



**City Council Meeting  
Minutes  
Regular Session  
January 12, 2012 - 7:00 p.m.**

Rhome City Hall  
105 W. First Street  
Rhome, TX

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**Council Present:** Mayor Mark Lorange; 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; James Rose, Police Chief.

Mayor Lorange led the assembly in the Pledge of Allegiance.

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

Mayor Lorange said on Citizen Presentations the Council can listen only. They can't get into a conversation or any discussion.

Alex Auguliar - 1201 Alliance Boulevard spoke. He said he would like to add a couple more rooms to his house. He said he has six (6) kids and they need more room because they are getting bigger. He said he would also like to put in a ground pool.

Walt Leonard said the council couldn't respond to him under the rules but he wishes to make application he needs to check with the building department at city hall. He said he could file for a variance. To get a variance he will have to come through the city council after he makes application for a variance and explain why. The council cannot do anything tonight.

**Announcement from Mayor and Council Members**

Mayor Lorange said the new camera system has been installed in city hall. The council chamber has wireless internet and the password is "guess pass". He said Angie Kasinger resigned and moved by to Comanche to go to school. She asked me to read the following:

Dear Mayor and Council – Making the decision to end my employment with Rhome was one of the hardest decisions I have had to make. It has been a joy to be a part of Rhome and get to know its citizens. I could not ask for a better group of people to work with and I am so grateful for the chance to learn from all of you.

Please allow me to share my thoughts and humble opinions on just a few of these people.

Mark, thank you for your calming presence and attentiveness in every situation.

Ramah, while she does not in fact – “run the city”, the city and its staff would have a hard time running without her. It does not matter what the question is, if Ramah does not know the answer she knows who does and will not quit until she is sure the need has been met. She does not just do her job she does it in such a way that makes everyone else’s job easier, and with relentless compassion and conviction. She is a treasure in case you did not already know it!

Jo Ann & Miss Lisa – I don’t know if I have ever seen dedicated elected official. I know of course your trusty side-kick, a.k.a. Lisa, struggles to keep you in line:) It is so evident that you really care about Rhome.

Jo Ann Wilson said the election passed 56 – 7. That was 89% for and 11% against for Love’s Travel Stops to sell off premise beer and wine.

Preston & the Crew, is there nothing these guys can’t/won’t do? They are the superheroes of the city. These gentlemen do so much more that service the cities water/sewer needs.

To everyone that is and has been a part of this city you all do an amazing job keeping this city on track. It is awesome to see where Rhome has come from to where it is today, and I am very excited to see what Rhome will be in the future. Sincerely, Angie Kasinger

Mayor Lorance said Paul Snodgrass donated land adjoining the Family Park in memory of his father, Robert Snodgrass. He also announced Eddie Cheatham, City Engineer passed away yesterday.

Jo Ann Wilson announced that Court Clerk was back. She had a heart attack during the holidays and came back with a pace maker.

1. **Consent Agenda:** The items will be enacted with one motion. Any Council Member may remove any item from the Consent Agenda.

Mayor Lorance removed Public Works, Chris Graves removed Administration, and Jo Ann Wilson removed Fire Department.

Chris Graves asked if the Administrative Assistant position was posted. Ramah Burns said yes it was posted on the TML web site, in the Wise County

Messenger and the city web site. We received 96 resumes. I hired Dana McMahon. She was with the Town of Trophy Club for 4 ½ years and Beck Properties for 6 years. She grew up in Boyd and lives in the New Fairview area. She also has a degree has a paralegal.

Preston Gilliam said they had a preconstruction meeting last Thursday. MELA Construction came in yesterday and started cutting all of the trees. The road over there has been bad for years. He said with all of the construction and trucks coming in and out – Virginia Lane is fixing to be a mud hole. He said he would like to put some gravel on that road. If they do the road all the way down to the wastewater plant, they would need about 350 yards of flex base for about \$6,500. There is one area where all the water comes across the road and continuation washing it out. They got a 20' x 12" tin horn to put it under the road.

Chris Graves suggested that they call TX Dot to get some of the mix they have on the service road that's stock piled. Preston said he would check on that.

Cole Blanche asked Preston to talk with the contractor to set up some type of station they will come through so they won't track mud all over the city. They can set up some rock boulders. Preston said he would talk with them about that.

