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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 RHOME CITY COUNCIL

Meeting Date: Thursday, August 13, 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, called roll, 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

Municipal Court Clerk Kristi Adams
Public Works Director Sean Densmore

City Attorney Adkins pointed out that the City has an Ordinance that covers conflict of interest and it applies to all Officers of the City. The definitions of Officers include all of the Council Members, the Mayor, and it also includes all of the City's Commissioners and Boards, including both regular and alternate members. Adkins reminded everyone that the conflict of interest prohibits all Officers from participating in a matter that they have a substantial interest in. There is an item on the agenda today that involves a piece of real estate and if you own real estate, in excess of \$5000, you have a substantial interest in real estate and under both the Ordinance and Chapter 171, the Texas Conflict of Interest rules. Adkins continued by stating as his position of City Attorney, if an Officer falls within the 200-foot radius, when the City sends you notice that it is doing something with that property, either rezoning or replatting, it is his position that this constitutes a substantial interest and that you are required to either file an affidavit under Chapter 171, then under our ordinance you are required to abstain from participating.

Adkins also stated that the City has adopted an Ordinance that allows for three minutes of public comment. The three minutes is a total per speaker, whereas, you do not get three minutes per topic.

Adkins followed up by asking all Officers not to violate Chapter 171 as it is a Class A Misdemeanor to fail to file the affidavit to participate in violation of that provision. If anyone has a question, please do not hesitate to contact Adkins ahead of time to give him a change to review and provide a written ruling.

Public Presentations and Input

Council received presentations from the following:

- Jo Ann Wilson, 240 First Street, Rhome, Texas
- Patricia Mitchell, 389 South Old Mill Road, Rhome, Texas
- Shirley Mize, 170 Russell Street, Rhome, Texas
- Deborah BeCraft, 360 West Second Street, Rhome, Texas
- Ashley Mayors, 200 South Dogwood, Rhome, Texas

Announcements from Mayor and Council Members

Council Member Eason asked that his condolences be sent to Officer Pradia.

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 July 23, 2020

B. Minutes of City Council Special Session dated July 30, 2020

Motion made by Council Member Eason, seconded by Council Member Crenshaw, to approve the Consent Agenda 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

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

D. Boards: Planning & Zoning Commission Meeting Minutes

No discussion, no action taken.

Regular Agenda – Old Business

E. Update, discussion and any necessary action regarding latest developments for COVID-19 and mitigation efforts and actions within the City

Mayor Pittman Di Credico announced that Governor Abbott had extended the open meeting suspensions allowing for telephone or videoconference public meetings for another thirty days, so the City will continue meeting virtually for the next thirty days.

This extension includes Municipal Court, the Judge has decided that all municipal court dockets will be virtual, until further notice.

F. Discussion regarding proposed Fiscal Year 2020-2021 Budget

Mayor Pittman Di Credico reminded all that this is a discussion item at this time, there will be a Public Hearing on the fiscal year 2020-2021 budget on September 3, 2020 and answered some of the questions that have been brought up by Council and residents alike.

Asking for comments, there were none, so Mayor Pittman Di Credico move to the next agenda item.

G. Discussion and any necessary action regarding proposed Tax Rate for Fiscal Year 2020-2021

Mayor Pittman Di Credico stated this will be the City's first year of the tax rate freeze for those over 65 and/or those that are disabled, thus \$16,648,800 in property taxes that has been frozen. Di Credico read off the different rates:

- The No-New-Revenue Tax Rate is \$.498422 per \$100 valuation.
- The Voter-Approval Tax Rate is \$.494146 per \$100 valuation.
- The De Minimis Rate is \$1.002146 per \$100 valuation.
- The 2020 Certified taxable property value is \$151,636,191 after the 2020 property subject to the tax rate freeze of \$16,648,800 is deducted.

Di Credico provided a chart of the City's tax rates for the last twenty-three years and emphasized that the voter approved tax rate is 0.494146 and she is proposing a tax rate of 0.477694, which equates to the same dollars that are already included in the proposed budget. She mentioned that if Council did want to use the voter approved tax rate of 0.494146, it would bring an additional \$24,000 into the budget that could be placed in the Street Repairs budget line.

Di Credico presented the area cities tax rates in addition to the City's tax rate history.

Motion made by Council Member McCabe, seconded by Mayor Pro Tem Priest, to propose the tax rate of 0.477694 per \$100 valuation of taxable property.

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:	Nay

Motion carried 4-1-0, with Council Members McCabe, Crenshaw, Priest and Eason voting for and Council Member Mackowski voting against.

