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## **MINUTES OF RHOME CITY COUNCIL MEETING**

**Meeting Date: September 26, 2017**

**Meeting Time: 7:00 pm**

### **Call to Order**

Mayor Pittman Di Credico called the meeting to order at 7:00 pm.

### **Call roll to establish a quorum**

Mayor Pittman Di Credico announced a quorum of Council members.

#### **Council Members Present:**

Mayor Michelle Pittman Di Credico  
Mayor Pro Tem Sam Eason  
Council Member LeeAnne Mackowski

Council Member Kenny Crenshaw  
Council Member Charles Pennington

#### **Council Members Absent:**

Council Member Colton Lorange

#### **City Staff Present:**

City Attorney Carvan Adkins  
Police Chief Sam Love  
Fire Chief Darrell Fitch

Public Works Director Lance Petty  
City Secretary Shannon Montgomery  
Court Clerk Kristi Adams

### **Invocation**

Council Member Crenshaw gave the invocation.

### **Pledge of Allegiance to the American Flag**

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

There were no Citizen Presentations.

### **Announcements from Mayor and Council Members**

Mayor Pittman Di Credico announced three upcoming events:

- Monday, October 2, 2017 Joint Planning and Zoning Training Workshop with City Council, Planning & Zoning Commission, and Parks & Recreation Board,
- Tuesday, October 3, 2017 National Night Out from 6pm until 8pm at the Family Park, and
- Saturday, October 7, 2017 is Movie Night

There were no other announcements.

### **Presentations**

***Presentation from Dr. Ryder Warren, NISD Superintendent, regarding growth impact on schools including future school needs and upgrades or improvements to existing schools***

NISD Superintendent Dr. Warren Ryder addressed Council and the members of the audience. Dr. Ryder covered the Priority Goals, a brief history regarding Northwest ISD, Growth / Infrastructure Concerns, Student Enrollment, Ten Year Enrollment Forecast, Housing Overview 2Q17, Annual Closing Distribution 2Q17, the Prairie Point, Managing Growth, and the \$399 million bond referendum and the projects that it entails.

A brief question and answer section followed the presentation with Dr. Ryder answering questions from both the Council and audience regarding school taxes, resources for parents, state funding, and teacher-student ratios.

## **Consent Agenda**

### **A. Minutes of September 14, 2017**

Motion made by Council Member Mackowski, seconded by Council Member Crenshaw, to accept the Minutes of September 14, 2017. The vote to accept the minutes passed 4-0.

## **Regular Session – Old Business**

### **A. Discuss and any necessary action regarding the city's 5-year plan, vision statement and goals, including mayor's review of past accomplishments**

Mayor Pittman Di Credico provided the Council and audience with a list of accomplishments:

*Before we draft our forward-thinking plan, I think it is beneficial to remind ourselves of what has been accomplished in the past year or two:*

- *Completion of the Civic Pavilion which is available for city sponsored and private events*
- *Completed a capital improvement plan to use as a guideline for improvements*
- *Relocated City Hall services including the Council Chambers and Municipal Court in a matter of several days to the current temporary location*
- *Completely removed the mold and asbestos which was found at the old City Hall and Council Chambers buildings*
- *Replaced the roof on the old City Hall building to prevent further future mold issues*
- *Completion of the Westside Waste Water Treatment Plant which has needed repairs since the rain storms of May 2015*
- *Addressed the major Infiltration/Inflow (I&I) issues which have affected the Westside Waste Water Treatment Plant*
- *Negotiated with Walnut Creek Special Utility District to resolve the water quality issues which have created violations for the City through newly implemented chlorine dioxide treatment on 8/1/17 at the Walnut Creek facility prior to sending to the Rhome water supply lines*
- *Improved and began addressing the Code Compliance needs by utilizing contract labor for this service over the past year, and approved funding in the 2017-2018 fiscal budget year for additional hours for the Code Compliance Officer to address ongoing code violations and bring even more compliance than the previous year*
- *Approved funding in the 2017-2018 fiscal budget year for a full-time building official to address the growth and expansion in the City and surrounding area*
- *Approved funding in the 2017-2018 fiscal budget year for a part-time fire chief to address the EMS and fire protection requirements of the City in response to the growth and expansion in the City and surrounding area*
- *Completed road repairs on Redbud to chip seal the road*
- *Scheduled road repairs on Oak Court utilizing county assistance of equipment and manpower so the cost to the city will be the materials only with the base applied the first week of October and the remainder of the chip seal to be completed in the spring of 2018*
- *Completed or addressed all road repairs listed in the capital improvement plan up to 2018 based on the city engineer's recommendation*

