



**City Council Meeting  
Minutes  
Regular Session  
August 11, 2011 - 7:00 p.m.**

Rhome City Hall  
105 W. First Street  
Rhome, TX

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**Council Present:** Mayor Pro Tem Gerry McBride; **Council Members:** Chris Moore, Jo Ann Wilson, Chris Graves, and Cole L. Blanche.

**Staff Present:** Walt Leonard, City Attorney; Ramah Burns, City Secretary; Preston Gilliam, Public Works Director; Robert Pratt, Fire Chief, James Rose, Police Chief.

Mayor Pro Tem McBride led the assembly in the Pledge of Allegiance.

**Citizen Presentations and Public Input for Future Agenda Items:**

None

**Announcement from Mayor and Council Members**

Jo Ann Wilson said Love's Travel Stores gave the Fire Department \$1,000 at the Grand Opening.

**A. Approval of Minutes:**

1. July 14, 2011 – Regular Session
2. July 25, 2011 – Special Session

**B. Acceptance of Report**

1. **Police Department:** Chief Rose said TX Dot is in the process of moving the mobile home that was abandon on US 287.
2. **Fire Department**
3. **Public Works –** Preston Gilliam said the T.C.E.Q. inspection on the water system was done on Tuesday, August 2<sup>nd</sup>. All went well – we did not have any issues/violations on paperwork. The two (2) violations at the well sites were: 1. Failure to adequately vent chlorine rooms: Well #3, 4, 5, 6. this violation was done on purpose so the installation of the vent fans at each site was to T.C.E.Q. satisfaction. The inspector Steve Mindt said he had 14 days to comply.

If he had the fans installed and pictures to him within ten (10) days that on his final report to the City that his violation would be considered resolved. Work is in progress. 2. Failure to maintain exterior coating on storage tanks #6 Well #5 Well. This violation has been overlooked for years by other inspectors. Steven Mindt told me to get some rust inhibitor and apply it to the rust spots on the tank at Well #6, pressure wash the tank then primer the spots and paint them. Preston informed him that this was done. Preston told him we have discussed enlarging the tank at Well #5 to 80,000. He said to send him a confirmation letter stating what we plan to do and when. Make sure we follow through with our commitment and this would be resolved. One additional issue is to write T.C.E. Q. a letter on the disposition of the elevated tank behind city hall within 90 days. Mr. Mindt is going to discuss this with his supervisor and let him know something.

4. Administration

5. Parks and Recreation

C. Approval of Check Registers

1. June 7, 2011 through July 11, 2011

Motion was made by Chris Moore and seconded by Jo Ann Wilson to approve the consent agenda.

Motion carried unanimously

Discussion and necessary action concerning the following agenda items:

2. Old Business

A. Asbestos Surveys

Mayor Pro Tem McBride asked where they were in cleaning out the old school.

Chris Moore said they are getting the rest of their things out.

Mayor Pro Tem McBride asked if they were at a time or date when they can board the school up. The major concern is someone getting hurt.

Chris Moore said they need to get with Preston Gilliam. More than half the wood is rotten on the windows.

Chris Graves asked how long are they going to allow the senior to work on getting their stuff out. Is this something we can just go in and do?

Jo Ann Wilson asked how much is left in there.

Chris Moore said the whole front hall way had a lot of stuff. He said someone might have been in there after they were there on Saturday. He said the ramp was in a different position. He said there are weights that need to be moved. After we get it boarded up then we can discuss what we're going to do with it. Then they will have to deal with the Asbestos.

Jo Ann Wilson asked would it be reasonable to set 30 days from today or 2 weeks from now -when it's not so hot. She said what about having it done by the next council meeting – September 8<sup>th</sup>. She said she would contact Bill Childress on the time frame.

Mayor Pro Tem McBride said they need to post “No Entry”.

Preston Gilliam said there are chemicals there with no labels. He said the weighs can be put in the elevated tower.

Motion was made by Chris Graves made a motion and seconded by Cole Blanche to move forward with September 8<sup>th</sup> to get the school cleaned out, then set a date to firmly secure it then they can review their options with the chemicals and whatever else needs to be done before they finally secure the building.

Motion carried unanimously.

### 3. New Business

- A. Accept the resignation from Mayor Evelyn L. Obenour effective August 5, 2011.

Motion was made by Jo Ann Wilson and seconded by Chris Moore to accept the resignation from Mayor Obeour.

Motion carried unanimously.

- B. Economic Development – Interim plan of action pending Master Plan.

Jo Ann Wilson said the City of Haslet hire a consultant to help for approximately \$36,000. She asked what they can do as a council to knock on doors.

Mayor Pro Tem McBride said his suggestion would be to get a meeting with Trent Petty with the Rolling V to get this going.

Also, the City of Azle is on line. The last two (2) gentlemen that were here had information. He said he would call Trent and get a Workshop set up.

