



**City Council Meeting  
Minutes  
Special Session  
January 12, 2010 – 6:30 P.M.**

RHOME CITY HALL  
105 FIRST STREET  
RHOME, TX 76078

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**Council Present:** Mayor Mark Lorance; Mayor Pro Tem David E. Wilson; Council Members: Chris Moore, Jo Ann Wilson, Shannon Jones and Charles Pennington.

**Staff Present:** Walt Leonard, City Attorney; Ramah Burns, City Secretary; Preston Gilliam, Public Works Director; Robert Pratt Fire Chief; James Rose Police Chief.

David Wilson gave the Invocation.

Mayor Lorance led the assembly in the Pledge of Allegiance.

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

None

**Announcements from Mayor and Council Members:**

None

**1. Consent Agenda:**

**A. Approval of Minutes:**

**1. December 16, 2009 – Special Session**

**B. Acceptance of Report**

**C. Approval of Check Registers: December 15, 2009 through January 8, 2010.**

**D. Staff Reports**

Motion was made by Chris Moore to accept the Consent Agenda. The motion was seconded by Charles Pennington.

**Motion carried unanimously.**

**Discussion and necessary action concerning the following agenda items:**

**2. New Business**

**A. Peter J. Chaney, CPA – Audit for Fiscal year October 1, 2009 through September 30, 2009.**

**Mr. Chaney told the city council the city had an “unqualified” report. This is the only kind you want. Despite the recession, the city has handled the fiscal year ending on September 30, 2009 well. The city collected almost \$1.3 million in taxes, and almost 17% increase from fiscal year 2008. He commended the city council on the job that they have done.**

**Motion was made by Chris Moore to approve the audit for fiscal year October 1, 2009 through September 30, 2009. The motion was seconded by Jo Ann Wilson.**

**Motion carried unanimously.**

**B. Toni Kelly-Richardson, City Administrator, City of Aurora, CCN**

**Ms. Richardson said they are looking to buy water. They are looking at their incorporated city limit and the ETJ surrounding it. This excludes Monarch and Palo Duro. As part of the Community Development Block Grant that they applied for in the amount of \$350,000, they are requiring City of Aurora to get their CCN or they will not get the funding March 1, 2010.**

**Mayor Lorange said the City of Rhome sales water to the City of Newark and we have their CCN. He asked if the laws changed. He didn't want to put meters in the City of Aurora. We want to sell water to them at a single tap.**

**Ms. Richardson said you do not have to have the CCN to sell water, but for their grant, Ms. Julie Hartley is requiring it. She said the City of Aurora received the highest score for the grant but without the CCN they don't get it. She said \$350,000 is almost their entire budget for the year and this is pretty substantial for them to get this.**

**Mayor Lorange asked what the grant entailed as far as trying to distribute water to everyone. How many customers will you have after you do the grant project?**

**George Belcheff, Engineer for City of Aurora said approximately 8. He said no one has signed on because there is no system and no guarantee at this point.**

**Mayor Lorance said he drafted a water contract, between council meeting, so the council has not seen the contract, but it is based after the Monarch contract they have. This fits the City of Aurora where they are out of city, standard out of city rates, He said Monarch bought in with a large payment for a reduced rate.**

**Ms. Richardson said hopefully when this is in place they are looking to do a grant with the Water Development Board. She said at that point they be able to go in a give a substantial down payment.**

**Mayor Lorance said the main question to them right now is – we have the CCN for Aurora. Do we relinquish the CCN to Aurora so they can get the grant to sell water.**

**Jo Ann Wilson ask would it be any benefit to the City of Rhome to relinquish the CCN?**

**Mayor Lorance said our ultimate goal is to sell water.**

**David Wilson said what he sees relinquishing this much of the CCN is all Aurora is going to have is that strip along Hwy. 114 that they could possible get water to in the next 50 years. He said we have an existing 8” line that we couldn’t water to in that area because it wouldn’t be our CCN. He said if a developer came in and said we want to develop all of the East side of the Old Base area back down toward Brammer Road even over to Young’s property if we relinquish that CCN we couldn’t supply water to them.**

**Mayor Lorance said TCEQ are the ones that give and take CCN’s. He said we would either agree with it or disagree with it but TCEQ is going to do what they do.**

**Ms. Richardson said if Rhome disagrees with it they will go to for a hearing and they would probably be awarded it. She said this is a starting point. She said this is very base - \$350,000 will not go a long way.**

David Wilson said he was real reluctant to give up any of the CCN because it is potential income for us down the road. If it develops it would be more lucrative than selling the water wholesale. He said he isn't saying anything derogatory about Aurora but if they means, a water well system out there, or connections to the houses they maybe he might be a little more in tune to relinquish this. But basically we are allowing our CCN to go away in a rural area. Every house out there has a water well and he said the people he knows in Aurora are not going to chuck that water well and pay \$8.00 a 1,000 for water.