Preston said the roll up door at this shop is broken. He has a quote from Overhead Door for an electric door its \$3,800 for a manual door its \$2,800.

Mayor Lorange said he visited with Kimley Horn about what the major contributors were for the over run. He said there were two (2) things: The market is not as hungry as it was when they built the lift station and – 2 and there were some questions about what type of rock they would get into with labor they would be required to move around some of that rock on the site. He said there were three (3) bids coming in so close to each other – they were good bids.

Preston said he is waiting on a phone call to see if issue with Love's can be resolved over the telephone on ammonia violations or if he has to go to Austin. He said he hoping with the documents and extra sampling it will be dismissed.

Fire Department report – Jo Ann Wilson said on the Fire Report the Chief mentioned trucks are wearing out. Chris Moore said part of it they have a brush truck with a standard transmission they have had for six (6) years the clutch was out. Robert Pratt is just throwing out some ideas and ways to try to get a new one. Maybe get a bigger one that would take some wear and tear off some of the other ones. They have been spending a lot of money on repairs. Chris said Engine 2 is getting an inspection right now and they found out it needs brakes.

James Rose said he wanted to introduce Jeff Kelley our motor cycle officer. He works three (3) different days for 3 or 4 hours a day. There have been several people coming into city hall with tickets and they say how nice he is. He worked for the city several years ago and the Sheriff's office.

**A. Approval of Minutes:**

1. December 8, 2011 – Regular Session

**B. Acceptance of Report**

1. Police Department:
2. Fire Department
3. Public Works
4. Administration
5. Parks and Recreation -

**C. Approval of Check Registers**

1. December 6, 2012 through January 7, 2012

Motion was made by Chris Graves seconded by Chris Moore to approve the consent agenda.

Motion carried unanimously

Discussion and necessary action concerning the following agenda items:

**2. Old Business**

**A. Auto World Collision**

James Rose said he called Jason Cottongame and asked where we go with this.

Jason said he would or his assistant go out and take a look at it. Jason said the way the City of Rhome annexed it to begin with Gary Howard they is not a lot of ways we can enforce it.

Mayor Lorange said its more a change of use not annexation issue. Still with the ownership changing he would think they still need to get a CO.

James Rose said he talked with Dave at Dave's Auto World and he in the future wants to build a paint booth out there. He said he told him not to do anything until he talked with city hall.

Walt Leonard said they can still get a CO it may say the place is non - conforming due to the annexation. He said whatever they are doing they can continue but they can't expand.

**B. Budget Workshop –**

Mayor Lorange said they need to discuss the additional expenses for the waste water treatment plant.

Everyone agreed to meet on January 26, 2012 at 7:00 p.m.

**3. New Business**

Pete Chaney, CPA – Audit for fiscal year October 1, 2011 and ending September 30, 2011.

Pete Chaney, CPA discussed the audit. He said the Opinion Letter belonged to him. He gave the city an unqualified clean opinion. He said the net assets have always increased every year since he has done the audit. Last year they increased almost a million dollars. The W/S assets have decreased because of depression. For the second year the GF hasn't transferred any money to the W/S. He said one thing that jumped out at him – the last paragraph on page 9 - with the increase of sales tax and sewer rates and the additional expenses on the infrastructure the city council was able to keep the same tax rate in the 2011/2012 budget. Over the past 12 years the council has consistently lowered or maintained the previous tax rate. He said he thinks they deserve a pat on the back because how much you have added to the city and maintained the same tax rate.

Motion was made by Chris Graves, seconded by Jo Ann Wilson to approve the audit for fiscal year October 1, 2010 and ending September 30, 2011.

Motion carried unanimously.

**B. Membership with TEX-21 – Organization that is spearheading the improvements of US 287.**

Mayor Lorange said there was a meeting with TEX-21 he and Gerry McBride was both planning on attending it back in November. He said he received a call from Mayor Lambert the Mayor of Decatur stressing the important of this group. Mayor Lorange introduced Russell Schaffner, Public Policy Consultant.

Russell Schaffner said they go to individual cities and counties. They also work with TX-Dot and the legislature. They have identified three (3) highways – I -30: US 35 and US 287. He said US 287 is one of the oldest road projects in Texas. It started in 1913. They are trying to bring every one along the 503 miles of US 287 and listen to different needs of the different cities and municipalities and work back with the State of Texas and legislature as well as Congress. He said within the next ten (10) years Texas is going to see a great number of changes.

