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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: Tuesday, July 24, 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

Council Member Kenny Crenshaw

Council Member Sam Eason

Council Member Leeanne Mackowski

### **City Staff Present:**

City Attorney Carvan Adkins

City Secretary Shannon Montgomery

Municipal Court Clerk Kristi Adams

Police Chief Sam Love

### **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**

Steve Free, Applicant for Morris Townhomes, stated that at the last Council Meeting, his project was denied. Mr. Free stated he understands growing pains, laws, and ordinances and gave a time line of his project moving through submittal to being denied at the last Council meeting. Mayor Pittman Di Credico stopped his presentation at five minutes.

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

Council Member Eason noticed that the gravel had been swept up on School Road and said thank you.

### **Consent Agenda**

#### **A. Minutes of July 12, 2018 City Council Regular Session**

Motion made by Council Member Eason, seconded by Council Member Crenshaw to approve the minutes as presented. Motion carried unanimously.

### **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:***

- B. 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**

- C. Section 551.072 Deliberation regarding Real Property to discuss or deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person:**

**Appraisals of City Owned Property**

- D. Section 551.071 To seek advice from attorney**

**Morris Street Project**

Mayor Pittman Di Credico convened into Executive Session at 7:09 p.m.

Mayor Pittman Di Credico reconvened into Regular Session at 7:59 p.m.

### **Reconvene into Regular Session**

- A. Discussion and any necessary action as a result of Executive Session**

Mayor Pittman Di Credico told Mr. Free that the City Administrator would get with him the next day.

### **Regular Agenda – Old Business**

- B. Presentation, discussion and any necessary action regarding use of solar panels on City facilities**

Seth Richmond and Dan Rizzo of Sunspot-Solar & TAX Solar explained payment options and the process of using solar panels on the City's buildings. Two payment options were provided to the City – buy the panels over time and use the power or enter into a Power Purchase Agreement. The process would be to analyze current utility bills to see what amounts of energy the City uses and then perform a site survey to see what which building roofs would be able to hold the solar panels.

No action taken, discussion only.

- C. Discussion and update regarding current City bonds as well as publication notice of intention to consider issuing certificates of obligation for potential sewer upgrades**

Mayor Pittman Di Credico read a portion of the Bond Update that was placed on in the July utility bills and on the website:

#### **2018 Proposed Bond**

*The newest proposed bond to be considered is for funding for the Eastside Wastewater Treatment Plant Expansion Project. The initial costs of TCEQ permit amendment and engineering design for this expansion project of \$95,000 were included in the above mentioned 2017 Tax Note.*

*Kimley-Horn was selected as the engineering firm to research and formulate a strategy and recommendation regarding the Expansion Project. Kimley-Horn has provided that recommendation and plan for addressing this.*

*The City has two Wastewater Treatment Plants (WWTP), one servicing the Westside of the City and one servicing the Eastside of the City. The Westside WWTP is permitted at 150,000 gallons per day while the Eastside WWTP is permitted at*

100,000 gallons per day. Permitting is issued through TCEQ and is monitored regularly by that agency. When a WWTP reaches 75% of its permitted capacity, TCEQ requires the WWTP to be in the design phase for expansion. The Westside WWTP is well under this 75% capacity. However, the Eastside WWTP is at the 75% capacity and is required to be in the design phase for expansion. The funds from the 2017 Tax Note have allowed the City to begin on this as required.

One of the components of the research that Kimley-Horn performed was to analyze the city's projected and current land use and consider the impact of future developments on the Eastside WWTP. The result was the issuance of a Master Plan for the Eastside WWTP. Kimley-Horn recommends expanding the existing facility from 100,000 gallons per day to 250,000 gallons per day. The total cost of this expansion is \$3.5 million.

After analyzing the flow and data regarding the City's usage and the proposed Prairie Point Development, Kimley-Horn attributes 74% of the cost of the expansion to the City's needs or \$2.6 million and 26% of the cost of the expansion to the Prairie Point Development or \$910,000. The City has asked the Prairie Point Development to fund their portion of \$910,000 with the City considering a bond to finance its portion of the \$2.6 million costs.

It should be noted that if Prairie Point Development decided not to pursue development that the City would still be required to expand the Eastside WWTP due to TCEQ's 75% capacity rule.

Asking the Prairie Point Development to pay its fair share of expansion without passing the burden of that development onto existing residents has been a top priority of the City's overall strategy to address development and growth in our area.

