Presentation incorporating final Certified Values for Council and Public Input

Type of Item: ☐ Ordinance ☐ Resolution ☐ Contract/Agreement ☐ Public Hearing ☐ Plat
☒ Discussion & Direction ☐ Other

Summary-Background: Wise County Appraisal District has released the Certified Values. This information is used to calculate the No-New Revenue and Voter Approved Rate tax rates. The City of Rhome's FY 2022-2023 Preliminary Taxable Value is \$206,321,386 and the Certified Value is \$221,544,199. While we are showing a slight increase from the Preliminary Values, please keep in mind that we still have \$313,000 under review by the Appraisal Review Board.

City of Rhome Comparative: Preliminary & Certified Taxable Value History





Supporting Documents attached: Yes

Recommendation: Information only



Physical Address: 501 South Main Street

Mailing Address: PO Box 228

Rhome, Texas 76078

Telephone: 817-636-2462 | Metro: 817-638-2758

www.cityofrhome.com cityadministrator@cityofrhome.com

AGENDA ITEM G



Agenda Commentary

Meeting Date: July 28, 2022

Department: Administration/PW

Contact: Cynthia Northrop

Agenda Item: H. Discussion and any necessary action regarding application for dual Certificate of Convenience and Necessity (CCN) with PMB/RVR

Type of Item: ☐ Ordinance ☐ Resolution ☐ Contract/Agreement ☐ Public Hearing
☐ Plat ☒ Discussion & Direction ☐ Other

Summary-Background: Last year Council entered into a Wholesale Water Agreement with PMB/RVR for the initial phases of the Rolling V Development with the developer agreement to be the retail provider for water and Rhome providing wholesale water. Rhome currently holds the CCN for this area of the development. After discussion with the Public Utility Commission (PUC), PMB/RVR was informed that they would not be able to serve as the retail provider without rights to the CCN, despite the wholesale agreement between the City and developer. The developer is requesting that the City jointly apply for dual CCN certification for these initial phases in order to provide retail service to these initial homes being constructed. After discussion with staff, legal, and engineering it is recommended that council move forward with dual certification as this will provide the City of Rhome with the most flexibility for short-term and long-term service for these initial phases.

Funding Expected: ☐ Revenue ☐ Expenditure ☐ N/A

Budgeted Item: ☐ Yes ☐ No ☐ N/A

GL Account: _____ Amount: _____

Legal Review Required: ☒ Yes ☐ No Date Completed: _____

Engineering Review: ☒ FD Review: ☐ PD Review: ☐ PW Review: ☐

Supporting Documents Attached:

Recommendation:

Authorize the City Administrator to execute any and all documents necessary to complete the application for dual CCN



Physical Address: 501 South Main Street

Mailing Address: PO Box 228

Rhome, Texas 76078

Telephone: 817-636-2462 | Metro: 817-638-2758

www.cityofrhome.com cityadministrator@cityofrhome.com

AGENDA ITEM H

Open Records Request History

Open Records Request History: 2017 - 2022*
*(*includes through July 25, 2022)*