- Completed chip seal paving on the parking lot to the Family Park
- Completion of needed drainage repairs in By Well Estates
- Addressed the inadequate Public Works facility by building new staff offices as well as a break room
- Addressed the needs for a Fire Department training room due to the relocation of the city hall offices to the fire station offices in May 2016
- Implemented a regular vehicle replacement program of one police vehicle per budget year for the police department
- Improved the employee benefits program by offering more healthcare choices to ensure employees could provide affordable healthcare coverage to their families
- Improved the employee benefits program and the administration of the time off policy to convert to Paid Time Off (PTO) program
- Implemented the place system for elections
- Approved the same property tax rate for fiscal year 2017-2018 which is one of the lowest property tax rates in the county
- Kept the general fund saving account balance stable
- Completed payment of a past bond which enabled the city to be able to approve a 7-year Tax Note for capital improvements over the next year to include updating to automatic meter readers, storm warning sirens, city hall renovations/relocation, permit application and design for the Eastside Waste Water Treatment Plant Expansion project and removal of asbestos/demolition of the Old School to pave the way for a site for a future Municipal Complex
- Approved the annexation of approximately 312 acres for a new development which will include new residential as well as retail and commercial which will expand the city's tax base and provide much needed retail and commercial businesses located close to home
- Approved funding in the 2017-2018 fiscal budget year for a citizen notification system as well as software and hardware upgrades to streamline and improve city services by improving customer access, ensuring adequate records retention and utilizing technology over increasing staff load

While this is not an all-inclusive list of accomplishments, these are some of the areas that we have made strides in; I would like to thank everyone who was a part of each of these accomplishments from city staff, current or former elected or appointed officials to the citizens who have patiently waited for these accomplishments to materialize. Many of the people who made this happened worked long hours; some were paid and some were not. We were only able to do this by working together as a community.

The Council thanked Mayor Pittman Di Credico for creating the list. Council then discussed the draft 5-year plan/vision for the City. Mayor Pro Tem Eason requested to add a Recreation Center under Parks & Recreation for long-term/permanent (durable aspects). Eason also stated that this was an excellent outline and questioned what traffic control under Public Safety entitled.

#### ***B. Discussion and any necessary action regarding purchase and installation of automatic meter readers***

Mayor Pittman Di Credico stated that the City had received two bids that were significantly different; and that with any big project over \$50,000, the City must request bids.

Motion made by Council Member Crenshaw, seconded by Council Member Mackowski, to pursue the bid process. Motion carried unanimously.

#### ***C. Discussion and any necessary action regarding other bond funded capital improvement projects including storm warning sirens, Old School asbestos removal/demo, City Hall renovations/relocation and Eastside WWTP Expansion***

#### Storm Warning Sirens

Mayor Pittman Di Credico stated the Sirens would also need to go out for bid.

Park and Recreation Chair, Tommie Eason, shared her concerns that technology has evolved and there was something more efficient to use.

Council's consensus was to continue with the bid process and see what came back.

Motion made by Council Member Mackowski, seconded by Council Member Crenshaw, to authorize the Mayor to bring back a bid package for Council's review. Motion carried unanimously.

#### Old School asbestos removal/demo

Motion made by Council Member Crenshaw, seconded by Council Member Mackowski, to move forward to create a protocol and bring back to Council. Motion carried unanimously.

#### Eastside WWTP Expansion

Mayor Pittman Di Credico gave an update that the RFP for Qualifications deadline is 2:00 pm Friday, October 6 and that the bids would be opened at 5:00 pm and brought to Council at the October 12, 2017 Council meeting.

#### City Hall Renovation/Relocation

Mayor Pittman Di Credico stated the following:

*Pursuant to the Open Meetings Act, Chapter 551, Section 551.027 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 or 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. In addition, if during the course of the City Council meeting, any discussion of any item on the agenda should be held in a closed meeting, the Council will convene into executive session in accordance with the Texas Open Meetings Act, Texas Government Code, Chapter 551, Subchapters (D) and (E).*

Mayor Pittman Di Credico convened the City Council into Executive Session at 8:00 pm.

Mayor Pittman Di Credico reconvened the City Council into Regular Session at 8:17 pm.

#### ***Discussion and any necessary action regarding the Executive Session***

Motion made by Council Member Crenshaw, seconded by Council Member Pennington, that the Mayor be allowed to enter into negotiations for alternative locations for City Hall. Motion passed unanimously.

#### **Regular Session – New Business**

#### ***D. Discussion and any necessary action regarding software and hardware upgrades to city facilities and services for fiscal year 2017-2018 including overall plan for purchase and implementation***

##### Communication Software

Mayor Pittman Di Credico stated the City has received a quote from Blackboard, which was what the City utilized in the past. Mayor Pro Tem Eason requested that the City get a quote from LiveSafe.