Mayor Lorance what the time frame is with TCEQ.

Ms. Richardson said if Rhome say yes, then tomorrow everything gets sent overnight to TECQ if Rhome says no then they will contact TECQ for a hearing. She doesn't know how long that takes.

Mayor Lorance asked if the grant would work if they had the CCN for Aurora City Limit and not the ETJ? He said he asked the questions because anybody that develops inside the Aurora city limits you have a pretty tight reins on what they can and cannot do. In the ETJ it's less. If someone put in a large development in the ETJ they could tap into us with a down payment and make the utilities bills manageable.

Ms. Richardson said Aurora city limits is 7.88 miles the ETJ is 16 miles. They are seeing more commercial than residential.

David Wilson asked if the grant would work if they had a corridor along SH 114 from city limits to city limits? He said he thinks they have a problem on that too. Once the new school comes in on the back side then you are going to have growth all around that school. He said he is reluctant to give the CCN away. Charles Pennington said he agreed. There is too much we don't know about with the growth patterns. We may not can convince TCEQ that but we need to go talk with them.

Charles Pennington said before they say anything they need to wait and hear what City Attorney Walt Leonard has to say.

Hold this until Walt Leonard arrives.

**C. Approval of Reserve Officer –**

**Motion was made by Chris Moore to approve George Belcheff As a reserve police officer pending background check. The motion was seconded by Shannon Jones.**

**Motion carried unanimously**

**D. NCTCOG – Aerial photography of city.**

**Motion by Charles Pennington to approve the fly over for approximately \$3,500 that will be uploaded to goggle earth. The motion was seconded by Chris Moore.**

**Motion carried unanimously**

**E. Entrance Way Signs –**

**Mayor Lorance said Freese & Nichols has worked with TX Dot and They have approval to build all three (3) signs. The next step is building the signs.**

**Motion was made by Chris Moore to put the construction of the Entrance Way Signs out to bid. The motion was seconded by Shannon Jones.**

**Motion carried unanimously**

**F. Energy Efficiency & Conservation Block Grant – Resolution 2010-01R**

**Motion was made by Jo Ann Wilson to approve Resolution 2010-01R, to replace the AC/Heat at City Hall and Annex Bldg. To add a AC/Heat unit at the Fire Department and a Heat Pump at the Police Department in the amount of \$23,030. The motion was seconded by David Wilson.**

**Motion carried unanimously**

**G. Walnut Creek Special Utility District water rate increase.**

Mayor Lorance said they set this up to automatically pass through rate increase. He receive done rate increase of .03 cents said they decided to hold off with one during Christmas and no we have another one for .07 cents. He said this will be on the February water bill.

David Wilson said they are looking another at other options for water.

**H. Order City election for May 8, 2010 by Ordinance 2010-01**

Motion was made by David Wilson to approve Ordinance 2010-01 ordering the city election for May 8, 2010 to elect a Mayor and Two (2) council members. The motion was seconded by Jo Ann Wilson.

Motion carried unanimously

**I. Request RFQ's for grant administrator for Texas Capital Fund Grant.**

Motion was made by Jo Ann Wilson to publish a request for RFQ's for grant administrator for the Texas Capital Fund Grant in the amount of \$700,000. The motion was seconded by Charles Pennington.

Motion carried unanimously

**J. Appoint Planning & Zoning member**

Motion by made by Jo Ann Wilson to nominate Rebecca Williams. Chris Moore seconded the motion.

Motion carried unanimously

**K. Helicopter – Veterans Park**

Mayor Lorance said there was a lot of discussion about this so he put it on the agenda. I know Charles Pennington is working with Walt Leonard on the contract. I know there have been some issues on that. Several people have said lets rethink that.

Charles Pennington said he is still for it. He thinks it will be a great addition.

**Chris Moore said he was against it the first time. He thought it was too much. It's a big helicopter and a little spot. He said he wasn't against putting a piece of memorabilia. He doesn't think the helicopter is right for that small a piece of property. He said maybe cannon.**

**Charles Pennington said he would agree with him if it was going to be ground standing but in the air it will just add to it. He doesn't think it will over power it.**

**Shannon Jones said he just wants to make sure it's refinished before we put it in.**

**Mayor Lorance said that was his concern we need to be sure it's completely restored and it look nice before its done and make sure we have some structural drawings. He said it looks nice right now and he would hate to do something to detract from that.**

**Charles Pennington said he talked with the man that put the one up in Mineral Wells and he said he would be willing to help us at anytime.**

**Jo Ann Wilson said she didn't realize that we were going to be paying for refurbishing. What are we looking at dollar wise?**

**Charles Pennington said all they have to do is build two (2) little aluminum doors on the back tail section and everything else is there.**

**Jo Ann Wilson said she voted because that's what she thought the Veterans wanted for it. But personally she thinks it is going to clutter. She said right now the Veterans Park looks nice.**

**Charles Pennington said if we get it up and it doesn't look good we can cut it off and take it back down there.**

**Mayor Lorance said we still have some issues getting the helicopter like what happens to it 10 years from now.**

**Charles Pennington said he hopes that taken care of when Walt Leonard gets here.**

**Shannon Jones said even if we don't use it for the Veterans Park, he would like to see it used somewhere in the city. If nothing else advertising for the Veterans Park.**

Charles Pennington said he didn't know if it's specific on where we use it.

