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Mayor
Michelle Pittman
Di Credico

City Council

Mayor Pro-Tem,
Place 3
Elaine Priest

Place 1
Josh McCabe

Place 2
Kenny Crenshaw

Place 4
Sam Eason

Place 5
Leeanne
Mackowski

City
Administrator
Cynthia Northrop

City Attorney
Carvan Adkins

City Secretary
Shannon
Montgomery

Fire Chief
Darrell Fitch

Police Chief
Sam Love

Public Works
Director
Sean Densmore

MINUTES OF REGULAR SESSION OF THE RHOMÉ CITY COUNCIL

Meeting Date: Thursday, June 11, 2020

Location: VIA TELEPHONE CONFERENCE

MEETING START TIME: 6:30 PM

Call to Order and Establish a Quorum

Mayor Pittman Di Credico called the meeting to order at 6:30pm and announced a quorum of Council Members present.

Council Members Present:

Mayor Michelle Pittman Di Credico
Mayor Pro Tem Elaine Priest
Council Member Josh McCabe

Council Member Kenny Crenshaw
Council Member Sam Eason
Council Member Leeanne Mackowski

City Staff Present:

City Administrator Cynthia Northrop
City Attorney Carvan Adkins
City Secretary Shannon Montgomery

Fire Captain Paul Thomas
Police Chief Sam Love
Public Works Director Sean Densmore

Public Presentations and Input

No public presentations were made.

Announcements from Mayor and Council Members

Mayor Pittman Di Credico stated beginning Monday, June 15, 2020 City Hall would be open from 8am until 2pm, Monday thru Friday with social distancing in place with signage. Phones will continue to be answered from 8am until 4pm daily.

Consent Agenda

All items under this section are recommended for approval for the Consent Agenda. These items are of a routine nature and require only brief deliberation by Council. Council reserves the right to remove any item on the Consent Agenda for further deliberation.

A. Minutes of City Council Regular Session dated May 28, 2020

Motion made by Council Member Crenshaw, seconded by Mayor Pro Tem Priest, to approve the May 28, 2020 Minutes of Regular City Council Meeting as presented.

Mayor Pittman Di Credico asked for a roll-call vote:

Council Member McCabe:	Aye
Council Member Crenshaw:	Aye
Mayor Pro-Tem Priest:	Aye
Council Member Eason	Aye
Council Member Mackowski:	Aye

Motion carried unanimously.

Monthly Staff Reports

B. Departments: Administration, Building & Development, Fire Rescue, Municipal Court, Police, and Public Works

C. Boards: Parks and Recreation Board and Planning & Zoning Commission Meeting Minutes

No discussion.

Regular Agenda – Old Business

D. Update, discussion and any necessary action regarding Municipal Complex Renovation Project

Kim Dowdy, Quorum Architects, provided a proposed schedule for City Hall renovations, preliminary cost projections for City Hall renovations, Fire Station Façade Upgrade and Senior Center / Community Center renovations. Council continued discussions regarding whether a renovation was better than a new rebuild. Costs were also discussed for a new build; Council consensus was to move forward with the renovation as it less expensive and the renovation would create a new build within the old school building.

Council requested more details for each part of the project, with line items reflecting costs.

No action taken, discussion only.

(City Secretary Note: presentation to be included with approved minutes)

Regular Agenda – New Business

E. Discussion and any necessary action regarding a proposed Site Plan for a new residential home proposed to be legally described as being Belle Heights, Block 1, Lot 4, as requested by Structured Building Group, Inc.

F. Discussion and any necessary action regarding a proposed Site Plan for a new residential home proposed to be legally described as being Belle Heights, Block 1, Lot 5, as requested by Structured Building Group, Inc.

G. Discussion and any necessary action regarding a proposed Site Plan for a new residential home proposed to be legally described as being Belle Heights, Block 1, Lot 6, as requested by Structured Building Group, Inc.

Council discussed agenda items E, F, and G as one item.

City Administrator Northrop stated that Council had approved the final plat and site plans for Lot, 1, 2, and 3 at a previous meeting. Northrop pointed out that on Lot 6, a note was added to the easement that the homeowner should not build in the easement and that all proposed site plans met the requirements and all department heads reviewed all three site plans.

Motion made by Council Member Eason, seconded by Council Member Mackowski, to approve all three site plans as presented to Council.

Mayor Pittman Di Credico asked for a roll-call vote:

Council Member McCabe:	Aye
Council Member Crenshaw:	Aye
Mayor Pro-Tem Priest:	Aye
Council Member Eason	Aye
Council Member Mackowski:	Aye

Motion carried unanimously.