Council continued discussions regarding communication software and the consensus was to have the Mayor obtain quotes from Code Red and LiveSafe and bring back to the Council.

#### Building Permits and Code Compliance Software

Motion made by Council Member Crenshaw, seconded by Council Member Mackowski, to pursue the purchase of the Building Permits and Code Compliance Software. Motion carried unanimously.

#### Municipal Court Software

Mayor Pittman Di Credico shared the costs of the current software and the proposed software. She also stated that the City is currently using Fund Accounting Solution Technologies and received a quote from NETDATA.

Motion made by Council Member Mackowski, seconded by Council member Crenshaw, to authorize the Mayor to evaluate a cost benefit analysis and present to Council at a later date. Motion carried unanimously.

#### Utility Billing and Financial Software

Mayor Pittman Di Credico asked City Attorney Adkins if software purchased needed bids. City Attorney Adkins provided that the City should request sealed proposals, which allows the benefits of negotiation to allow the City to competitively procure software. Since technology is not always an apples to apples comparison, sealed proposals allow the city to review each proposal and see which vendor offers what the City needs.

Motion made by Council Member Mackowski, seconded by Mayor Pro Tem Eason, to authorize the creation of requests for sealed proposals for software and bring back to the Council for review. Motion carried unanimously.

#### ***E. Discussion and any necessary action regarding new city staff positions for fiscal year 2017-2018***

Mayor Pittman Di Credico stated that the Council approved two positions in the Fiscal Year 2017-2018 budget – the Building Official and the Part-Time Fire Chief. The Mayor also stated she is working on both job descriptions and postings and will bring back to Council.

#### ***F. Discussion and any necessary action regarding Code Compliance Officer and contract***

Motion made by Mayor Pro Tem Eason, seconded by Council Member Crenshaw, to authorize the Mayor to enter into a contract with Jeff Douglas for Code Compliance. Motion carried unanimously.

#### ***G. Discussion and any necessary action regarding accepting resignation of member on Planning and Zoning Commission and filling any vacancies on same including alternate positions***

Motion made by Mayor Pro Tem Eason, seconded by Council Member Mackowski, to accept the resignation of Tim Cobb. Motion carried unanimously.

Mayor Pittman Di Credico stated that this creates a vacancy on the P&Z Commission. Motion made by Mayor Pro Tem Eason, seconded by Council Member Pennington, to appoint Alternate Ronald Kuhleman to the vacant seat. Motion carried unanimously.

Consensus of Council was to advertise for the P&Z Commission Alternate position vacancy.

#### ***H. Discussion and any necessary action regarding request by Rhome Veteran's Group to install Christmas tree in Veterans' Park and host lighting ceremony***

Motion made by Council Member Crenshaw, seconded by Council Member Mackowski, to approve, on a year by year basis, the Rhome Veteran's Group request to install the Christmas tree in the Veteran's Park and to host the lighting ceremony and to have the City pay for the electricity for the tree lighting. Motion carried unanimously.

***I. Discussion and any necessary action regarding an Interlocal Agreement for Animal Control Services with Wise County***

Motion made by Mayor Pro Tem Eason, seconded by Council Member Crenshaw, to renew the Interlocal Agreement for Animal Control Services with Wise County. Motion carried unanimously.

*Mayor Pittman Di Credico opened Agenda Items J and K simultaneously.*

***J. Discussion and any necessary action regarding an Interlocal Agreement for Fire Protection and First Responder Services with Wise County***

***K. Discussion and any necessary action regarding an Interlocal Agreement for Fire Protection and First Responder Services with Tarrant County***

Motion made by Mayor Pro Tem Eason, seconded by Council Member Pennington, to renew both Interlocal Agreements for Fire Protection and First Responder Services with both Wise and Tarrant Counties. Motion carried unanimously.

**Future Agenda Items**

Mayor Pro Tem Eason requested a future agenda item to authorize the City Attorney to draft a "Powers of the Mayor" ordinance without conflicts as the current Codification of Ordinances has conflicts. City Attorney Adkins suggested reviewing the Code of Ordinances to get an idea of the project prior to requesting this as an agenda item.

**Adjourn**

Motion made by Council Member Mackowski, seconded by Council Member Pennington, to adjourn. The motion to adjourn carried unanimously. Mayor Pittman Di Credico adjourned the meeting at 8:52 pm.

**Minutes approved the 12th day of October 2017.**

Michelle Pittman Di Credico  
Michelle Pittman Di Credico,  
Mayor

Shannon Montgomery  
Shannon Montgomery, TRMC  
City Secretary

