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Mayor
Michelle Pittman
Di Credico

City Council

**Mayor Pro-Tem,
Place 3**
Elaine Priest

Place 1
Charles
Pennington

Place 2
Kenny Crenshaw

Place 4
Sam Eason

Place 5
Leeanne
Mackowski

**City
Administrator**
Joe Ashton

City Attorney
Carvan Adkins

City Secretary
Shannon
Montgomery

Fire Chief
Darrell Fitch

Police Chief
Sam Love

**Public Works
Director**
Lance Petty

MINUTES OF PUBLIC MEETING OF THE RHOME CITY COUNCIL

Meeting Date: Thursday, July 12, 2018

Location: Rhome Community Center, 261 North School Road

MEETING START TIME: 7:00 PM

Call to Order and Establish a Quorum

Mayor Pittman Di Credico called the meeting to order at 7:00 pm. and announced a quorum of Council Members present.

Council Members Present:

Mayor Michelle Pittman Di Credico

Mayor Pro Tem Elaine Priest

Council Member Charles Pennington (arrived at 8:00 pm)

Council Member Kenny Crenshaw

Council Member Sam Eason

Council Member Leeanne Mackowski

City Staff Present:

City Administrator Joe Ashton

City Attorney James Donovan

City Secretary Shannon Montgomery

Fire Chief Darrell Fitch

Police Chief Sam Love

Public Works Director Lance Petty

Invocation and Pledge of Allegiance to the American Flag

Council Member Crenshaw gave the invocation and led the Pledge of Allegiance to the American Flag.

Citizen Presentations and Public Input for Future Agenda Items

Police Chief Love announced that the City of Rhome Police Department Office Brown had made an arrest during a traffic stop and it was then later recognized as was part of a larger drug trafficking organization that helped lead to nearly 40 drug-related indictments.

Deborah BeCraft, 360 Second Street, Rhome, Texas, asked Council to clean up the gravel on North School Road before someone gets hurt by flying debris.

Announcements from Mayor and Council Members

Mayor Pittman Di Credico made three announcements:

1. Wise County put a 90-day burn ban into effect and more information was on the City's website.
2. City Attorney Carvan Adkins was unable to make the meeting and City Attorney James Donovan was in attendance.
3. Past City Attorney Walt Leonard had passed away; please keep his family in your prayers.

Council Member Eason thanked the Rhome Fire Department for all of their hard work putting out the many grass fires and saving people's homes.

Consent Agenda

A. Minutes of June 26, 2018 City Council Regular Session

Motion made by Council Member Mackowski, seconded by Council Member Eason, to approve the Consent Agenda as presented. Motion carried unanimously.

Monthly Staff Reports

B. Mayor's Report of Operations

C. Departments: Administration, Fire Rescue, Municipal Court, Police and Public Works

D. Boards: Parks & Recreation Board and Planning & Zoning Commission

Mayor Pittman Di Credico briefed council on her Report of Operations.

Executive Session

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

E. Section 551.071 Pending or contemplated litigation or to seek advice from attorney

Potential Sewer Upgrades

F. Section 551.074 Deliberation regarding Personnel to discuss or deliberate the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee, or hear a complaint or charge against an officer or employee in executive session unless the officer or employee requests a public hearing:

City Engineer

Mayor Pittman Di Credico convened into Executive Session at 7:12 pm.

Reconvene into Regular Session

Mayor Pittman Di Credico reconvened into Regular Session at 7:43 pm.

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

Council took no action as a result of the Executive Session.

Public Hearing

H. Rhome City Council to conduct a Public Hearing to consider a request of a Final Plat, Legal Property being a replat of lots 3 through 10, block 19, lots 1 through 5, block 28, Part of Block 22 and parts of the abandoned streets of "E" Street and "F" Street, and internal alleys, Original Townsite of Rhome, Texas, as shown on that certain map or plat thereof recorded in Volume 5, Page 640, Wise County Deed of Records

Mayor Pittman Di Credico convened into Public Hearing at 7:44 pm.

The following spoke in opposition of the proposed final plat:

- Shirley Mize, 170 Russell Street, Rhome, Texas 76078

- Fabiola Valdez, 280 South Dogwood, Rhome, Texas 76078

Council Member Pennington arrived at the meeting at 8:00 p.m.

- Ashley Majors, 200 South Dogwood, Rhome, Texas 76078

Mayor Pittman Di Credico announced that there was a quorum of Planning & Zoning Commissioner present and asked that the Commissioners refrain from discussing this item amongst themselves.

- E. Gail Rother, 199 West Morris Street, Rhome, Texas 76078
- Deborah BeCraft, 360 West Second Street, Texas 76078
- Melinda Peterson, 328 West Morris Street, Rhome, Texas 76078
- David Gilbert, 430 Old Mill Road, Rhome, Texas 76078
- Jo Ann Wilson, 240 First Street, Rhome, Texas 76078

In addition to those that spoke, the following submitted the Public Hearing Notification Reply in opposition:

- Claudia Jean Graham, 240 South Main Street, Rhome, Texas 76078

Tommie Eason, 1107 Mount Lane, Rhome, Texas 76078 spoke in regards to the property having a sign stating Multi-Family Zoning and wondered why everyone is now opposing this item.

