



**City Council Meeting
Minutes
Special Session
February 24, 2010 – 7:00 P.M.**

Rhome City Hall
105 First Street
Rhome, TX 76078

Council Present: Mayor Mark Lorance; Mayor Pro Tem David E. Wilson; Council Members: Chris Moore, Jo Ann Wilson, Shannon Jones and Charles Pennington.

Staff Present: Walt Leonard, City Attorney; Ramah Burns, City Secretary

1. Water and Sewer lines for Love's Travel Stop & Country Stores

David Vilbig, discussed with the City Council the routes for the water and sewer lines. He said they had the line under the highway water jetted and found it is a 12" line. They have revised their plans to tie into it. It will tie into the Love's site. He said it is running in a 20' easement along the right of way inside the property. They are going to have to get easements from the six (6) landowners.

Mayor Lorance said Richard Young said along the frontage road he didn't have a problem with that.

David Vilbig said the agreement he has with Love's right now is the surveyor they have hired has prepared easement for those tracts. He said they are ready to start doing that at the pleasure of the council. He said they can't start construction work until they get the easements. The way they have the sanitary sewer is they are coming off the treatment plant there is two (2) ways to do this. One would be to put a lift station down at the bottom of the hill where the Love's is and force main it back about two-thirds of the way and up and over the hill in that same easement that they are going to do the water line. The problem is the long term maintenance for Preston Gilliam, Public Works Director. To build a lift station that will carry the kind of sewage they will have in a 12" line that could be a million plus lift station. He said you have to size the lift station in order to not have to upgrade in the future. He said force main are problem when they do break. He said they have a solution that would take it 40'. He said they have talked to a number of contractors It ended up at the main part of the Love's site where they are going to put "Pioneer Point Road", and if you all don't like that name we can change it. He said that name came out of the history of Rhome. The road around the creek is a lot softer.

He said he met Atmos Gas. They have an 18" high pressure, 350 psi line that serves the North end of Fort Worth as well as Rhome. There is a line that comes off of it that is a 2" or 3" high pressure gas line that comes in and serves Rhome and the one that is in that casing is a low pressure 4" that goes back over to the sub division. He said that is a major gas line. It goes right through the school site. Apparently, the NISD and Atmos Gas have had conversations about having to re-route that. The other one is just an oil line and it's approximate location where that line is.

David Vilbig said they could do a lift station that could handle the Love's site and a smaller one. But long term you are going to have to upgrade it. If anything gets built to the North they are going to run out of capacity.

Mayor Lorange said they have just finished a study over the last year to develop a regional sewer plant. He said it probably won't be built for 30 years. But if they go with the plan and put the pieces in place then eventually that plan will come into place and this is part of that plan. If they sized it now – if we size it just for Love's I believe we are hurting ourselves.

David Vilbig said it would cost less just to do a lift station that would handle Love's for \$100,000 to \$150,000. They are looking at over \$300,000 to size it. He said that is part of that grant process that the city is getting. He said a 12" line will carry a lot of sewage.

Mayor Lorange asked what the rules were to have a gas line and a sewer line in the same place.

David Vilbig said Atmos Gas does not like high pressure natural gas being in the same ditch. You can cross them.

Mayor Lorange what he is wondering is and he is looking out for Richard Young's property, say if he granted an easement on the back side. Then when Atmos relocates their gas lines they could relocate in that same easement. Then instead of using more property we have freed up property.

David Vilbig said normally Atmos wants a separate ditch so there is no permeation between the two. He doesn't know what their separation is.

Mayor Lorange said if our sewer lines are 40' down, the gas line could be 10' above it. If we could do that then Richard Young could get more of his property back that might be a feasible solution

David Vilbig said usually they run the gas lines 6' deep. He showed Richard Young the site plan of the property showing the gas lines.

Mayor Lorance asked how quick Atoms people could come out. Could they work in our time frame to relocate their lines and is the school ready for them to relocate that line.

David Vilbig said they have had some discussions. That gas main relocation is going to be an expense item. That is a very expense item. He said the school is suppose to be ready by 2013. He said by law there is a 25' easement either side of where the gas line is located.

David Wilson said it looks like to him if we could across the fence on Richard Young's property and work something out with him right in the fence row and extending the CCN about 100'.

David Vilbig said you can't tie onto sewer line where you don't have the CCN. You can run it across the property without the CCN you just can't tie into it. He told Richard Young as you head West a portion of his property is in the FEMA floodplain where the creek is. He said they have an option to run the sewer line along those contours of the creek because you can't build on it anyway. It would save a lot of money.

Mayor Lorance said if they ran it down the creek in an area that can't be developed.

Richard Young said he needs to look at the property to see what they have in mind.

Mayor Lorance said this is what this meeting is for to get a win for everybody. We need to either get the sewer line cut through that rock where it needs to go then we are dealing with gas lines or if it's less impact for Richard by going around the creek whatever works fro everybody is what we need to do. He said we need to do some research and get some input and see what works on Richard's property or if we need to come back through the rock on the three (3) properties and see what works best.

Mayor Lorance said he didn't think they were going to come up with the alignment tonight but they can get started on an alignment study. He said we need to get Richard Young's information and have him be a big part of that alignment study. Hopefully when we will have a workable solution everyone will be in favor of it.

David Vilbig asked if the city was ready to get the easements for the water lines. They are ready to go on it.

Mark Lorance said we don't want to go out and get any easements because Love's hasn't even purchased the property, yet. We want to be sure before we substantially commit city resources and funds to this because tomorrow everybody could walk away and we want to be sure that we are beyond that point when we start committing resources. Jessica Kaltenbach is going to do the environmental study

David Vilbig said another issue they can't come to an agreement on is gravity flow sewer. They are proposing a 20' easement along the right of way. Now have that water line down the center. If they can't do that then they will have a sewer and force main in there with 10' separation. So they can put the water line 5' off the right of way, and the sewer force main and gravity 10' away from it in that 20' easement. So we want either water and sewer easement in the utility easement. We want exclusive water and sewer easement for the City of Rhome not a utility easement. He said a gravity flow sewer line will open everything to the North.

2. Developer's Agreement

David Vilbig said he has a draft developer's agreement for you to start looking at as these negotiations occur. We will figure out at what point Love' needs to step up to the plate. They want to start construction this fall. It will take 4 to 6 months to build. He said January or February next year they will flush the toilets. They are ready to submit documents to TX Dot to widen SH 114.

Mayor Lorance said when we cut cross country getting the water line in exchange for easements you got to tie onto the line a tap. He said we have the funds in place to do this. We need to time it to where we don't want to put anything in the ground and be at risk just like they don't want to be at risk. We will get the developer's agreement over to Walt Leonard.

Jo Ann Wilson asked if there were any time frames on this.

Mayor Lorance said he was going to walk into his office and execute the agreement with Kimley Horn. The easements are being prepared for the water line and the environmental study are being done. The wheels are already spinning. It will depend on what happens the next couple of weeks.

3. Adjourn.

There being no further business the meeting adjourned at 7:47 p.m.

CERTIFICATION:

Passed and approved on this 11th day of March, 2010.

Mark Lorance
Mayor

Ramah Burns
City Secretary