The proposed \$2.6 million bond to cover the City's portion will have an annual bond payment of approximately \$165,000. This payment will be covered by the Public Works budget independently from the rest of the City's overall budget.

How will this be accomplished? In the current fiscal year 2017-2018, approximately \$108,000 of expenses were included that will not be required to be repeated in the next fiscal year budget 2018-2019 which will offset a large portion of the proposed annual bond payment. The projected increase in revenue for fiscal year 2018-2019 is \$60,000 in additional revenue. When the \$108,000 cost savings is added to the additional increase of \$60,000 in revenue, the total is \$168,000 which is roughly the amount of the proposed bond payment. Therefore, the new bond will not impact the City's property tax rate or what residents pay for water and sewer service.

A proposed balanced budget overall and for Public Works was presented to Council on 7/12/18 which proposed keeping the tax rate the same as the current fiscal year or \$.05234.

In addition to the above steps, the City's next strategy to address development and growth is through implementing Impact Fees. The City is in negotiations with Kimley-Horn regarding an Impact Fee Study which will allow the City to pass the impact fees on to future building and development through a systematic cost structure.

The City's goal is and continues to be to minimize the effects of future developments on current residents and maintain a quality of life that residents expect.

John Martin of Hilltop Securities stated that at the last meeting, Council gave notice of intention to go out for Bonds and since that meeting, he has been working with Joey Dierker to put the financial documents together and that August 15, 2018 is the date Council will approve the Bond Ordinance.

Mr. Martin emphasized that the City is not financing anything for the Prairie Point developer, just the City's portion of the Eastside Waste Water Treatment Plant expansion and that the expansion is not developer driven. The Eastside Wastewater Treatment Plant is at 75% capacity and it is the mark to begin expansion.

Mayor Pittman Di Credico stated that the next Council meeting, there will be an opportunity for residents to ask questions.

Discussion only, no action taken.

***D. Discussion and any necessary action regarding proposed fees for Design Phase of Eastside Wastewater Treatment Plant Expansion Project***

Jeff James of Kimley Horn stated that at the July 12th Council Meeting, Council approved the Master Plan document and that he is here to present phase two – the design phase of the Eastside Waste Water Treatment Plant. Documents provided to Council include Amendment Number 2 to the Agreement between the City of Rhome and Kimley-Horn and Associates, Inc.

Mr. James presented the Scope of Services and addressed questions from Council and explained that there was no action required at tonight's meeting as the Bond Process must continue prior to moving forward.

Discussion only, no action taken.

***E. Discussion and any necessary action regarding proposed fees for Impact Fee Study including funding for the same***

Jeff James brought forth the Scope of Services for the Rhome Water and Wastewater Master Plans and Impact Fee Study to City Council. Mr. James addressed questions from Council.

Mayor Pittman Di Credico stated that she wanted to present this item and will comeback with funding options at the next meeting.

Discussion only, no action taken.

***F. Discussion and update on Roof Replacement on Old School Building***

Mayor Pittman Di Credico updated Council with the planned August 13, 2018 state date on the roof project at the Old School Building.

Discussion only, no action taken.

***G. 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 the remaining department budgets and asked that the Council review prior to the next meeting where the budget will be formally presented.

Discussion only, no action taken.

**Regular Agenda – New Business**

***H. Discussion and any necessary action regarding revising animal control ordinances***

Mayor Pittman Di Credico read an email from the City Administrator regarding possible items for inclusion in an Animal Control Ordinance.

Council Member Eason stated that he would like the ordinance to include spay and neuter options like the City of Killen, Texas.

Council Member Crenshaw agreed with the items City Administrator Ashton included in his email.



Discussion only, no action taken.

***I. Discussion and any necessary action regarding options for recycling***

Council does not want to ask residents to pay for an increase to their bill for recycling. Council liked the idea of placing two recycling containers on City property with once-a-week pickup. Council would need to decide on locations for the containers.

Motion made by Mayor Pro Tem Priest, seconded by Council Member Crenshaw, to authorize the Mayor to investigate the containers and bring back location options for the Council. Motion carried unanimously.

**Future Agenda Items**

No future agenda items were requested.

**Adjourn**

Motion made by Council Member Pennington, seconded by Mayor Pro Tem Priest, to adjourn. Meeting adjourned at 9:28 pm.

**Minutes approved the 9th day of August 2018.**

*Michelle Pittman Di Credico*

Michelle Pittman Di Credico,  
Mayor

*Shannon Montgomery*

Shannon Montgomery, TRMC  
City Secretary