The speakers' main concerns included:

- Will the current infrastructure and utilities meet the demands of the additional load of the proposed development?
- Does the developer own the west corner of the property?
- Will the development meet the City's codes?
- Property Values decreasing
- Safety for residents

Mayor Pittman Di Credico closed the Public Hearing at 8:21 pm.

Motion made by Council Member Eason, seconded by Council Member Crenshaw, to move Agenda Item J forward. Motion carried unanimously.

J. Discussion and any necessary action regarding a request of a Final Plat, Legal Property being a replat of lots 3 through 10, block 19, lots 1 through 5, block 28, Part of Block 22 and parts of the abandoned streets of "E" Street and "F" Street, and internal alleys, Original Townsite of Rhome, Texas, as shown on that certain map or plat thereof recorded in Volume 5, Page 640, Wise County Deed of Records

City Administrator Ashton presented his Staff Report to the Council. Council's role regarding platting is to legally determine if submission meets the City and State's requirements. This submission has a few deficiencies:

- Preliminary Plat from June 2017 proposed three lots; the Final Plat proposes one lot. The City Engineer does not consider the lot difference to be an issue. It is up to Council to determine if this is an issue.
- The City did not receive tax receipts/certifications at time of submission. This is a deficiency in the submission.
- Applicant has incorrectly designated a lot
- City Administrator cannot be certain that the plat as it stands now could be filed at the County.

The Planning and Zoning Commission did recommend approval with the condition of ownership of the west corner be established. The applicant has applied for adverse possession, which has not been approved as of yet. City Administrator Ashton continued that Public Works Director Petty has maintained the west corner, including both property maintenance and infrastructure maintenance.

City Administrator Ashton also stated that the City Engineer should have caught these issues prior to the Planning and Zoning meeting and had Mr. Ashton been aware of these issues, he would have brought them forward to Planning and Zoning.

The Council began discussing the issues and then asked to go into executive session to seek advice from the City Attorney.

Mayor Pittman Di Credico stated the following:

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.

Mayor Pittman Di Credico convened into Executive Session at 8:36 pm.

Mayor Pittman Di Credico reconvened into Regular Session at 8:53 pm.

Council Member Mackowski restated that it appears that the Plat was not submitted sufficiently due to the lack of tax records and ownership of the west corner has not been clearly defined.

Council Member Eason stated he would like to see proof of ownership and multi-family zoning.

Mayor Pro Tem Priest clarified the requirements were not met; the submission is not complete. The Council's options are to:

- deny the request,
- approve conditionally or with corrections, which sets the clock
- table for a certain amount of time, needs the approval of the applicant, who is not present

Council Member Eason stated that if the Council denies, the owner could resubmit.

Motion made by Council Member Mackowski, seconded by Mayor Pro Tem Priest, to deny the request based on technical deficiencies. Motion carried unanimously.

Regular Agenda – Old Business

I. Discussion and any necessary action regarding Request for Proposals – Roof Replacement on Old School Building

Mayor Pittman Di Credico reminded Council that the bids were opened on Tuesday, June 26, 2018 and the following bids were received:

- Yarbrough Roofing Company - \$94,460.00
- All American Exteriors Specialists, Inc - \$167,408.00

- Ferris Roofing Contractors - \$135,182.50

Public Works Director Petty stated that all bids were consistent with the Request for Proposal and met all requirements.

Motion made by Council Member Eason, seconded by Council Member Pennington, to award the bid to Yarbrough Roofing Company. Motion carried unanimously.

Regular Agenda – New Business

K. Discussion and any necessary action regarding adopting the Wastewater Master Plan as prepared by Kimley-Horn

Jeff James with Kimley-Horn stated that the Eastside Wastewater Treatment Plan (WWTP) is nearing 75 percent capacity, which TCEQ has established is the point of expansion. Mr. James credited Public Works Director Petty and his Staff of being on top of this and being ready to move forward with the expansion.

Kimley-Horn has prepared a Wastewater Master Plan to move this project forward. The City has to expand the Eastside WWTP and has two options:

1. The Prairie Point Development takes longer to start, the City's capacity must be expanded, so the City performs a smaller expansion, or
2. Prairie Point Development starts sooner and the expansion is larger.

Council Member Mackowski clarifies that just the Eastside WWTP would be expanded, not the Westside WWTP.

Council Member Eason asked if City Administrator Ashton had a chance to review the plan. City Administrator Ashton stated yes, he has and it is a solid plan.

Motion made by Council Member Eason, seconded by Council Member Crenshaw, to approve the Wastewater Master Plan as prepared by Kimley-Horn.

Mayor Pittman Di Credico asked Public Works Director Petty what he thought of the plan. Mr. Petty replied that it was a good plan.

Motion to approve the Wastewater Master Plan carried unanimously.