H. Presentation and discussion regarding Proposed Budget for Fiscal Year 2020-2021

Mayor Pittman Di Credico presented the first draft of the proposed budget for fiscal year 2020-2021 and requested feedback from Council.

Main points of discussion:

- Council being in favor of passing along the credit card fee to those citizens who choose the convenience of paying with a credit card versus requiring all citizens to essentially pay the fees through taxes whether they use their credit cards or not.
- Fire Captain Paul Thomas described starting a shift work program within the Fire Department
- Public Works Director Sean Densmore proposed a budget with more options to track purchases in water, sewer, and maintenance of each

No action taken, discussion only.

Adjourn

Motion made by Council Member McCabe, seconded by Council Member Eason, to adjourn.

Mayor Pittman Di Credico called for a roll-call vote:

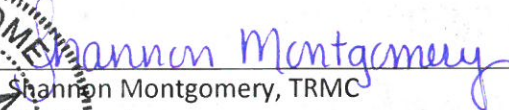
Council Member McCabe:	Aye
Council Member Crenshaw:	Aye
Mayor Pro-Tem Priest:	Aye
Council Member Eason	Aye
Council Member Mackowski:	Aye

Motion carried unanimously; meeting adjourned at 9:16pm.

Minutes approved the 25th day of June 2020.