Mayor Lorange said membership is \$2,125 a year. He wanted to bring this to the council for approval.

Motion was made by Cole Blanche, seconded by Gerry McBride to accept the membership to TEX-21.

Mayor Lorange said being a member is great but if you don't participate it's not all that great. He said he would make an effort and be involved as much as possible.

Gerry McBride said he would also make an effort.

Chris Graves said on the web site there is a list of voting members. He asked if we would have a say so in that.

Russell Schaffner said yes the City of Rhome would have a vote on their legislative agenda and all other matters. Next January it will be very busy. The voting member of Rhome will be equal with any other voting member.



Amended motion by Cole Blanche, seconded by Gerry McBride to accept the membership and to appoint Mayor Lorange as the primary contact for Rhome.

Motion carried unanimously.

C. Code Enforcement

Mayor Lorange said he and Mayor Pro Tem McBride were talking about Code Enforcement and different options. He said we need to find an outside source that can do our Code Enforcement or coordinate with Chief Rose. He said right now we are absent from getting our code enforcement taken care of. He said he received a letter from Kerry with NTACA. He asked if they wanted him to set down with Chief Rose.

Jo Ann Wilson said that's what she would like to see. She said we are paying and hired Chief Rose to handle code enforcement.

Chris Graves asked Chief Rose if they hired him to do Code Enforcement.

Chief Rose said the duties were to include Code Enforcement.

Jo Ann Wilson said she would like to see us work with Chief Rose to see what we can get done. She said there are two (2) properties on Aurora and letters were sent to them about 6 months ago. She said she drove by today and it's the same as it was. She said that's what we need to look at.

Gerry McBride said that he and Mark have gone through the city. He said there was a man here tonight that wouldn't pass code enforcement today. He said Chief Rose just went to a Code Enforcement class. He said there are a lot of ideas we can look at. He said he doesn't think we need a full time enforcement officer. He said he would like to look at other cities.

Jo Ann Wilson said she knows Kerry could do code enforcement it's just that we set the money aside to hire a police officer and part of their duty was ordinance control. She said we have so many reserve officers. She doesn't know why they can't split up the city and have them do it – she doesn't understand.

Mayor Lorange said when he was at TML is went to the Ordinance Class. They talked about how cities went from nothing from full code enforcement. They would inform a certain neighborhood that they were going to do code enforcement the first 2 weeks in February and let them know the codes they would be enforcing and give them a chance get everything in line before they went out there.

Gerry McBride said so many times this council has the best intentions in the world to do what's right. Then they walk out of there shaking their heads and we don't follow up. He said he would like even if it's another meeting to come back and follow through on this.

Chris Graves said right now nothing is getting enforced. He asked where does Ellis Homestead fall into the city right now. There are no deed restrictions anymore, but there is, part of the city but the city can't enforce it; they have chicken coops going up in back yards now.

Gerry McBride said they have deed restrictions as well.

Cole Blanche asked Chief Rose how many officer's he have on duty during the day.

Chief Rose said one (1). He said they can do it but it's time consuming. It's keeping up with the paper work.

Mayor Lorange said they can do one (1) street at a time instead of trying to do the entire city. He said he would sit down with the Chief and come up with a game plan and see if they can make some progress.

Gerry McBride said he likes the idea of a neighborhood meeting to let the residents know what is going to happen.

Chris Graves said he understands the Chief's concern because police work is 90% paperwork anyway. He said he doesn't know how much time Dana would have. Ramah Burns said they can send out letters. She said she sent letters out in the past.



**D. NTACA – Contract proposal.**

Motion was made by Chris Moore, seconded by Chris Graves to stay with Wise County Animal Control.

Motion carried unanimously.

4. Recess to Executive Session at 8:22 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 551.071 – Consultation with City Attorney – Tax abatements.

5. Discuss, Consider and Act Regarding Taking Any Appropriate Action - Executive Session Item 4.a.

No action was taken in Executive Session at 8:51 p.m.

6. Future agenda items:

Development Agreement – template.

7. Motion was made by Chris Moore and seconded by Gerry McBride to adjourn at 8:51 p.m.

Motion carried unanimously.

There being no further business the meeting adjourned at 8:51p.m.

**CERTIFICATION:**

Passed and approved on this 9th day of February, 2012.



Mark Lorance

Mayor



Ramah Burns

City Secretary