Evelyn Obenour Park Board Chairperson said he only comment is if we are struggling to get donations to finish the park. Where is the money going to come from to restore it and get it up?

David Wilson said he thinks it would be an asset. It would be the last thing to go up. Like Charles said if it doesn't like right we can take it down. He said we can accept the thing as a donation for the Veterans of Rhome and their service.

Mayor Lorance said he doesn't think the residents in Crown Point are in tune to this until it gets up in the air. He said they need to be ready that if there is a huge backlash to come back and discuss it and be ready to take it down.

David Wilson said they can do what they want to with it after they accept it.

Charles Pennington said the only hold up and been the legalities worked out.

#### L. Rhome Community Center

William (Bill) Childress said for years the Rhome Community has been the surrounding community. Most of the new people don't think we have a community center and the older resident think they can't use it. He said there wasn't enough room in the old Council Chambers. We need to get the Community Center painted and cleaned back up. We need a good stove in there and get the old pizza oven out. We need to get the people out and get them back involved. The kids want a place to do something in. We need a garden club, aerobic club, dominos, monopoly, etc. The people in the different parts of town don't know each other.

Mayor Lorance we had a great turn out for the Christmas tree lighting and Santa. He said he is all for bringing the community together. He said he talked with Robert Pratt, Fire Chief about using the Community Center. He said we could use it, he just needed a week or 2 week notice.

Jo Ann Wilson asked what are they going to do with the Fire Department and what they need to keep the ISO rating.

**Robert Pratt said they need a training area, a play to rest and offices. They have turned the Old Community Center into their training, day room and meeting room. The building he not in good shape right now. Then there is diesel fumes when they have to have idle.**

**Chris Moore said they are also going to have to repair the roof.**

**Mayor Lorance asked Preston Gilliam about the extra space in his building. Preston said there is no AC/Heat. David Wilson said there are units on the roof.**

**Mayor Lorance asked how much it would take to upgrade the Annex Building to where it could serve food. We could see how much it would cost to take out that wall, put in double sinks and tile.**

**Gerry McBride suggested the Council appoint a committee to look into this. The city council agreed for Gerry McBride to report back to the council in February.**

**M. Teen night – this was discussed in the above item.**

**N. Rhome Community Review Newsletter**

**Mayor Lorance thanked Charles Pennington for taking the initiative for getting the newsletter out. He has been the author and editor. Is there any type of review and a second glance. It's going out as a official newsletter with the city logo on it. He didn't want it to be a one person blog.**

**Jo Ann Wilson maybe we need to decide if it's a city newsletter or personal. She hears good things about the newsletter. Are we going to continue putting it on the web page.**

**Charles Pennington said Sandy Pennington his wife has been doing the typing. He said it takes 3 or 4 hours to get it out.**

**Mayor Lorance said yes it needs to go on the web site if it's a city newsletter. He said he wanted everyone to be on the same page.**

3. **Recess to Executive Session at 7:45 p.m.: The Rhome City Council will Convene into Executive Session in compliance with Chapter 551 of the Texas Government Code (Open Meeting Act) Vernon's Texas Code Annotated, as follows:**

- A. **Section 551.071 – Potential Litigation – City of Aurora - CCN**
- B. **Section 551.074 – Personnel – Police Chief**
- C. **Section 551.072 - Real Property**

4. **Action was taken at 9:23 pm regarding Executive Session on Item 3A.**

**Mayor Lorance asked Ms. Richardson if they had their city limits CCN does that work for you.**

**Ms. Richardson said yes.**

**Mayor Lorance asked if they needed a Resolution or letter and how to keep this moving.**

**George Belcheff said a real positive letter**

**Walt Leonard said they sent a contract a few days ago.**

**Motion was made on 3A by David Wilson do not to protest the relinquishing of Rhome's area of CCN within the city limits of Aurora and they agree to our standard out of area pricing on the water that we will sell to them. Charles Pennington seconded the motion.**

**Motion carried unanimously.**

5. **Future Agenda Items:**

6. **Adjourn.**

**There being no further business Mayor Lorance adjourned the meeting at 9:23 p.m.**

**CERTIFICATION:**

**Passed and approved on this 11<sup>th</sup> day of February, 2010.**

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**Mark Lorance  
Mayor**

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**Ramah Burns  
City Secretary**