**C. Dilapidated Buildings – Identify and develop plan of action.**

Jo Ann Wilson said we need to start to clean up the city property on Old Mill and Morris. She said we need to contact the owners to see if they will bring them down and identify some of the others. She said behind the old Harvey's store has no doors or windows. She said what is the Building Officials part and Chief Rose job.

Walt Leonard said there are several things you can do. One you can find those that are not lost causes to see if you can get them fixed. If they can't be repaired then you have to go through State statute to get them brought down.

Mayor Pro Tem McBride asked if it was Ordinance violations Building violations.

Walt Leonard said any collapsing house could be an Ordinance violation. If it is a lost cause there is a State Statute that you can go through hearing to condemn.

Cole Blanche said if you find a house or building that's dilapidate and we give them a notice you have this amount of time. He there anything in there where you can take the land?

Walt Leonard said you could end up with properties or land. You don't want to get a property with asbestos. A private owner has very few restrictions but a public entity and you find asbestos in one of our buildings then we have to go through the entire rig a monroe.

Jo Ann Wilson said 339 N. Main there is a trailer with no windows. She didn't know if it's an ordinance or dangerous building. The trailer has been cited. She thinks we need to do a couple at a time.

Preston Gilliam said Jason Cottongame needs to look at his garage and the city wall to see what to do.

Chris Graves said Local Government Code Chapter 214, Section A states everything our ordinance states. It regulates the municipal regulator authority for housing and dangerous structures. We have everything in place we just need to enforce it.

**If it's more than 50% of the property needs to be fixed or the value is more than 50% of the value of the property it is to be demolished.**

**Mayor Pro Tem McBride said the trailer is an ordinance violation.**

**Walt Leonard said Chief Rose and/or Jason Cottongame may be required to come to court if a citation is issued.**

**Mayor Pro Tem McBride said to start writing ordinance violation tickets.**

**Jo Ann Wilson asked at the next council meeting, September 8<sup>th</sup> Chief Rose will let us know what's going on with the trailer at 339 No. Main. and the garage apartment behind Harvey old grocery store on Old Mill.**

**Chris Graves asked that Preston find out about the city building on Old Mill and Main and talk with the property owner.**

**D. Ordinance Enforcement – Use of tickets in lieu of warning letters.**

**Jo Ann Wilson said this has been discussed at the Planning & Zoning meeting. She said Sherry Taylor is the Court Clerk, her husband is a retired Bridgeport Police Officer. When he was with Bridgeport rather than tie in all the administrative letters, suspend files they issued a citation and gave them so long to fix the situation. The computer takes over all the administrative work.**

**Chris Graves said he looked at twelve different cities and they have ten (10) days and it is a ticket. There is no 30 day notice. You have ten (10) days to fix it.**

**Walt Leonard said they can dismiss it if it's corrected or deferral.**

**Mayor Pro Tem McBride said there was a recommendation coming from the Planning & Zoning Commission on this.**

**Jo Ann Wilson said when we start activity enforcing ordinances they will start correcting the issue.**

**Mayor Pro Tem McBride said the Chief can't send out that many letters and try to figure out where he was before. He said there has to be an administrative part somewhere along the line that helps him administer. He said he has seen personally that that's not necessary the issue.**

The issue is somebody has been given a warning letter and that issue is still not resolved. Unless the Chief has a system to follow up on the warning letters the thing Jo Ann is talking about would resolve that portion. He said he would research the ordinances and work with Chief Rose to find where he has to send a certified letter.

**E. Sewer Commercial Rates**

Mayor Pro Tem McBride said he put together some data for commercial customers. He looked at several cities, Haslet, Roanoke, Boyd, Newark, and Justin. He said they want to do the right thing. In the city right now we charge a base of \$15. The rate caps out at \$47.90 for any meter over 25,000 gallons of water. He said we have two (2) lift stations.

Preston Gilliam said last month his electric for the East and West plants were \$1,668.38. If said if all 33 business accounts capped out at \$47.90 they would have been billed \$1,581.00. He said he is in the red. Chris Grave said Commercial Sewer rates needs to be on the agenda with the Budget Workshop.

**F. Budget Workshop date.**

The Budget Workshop date was set for August 16, 2011 at 6:30 p.m.

4. Recess to Executive Session at 8:20 p.m.: The Rhome City Council will Convene Into Executive Session In Compliance With Chapter 551 Of The Texas Government Code (Open Meeting Act) Vernon's Texas Code Annotated, As Follows:
  - a. Section 551.074 – Personnel – Police Chief
5. No action was taken at 9:05 p.m. on Item 4.
6. Future agenda items:
  1. Future Mayor to fill position.

7. Motion was made by Chris Moore and seconded by Cole Blanche to adjourn at 9:05 p.m.

Motion carried unanimously.

There being no further business the meeting adjourned at 9:05p.m.

**CERTIFICATION:**

**Passed and approved on this 8th day of September, 2011**

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**Gerry McBride**  
**Mayor Pro Tem**

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**Ramah Burns**  
**City Secretary**