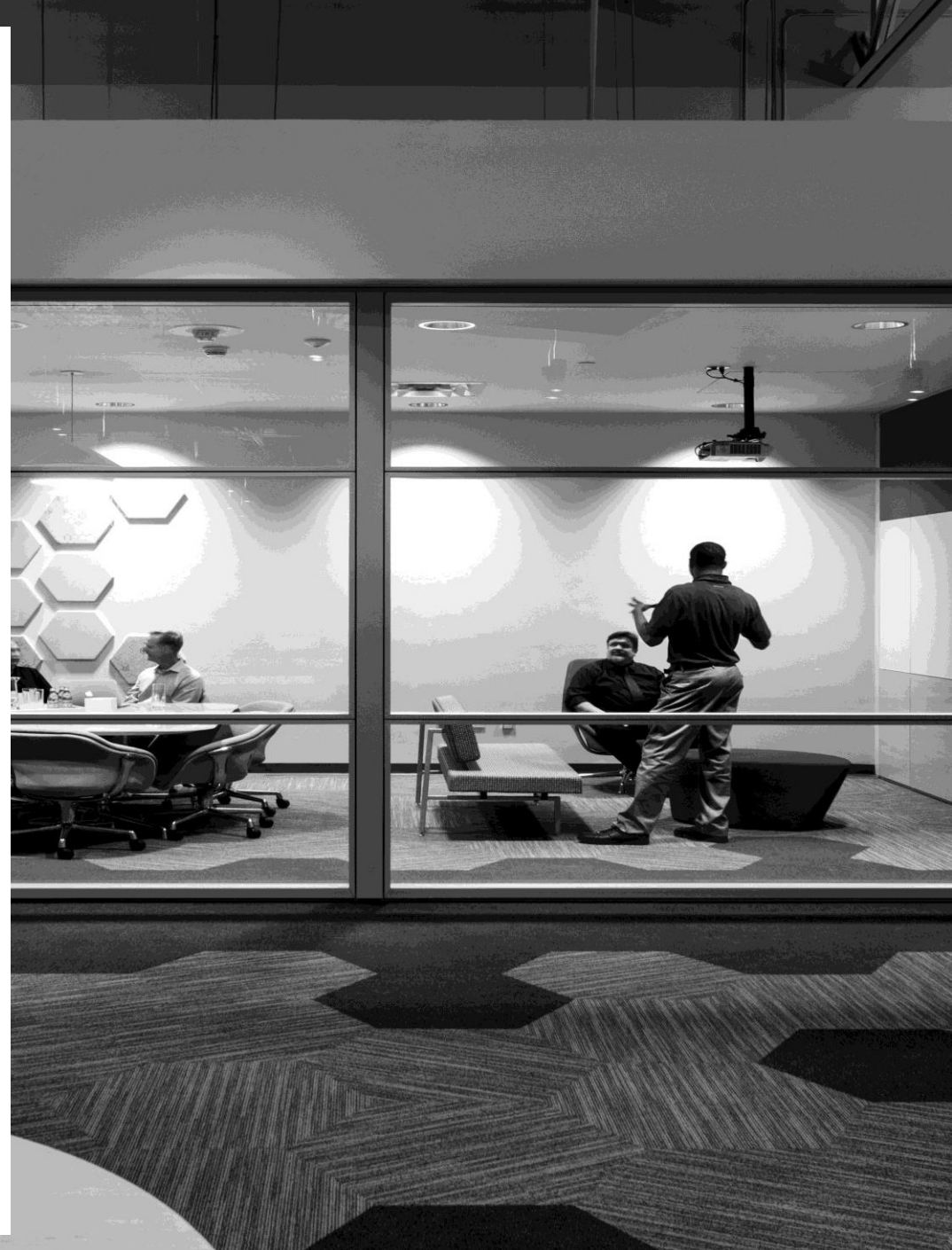

Michelle Pittman Di Credico,
Mayor




Shannon Montgomery, TRMC
City Secretary

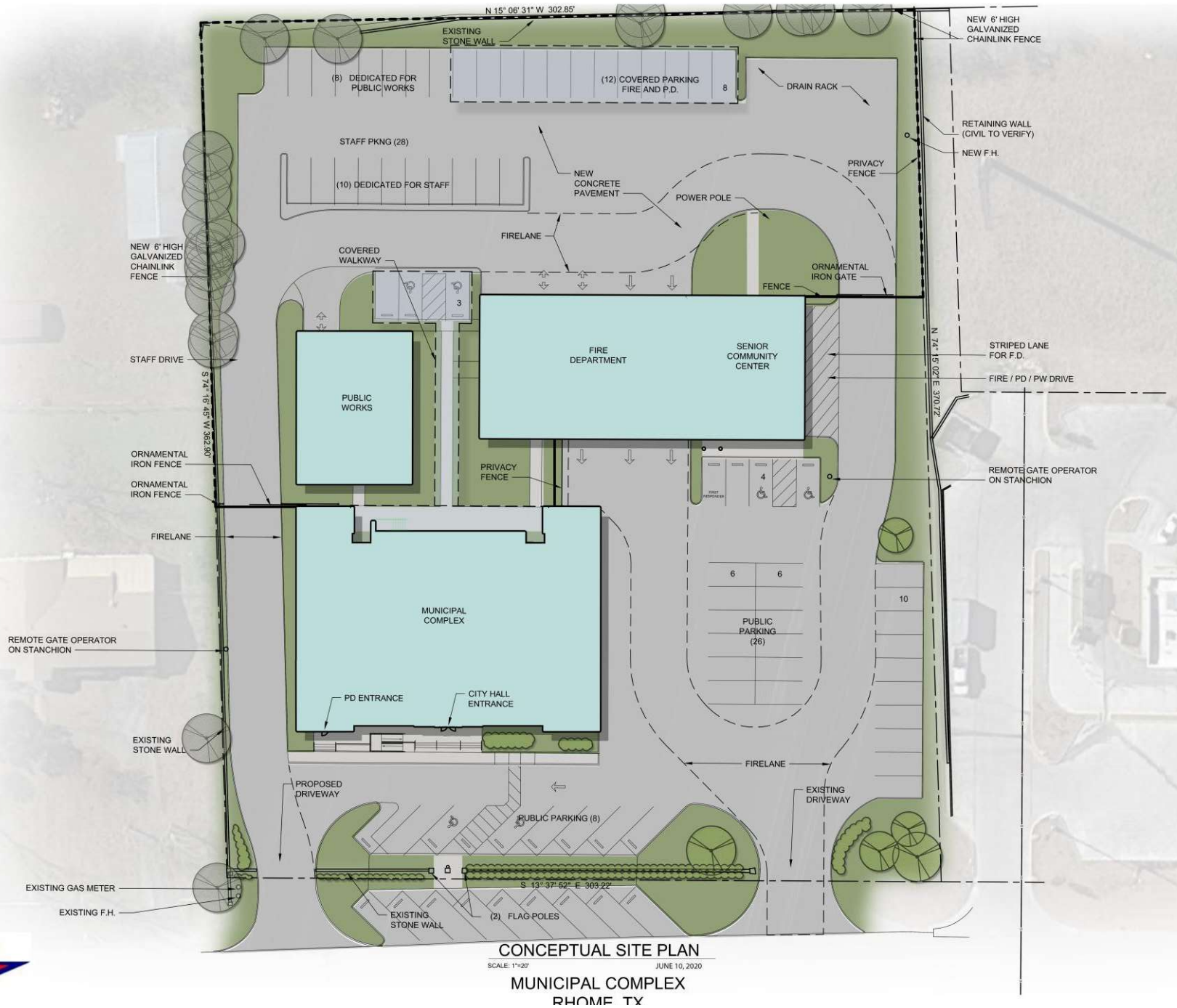


City Hall Complex





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Rhomb





CONCEPTUAL FLOOR PLAN
 SCALE: 3/16" = 1'-0" JUNE 10, 2020
 MUNICIPAL COMPLEX
 RHOME, TX

IS FOR PRELIMINARY
 DAVID DUMAS
 IT IS NOT TO BE USED





CONCEPTUAL PERSPECTIVE

MUNICIPAL COMPLEX
RHOME, TX

Proposed Schedule:

○ City Hall Renovations

- Design Development – 7/16/20
- Construction Documents – 9/10/20
- Bids Due – 10/15/20 (Hold bids for 60 days)
- Bond Election – 11/3/20
- Construction 12/20 – 10/21
- City Hall Move-In 10/21
- Existing City Hall Lease Expires 11/21



Rhyme City
Comple

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Preliminary Cost Projections

○ City Hall Renovations

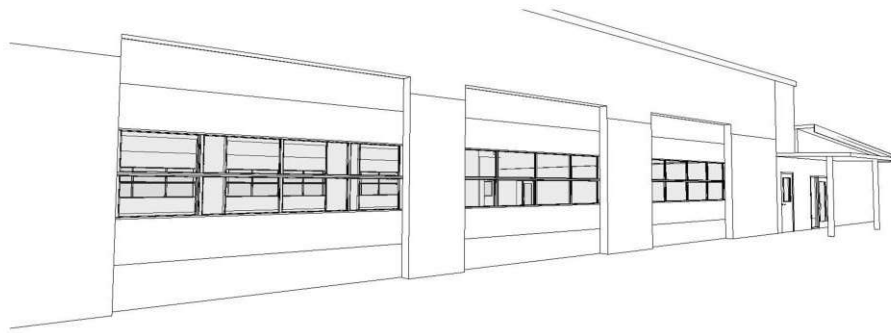
- **Construction Cost = \$3,413,000**
 - Includes: Contingency & Fees (\$800k)
- **Total Project Cost = \$3,929,000**
 - Includes: 7.5% Owner's Contingency

Soft Cost (FF&E, 3rd Party Inspections,
IT/Security, TDLR, Construction)

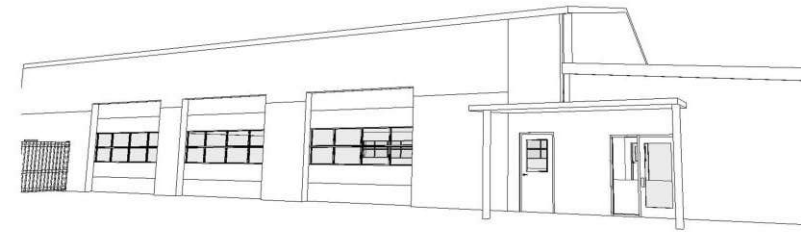


Rhyme City Comple

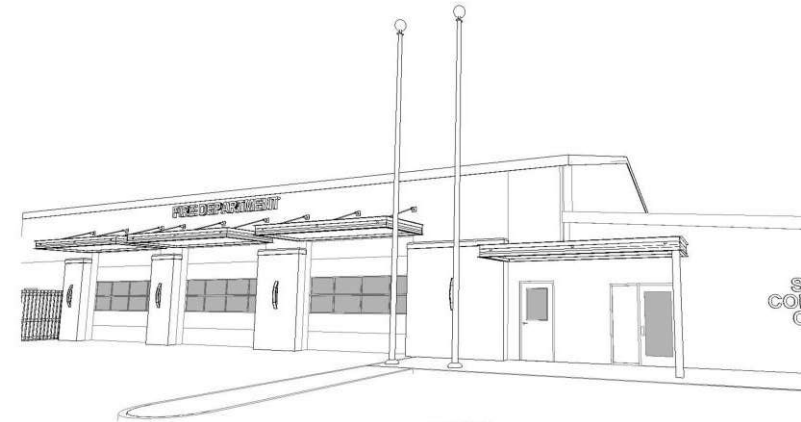
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EXISTING



PROPOSED



CONCEPTUAL FIRE STATION RENOVATION
 SCALE: 3/16" = 1'-0" JUNE 10, 2020
 MUNICIPAL COMPLEX
 RHOME, TX

THIS IS FOR PRELIMINARY USE ONLY
 DAVID DUNN
 IT IS NOT TO BE USED



Preliminary Cost Projections

○ Fire Station Facade Upgrade

- **Construction Cost = \$228,000**
 - Includes: 10% Design, Estimating, Construction
- **Total Project Cost = \$273,000**
 - Includes: 7.5% Owner's Contingency

Design Fees



Rhoma City
Comple

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Preliminary Cost Projections

○ Senior Center / Community Center Renovations

- **Construction Cost = \$350,000**
- **Total Project Cost = \$411,000**
 - Includes: 7.5% Owner's Contingency

Design Fees

Fixtures, Furniture & Equipment (FF&E)



Rhome City Comple

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