L. Discussion and consideration of all matters incident and related to approving and authorizing publication notice of intention to issue certificates of obligation, including the adoption of a resolution pertaining thereto

Bond Counsel John Martin presented the Council with the cost of expanding the Eastside WWTP. The City's cost is \$2.6 million and Prairie Point Development's portion would be \$900K – 1 million.

Mr. Martin clarified that the City would not be paying for the Prairie Point Development portion of the expansion.

Council Member Eason clarified that even if Prairie Point Development did not come in; the City still needs to expand at the cost of \$2.6 million.

Mr. Martin stated the first step in the process is the Notice of Intent, and that is what this agenda item is referring to. Mayor Pittman Di Credico stated that this Bond would not raise taxes and would be paid through water and sewer at approximately \$160K a year.

Motion made by Council Member Mackowski, seconded by Council Member Crenshaw, to approve and authorize the publication notice of intention to issue certificates of obligation, including the adoption of a Resolution 2018-08. Motion carried unanimously.

**CITY OF RHOME, TEXAS
RESOLUTION NO. 2018-08**

A RESOLUTION OF THE CITY OF RHOME, TEXAS, APPROVING AND AUTHORIZING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION AND PROVIDING AN EFFECTIVE DATE.

M. Discussion and any necessary action regarding updating Kimley-Horn Proposal to include proposed fees for Design Phase of Eastside Wastewater Treatment Plant Expansion Project

Motion made by Council Member Mackowski, seconded by Mayor Pro Tem Priest, to authorize the Mayor to obtain pricing for the Design Phase of the Eastside Wastewater Treatment Plant Expansion Project. Motion carried unanimously.

N. Discussion and any necessary action regarding authorizing Mayor to research additional sources for purchasing surface water

Motion made by Council Member Crenshaw, seconded by Council Member Eason, to authorize the Mayor to research additional sources for purchasing surface water. Motion carried unanimously.

O. Discussion and any necessary action regarding Nextlink contract for phone service

Motion made by Council Member Eason, seconded by Council Member Mackowski, to authorize the Mayor to terminate the Nextlink contract for phone service and obtain new phone service for the Public Works Department. Motion carried unanimously.

P. Presentation and discussion regarding Proposed Budget for Fiscal Year 2018-2019 as well as Inventory of City Assets as Required by Section 1.20.045

Mayor Pittman Di Credico presented the Council with a balanced proposed budget for Fiscal Year 2018-2019 with no tax rate increase. The Mayor asked Council to review the proposed budget and bring questions to the next meeting.

Q. Presentation and discussion regarding the Proposed Budget for Fiscal Year 2018-2019 for Public Works and Fire Department

Mayor Pittman Di Credico presented the Council with the proposed budget for Fiscal Year 2018-2019 for Public Works and the Fire Department. The Mayor asked Council to review the proposed budget and bring questions to the next meeting.

R. Discussion and any necessary action regarding purchase of Fire Department Brush Truck

Fire Chief Fitch presented Council with maintenance information for the Fire Department's brush trucks. Chief Fitch then presented council with a vehicle replacement program that would allow the Fire Department to purchase new or newer vehicles within a schedule. Chief Fitch finished with a request to purchase a newer brush truck within this current fiscal year with funds from both the Fire Department and General Fund.

Motion made by Council Member Crenshaw, seconded by Council Member Mackowski, to authorize the Mayor to bring back financing options and to show which funds would be utilized to pay for the brush truck. Motion carried unanimously.

S. Discussion and any necessary action regarding Resolution for Police Department Grant

Mayor Pittman Di Credico stated that the Office of the Governor held the Police Department grant for the NIBRS software; Council submitted the same Resolution in January 2017 and the new Resolution is only changing the authorized official from Police Chief Love to her.

Motion made by Council Member Mackowski, seconded by Mayor Pro Tem Priest, to approve Resolution 2018-09 designating Mayor Pittman Di Credico as the authorized official for the NIBRS grant. Motion carried unanimously.

**CITY OF RHOME
RESOLUTION NO. 2018-09**

A RESOLUTION OF THE CITY OF RHOME, TEXAS DESIGNATION THE MAYOR AS THE AUTHORIZED OFFICIAL FOR THE GRANT RECEIVED FOR THE TEXAS CONVERSION TO THE NATIONAL INCIDENT BASED REPORTING SYSTEM (NIBRS); AND PROVIDING AN EFFECTIVE DATE.

Future Agenda Items

Council Member Eason asked for an update on the Zoning project and an animal control ordinance.

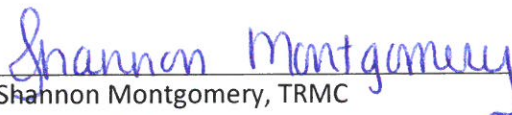
Adjourn

Motion made by Council Member Mackowski, seconded by Council Member Pennington, to adjourn. Meeting adjourned at _ pm.

Minutes approved the 24th day of July 2018.



Michelle Pittman Di Credico,
Mayor



Shannon Montgomery, TRMC
City Secretary