(City Secretary's Note: Tax Rate History and Tax Rate Comparison will be included with final set of Minutes)

Public Hearing

- H. Rhome City Council to conduct a Public Hearing to consider a request for a Replat to combine properties legally described as being Legal: Acres: 0.241, Lot: 6-8, Blk: 15, Subd: ORIGINAL TOWN RHOME, Acres: 0.482, Lot: 9-14, Blk: 15, Subd: ORIGINAL TOWN RHOME, Acres: 0.161, Lot: 15 & 16, Blk: 15, Subd: ORIGINAL TOWN RHOME, Acres: 0.080, Lot: 17, Blk: 15, Subd: ORIGINAL TOWN RHOME, and Acres: 0.080, Lot: 18, Blk: 15, Subd: ORIGINAL TOWN RHOME, as requested by Rhome Church of Christ. The zoning of this property is Single Family-10.**

Mayor Pittman Di Credico opened the Public Hearing at 7:23pm.

City Secretary Montgomery read written comments from Jo Ann and Billy Wilson; there were no other comments.

Mayor Pittman Di Credico closed the Public Hearing at 7:26pm.

Regular Agenda – New Business

- I. Discussion and any necessary action regarding a request for a Replat to combine properties legally described as being Legal: Acres: 0.241, Lot: 6-8, Blk: 15, Subd: ORIGINAL TOWN RHOME, Acres: 0.482, Lot: 9-14, Blk: 15, Subd: ORIGINAL TOWN RHOME, Acres: 0.161, Lot: 15 & 16, Blk: 15, Subd: ORIGINAL TOWN RHOME, Acres: 0.080, Lot: 17, Blk: 15, Subd: ORIGINAL TOWN RHOME, and Acres: 0.080, Lot: 18, Blk: 15, Subd: ORIGINAL TOWN RHOME, as requested by Rhome Church of Christ. The zoning of this property is Single Family-10**

City Administrator Northrop stated that this item is a replat only, it is combining property. City Staff, Engineer, and Attorney has reviewed and Planning & Zoning has recommended approval.

Motion made by Council Member Mackowski, seconded by Council Member Eason, to approve replat request as described.

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.

- J. Discussion and any necessary action regarding awarding of construction contract for the installation of a new Equalization Basin and all associated appurtenances, and site work (referred to as Eastside WWTP Expansion Project)**

City Engineer Kyle Weldon stated that the bids were open on August 4th and is excited about the bids as they all were under budget – by almost \$200,000. Mayor Pittman Di Credico reminded all that any excess funds could potentially go to fixing some of the clay pipes that feed into the sewer plant, which Council can consider at a future date.

Motion made by Council Member Mackowski, seconded by Council Member Crenshaw, to accept the recommendation of the City Engineer and accept the bid from Ray-Mar Construction, including the alternate bid.

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.

- K. Discussion and update regarding water quality and notification letters sent to water customers**

Mayor Pittman Di Credico stated this item is to make sure everyone understands what the letter meant; there is certain terminology that is placed in the letter that is not easily understood and could be taken as frightening. This is agenda item is to put the letter into perspective; in regards to the TTHM violation letter, TCEQ takes a running average of the last twelve months. To put this into perspective, for quarter 1 and 2 2020, the City did not have a violation; the violation occurred, which made the average bump up the average for the last twelve months – this occurred in the third quarter of 2019, and quarter 1 and 2 of 2020 has come down. So, the last two quarters at one location we are within the compliance

number and in the other location, we are in compliance for the last three quarters, which would be 4 quarter 2019 all the way through June 2020, we were within acceptable ranges. It is a matter of time, when you get one quarter with the violation, it can take you three quarters to get that average within the acceptable twelve-month rolling average.

In regards to the other violation letter regarding the Radon. In quarter 4 of 2017, almost four years ago, the City had one well that was shut down in the first of November, so it was online for one month within the quarter. The City issued the notice at that time, however, was still required to test and report for the month of October (before the well was taken off-line) and did not, which is the reason for the TCEQ notice on Radon— there is no new violation.

Sean Densmore, the Public Works Director has identified some items that he will address, including cleaning the inside of the tanks and flushing the water more often, because aging water can cause TTHM. The more the City flushes, it gets the water moving and not sitting for a period of time that will help keep the City within compliance.

As for the well that is offline, it has been on the engineer’s radar for quite some time to come up with a solution once they identify what options. For now, this well is not in production and is not feeding into the water system.

Di Credico concluded stating that the City’s water is within the limits for the last two quarters, which means 2020, has been compliant and within limits and that the City Administrator and Public Works Director are working to add something to the next water bill to explain this to our residents.

L. Discussion and any necessary action regarding amending Ordinance No. 2020-01 Calling General Election to amend Election Date, Early Voting Dates and Times, and authorize the City Secretary to make any necessary changes in locations, days, dates, and times that may be ordered by the Governor or the Wise County Elections Office due to the COVID-19 pandemic

Motion made by Council Member McCabe, seconded by Council Member Eason, to approve Ordinance No. 2020-14 amending Ordinance No. 2020-01 Calling General Election to amend Election Date, Early Voting Dates and Times 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.

**CITY OF RHOME, TEXAS
ORDINANCE NO. 2020-14**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RHOME, TEXAS, AMENDING ORDINANCE 2020-01 CALLING A GENERAL ELECTION FOR THE OFFICES OF CITY COUNCIL MEMBERS, PLACE 4 AND PLACE 5, AND THE CITY MAYOR; AMENDING DATE OF ELECTION, AMENDING EARLY VOTING DATES; AUTHORIZING EXECUTION OF A JOINT ELECTION AGREEMENT WITH THE WISE COUNTY ELECTIONS ADMINISTRATOR TO CONDUCT THE ELECTION; AND PROVIDING PROCEDURES TO CONDUCT THE ELECTION

M. Discussion and any necessary action regarding options for proposed bond for Municipal Complex Renovation Project as well as alternative funding and project update

City Administrator Northrop shared a presentation regarding the City’s Comprehensive Development Plan that included topics of the City’s Vision, City’s planning, Economic Development, Downtown District, and next steps. Presentation ended

with a listing of pros and cons for two options – Plan A – Renovate Municipal Complex or Plan B – Renovate Old City Hall and other Government Facilities.

Mayor Pittman Di Credico continued discussing two options going into more detail on each. The City of Rhome and the southeastern portion of Wise County have experienced significant growth in the past several years and is poised for this tremendous growth to continue for many years into the future. As businesses and families move into the area, the effects of this growth have been felt by the City. All City departments have encountered tremendous increase and demand in call volume, walk in traffic and requests for information as well as services in and around the City.

The proposed bond will fund the modernization of the City's police station, administration, municipal court as well as community/training centers that serve the City of Rhome's diverse population, including children, seniors and adults while preserving the historic qualities and small-town values associated with the old school building its campus.

The Municipal Government Campus project goals include:

- Maintaining continuity of City Services
- Maximizing value and utilizing resources judiciously
- Optimizing opportunities
- Consistency with strategic vision and comprehensive master plan

Di Credico then presented a summary of two proposed bond propositions, included pros and cons, cost estimates, and anticipated completion dates.

Council discussed both proposals and the Mayor answered questions.

Council Member McCabe stated that has contacted the Wise County Historical Committee, as well as the Texas Historical Commission in Austin and in 1983 a plaque was issued to the bank for a subject marker for informational purposes only which is different from an historical building designation and remains with the building without respect to owners or uses of the building. The building currently does not have any historical designations, regulations or restrictions.

Motion made by Council Member Crenshaw, seconded by Council Member Eason, to pass a resolution supporting Option A, renovating the old school into a complex.

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.

(City Secretary's Note: Both presentations will be included with final set of Minutes)

N. Discussion and any necessary action regarding Resolution calling a Bond Election to be held November 3, 2020 and resolving other matters incident and related thereto

Motion made by Council Member Eason, seconded by Council Member Mackowski, to adopt a Resolution calling a Bond Election to be held November 3, 2020.

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.

**CITY OF RHOME, TEXAS
RESOLUTION NO. 2020-08**

A RESOLUTION CALLING A BOND ELECTION TO BE HELD NOVEMBER 3, 2020 IN THE CITY OF RHOME, TEXAS; MAKING PROVISION FOR THE CONDUCT OF THE ELECTION; AND RESOLVING OTHER MATTERS INCIDENT AND RELATED TO SUCH ELECTION

O. Discussion and any necessary action regarding amendments to Rolling V agreement with PMB Capital

Peter Pincoffs, PMB, updated Council on the Rolling V project and addressed questions from Council.

No action taken, discussion only.

(City Secretary's Note: Presentations will be included with final set of Minutes)

P. Discussion and any necessary action regarding authorization to negotiate potential exchange of extraterritorial jurisdiction (ETJ) with the city of Aurora

Mayor Pittman Di Credico shared that the City currently has an agreement with the City of Aurora to provide water to Aurora's ETJ and would like Council's blessing to work with the City of Aurora to swap ETJ acres, to help clean up confusing in neighborhoods with split services.

Motion made by Council Member Eason, seconded by Council Member McCabe, to authorize the Mayor to negotiate with the City of Aurora.

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.

Future Agenda Items

Mayor Pro Tem Priest requested two future agenda items:

- an alternative funding committee with a plan on how that committee will would work, not just for the bond, but also all of our other departments should be looking at alternative funding to help with their major projects
- establish a facilities committee to come up with long-term plans on how we're going to investigate, apply and execute facility maintenance

Adjourn

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

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

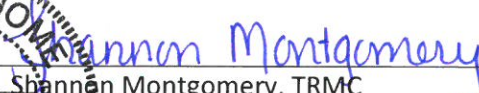
Council Member McCabe:	Aye
Council Member Crenshaw:	Aye
Mayor Pro-Tem Priest:	Aye
Council Member Eason	Aye
Council Member Mackowski:	Aye

Motion carried unanimously; meeting adjourned at 9:10pm.

Minutes approved the 27th day of August 2020.


Michelle Pittman Di Credico,
Mayor




Shannon Montgomery, TRMC
City Secretary