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Mayor
Jo Ann Wilson

City Council

**Mayor Pro-Tem,
Place 3**

Elaine Priest

Place 1

Josh McCabe

Place 2

Kenny Crenshaw

Place 4

Sam Eason

Place 5

Ashley Majors

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 MEETING OF THE RHOME CITY COUNCIL

Meeting Date: Thursday, January 14, 2021

Location: **VIA TELEPHONE CONFERENCE**

MEETING START TIME: **6:30 PM**

Call to Order and Establish a Quorum

Mayor Wilson called the meeting to order at 6:33pm, called roll, and announced a quorum of Council Members present.

Council Members Present:

Mayor Jo Ann Wilson

Mayor Pro Tem Elaine Priest

Council Member Josh McCabe

Council Member Kenny Crenshaw

Council Member Sam Eason

Council Member Ashley Majors

City Staff Present:

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

Public Presentations and Input

The Council is not permitted to take action on or discuss any presentations made to the Council at this time concerning an item not listed on the agenda. The Council will hear comments during this designated time. Request form, or email, must be submitted to the City Secretary, via email to citysecretary@cityofrhome.com, prior to 4:00pm to be recognized.

The following individuals made public presentations:

- Michelle Tye – 105 School Road, Rhome, Texas
- Michelle Pittman Di Credico – 202 Cheyenne Trail North, Rhome, Texas
- Patricia Mitchell – 389 South Old Mill Road, Rhome, Texas
- Tommie Eason – 1107 Mount Lane, Rhome, Texas
- Shirley Mize – 170 Russel Street, Rhome, Texas
- Cathy Coffee – 1102 Mount Lane, Rhome, Texas

Announcements from Mayor and Council Members

Mayor Wilson listed off the January 2021 events:

- January 13, 2021 thru February 12, 2021 – Filing Period to submit application for Place on Ballot for May 1, 2021 General Election
- January 18, 2021 – City Offices will be closed in Observance of Martin Luther King, Jr Day
- January 28, 2021 – Regular City Council Meeting
- Council Member McCabe reminded everyone that the new trash carts need to be placed 3 to 6 inches away from the sidewalk and to place them away from cars
- Council Member Majors added that residents can purchase a second cart for \$5 a month

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. 2021 Calendar of City Events (City Secretary)**
- B. Resolution naming the official newspaper of the City for the 2021 calendar year (City Secretary)**
- C. December 2020 Monthly Staff Reports (Department Heads)**

Motion made by Mayor Pro Tem Priest, seconded by Council Member Majors to approve the consent agenda as presented.

Mayor Wilson 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 Majors: Aye

Motion carried unanimously.

**CITY OF RHOME
RESOLUTION NO. 2021-01**

A RESOLUTION OF THE CITY OF RHOME, TEXAS DESIGNATING THE WISE COUNTY MESSENGER AS THE OFFICIAL NEWSPAPER OF THE CITY; AND PROVIDING AN EFFECTIVE DATE.

Board and Commission Minutes

All items under this section are for informational purposes only; no action will be taken by Council.

- D. Minutes of Planning & Zoning Commission Regular Session dated December 7, 2020 (City Secretary)**

No discussion.

Regular Session – New Business

- E. Discussion and any necessary action regarding council meeting minutes content and subsequent approval of Minutes of City Council Regular Session dated November 12, 2020 and Minutes of City Council Regular Session dated December 10, 2020 (City Secretary)**

Council Member Eason asked that this item be discussed in Execution Session to consult with City Attorney Adkins.

Mayor Wilson combined agenda items G & H into one discussion:

- F. Discussion and any necessary action regarding the resignation of Council Member Crenshaw (Council Member Crenshaw)**
- G. Discussion and any necessary action regarding Proclamation of Appreciation for Council Member Crenshaw for Service to the City (Mayor Wilson)**

Council Member Eason thanked Council Member Crenshaw for his service to the City of Rhome; Mayor Pro Tem Priest read the Proclamation of Appreciation for Council Member Crenshaw.

Motion made by Council Member McCabe, seconded by Council Member Eason to accept Council Member Crenshaw’s resignation and approve the Proclamation of Appreciation.

Mayor Wilson 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 Majors: Aye

Motion carried unanimously.

H. Discussion and any necessary action regarding Council vacancy and Statement/Oath of Office, if applicable (Council Member Eason)

Council Member Eason nominated Michelle Pittman Di Credico to the newly vacated Council Member Place 2 position.

Mayor Wilson asked City Attorney Adkins if this nomination was appropriate as she thought there was a provision in the Ordinances that an elected official could not take an appointed position for a period of time. Adkins stated the nomination was appropriate.

Council Member Majors stated she would like to wait until the May Election to fill the vacancy.

Council Member McCabe would like to accept applications through next Friday, January 22, 2021.

Mayor Pro Tem Priest stated that the application process is reasonable.

Motion made by Council Member McCabe, seconded by Mayor Pro Tem Priest, to accept applications until 5pm Friday, January 22, 2021 and interview and appoint someone to the vacancy at the January 28, 2021 Council Meeting.

Mayor Wilson asked for a roll-call vote:

Council Member McCabe: Aye
Mayor Pro-Tem Priest: Aye
Council Member Eason: Nay
Council Member Majors: Nay

Roll-call vote resulted in a tie; Mayor voted Nay, wanted to wait until the May election.

Mayor Wilson moved agenda item K forward:

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

City Administrator Northrop stated that Governor Abbott extended his Disaster Declaration through January 2021. Council discussed the City's COVID-19 protocols. City Hall will provide clean and used pen holders in the lobby.

Audit

J. Discussion and any necessary action regarding Annual City Audit for Fiscal Year 2019-2020 (City Secretary)

City Auditor Bill Spore presented the City Audit and addressed questions from Council. Spore stated that the City received a "Clean Audit" for Fiscal Year 2019-2020.

Motion made Council Member Eason, seconded by Council Member Majors to accept the Audit for Fiscal Year 2019-2020 as presented.

Mayor Wilson asked for a roll-call vote:

Council Member McCabe: Aye
Mayor Pro-Tem Priest: Aye
Council Member Eason: Aye
Council Member Majors: Aye

Motion carried unanimously.

Mayor Pro Tem Priest requested to go back to Agenda Item I:

I. Discussion and any necessary action regarding Council vacancy and Statement/Oath of Office, if applicable (Council Member Eason)

Motion made by Mayor Pro Tem Priest, seconded by Council Member Eason, to accept Michelle Pittman Di Credico as appointed from this date until the May Election.

Council continued to discuss the nomination.

City Attorney Adkins stated he has to amend his earlier answer, and apologized, that he was not aware of a limitation, but the Mayor is correct. The City does have a provision, in Section 1.07.008, "Appointment to City Office After Termination of Office" that no officer who has held an office of the city shall, after terminating his office with the city, be appointed by the city council, or any other agency, board, commission, committee, department or person of the city, to any office, commission, committee, board, agency or department of the city within six (6) months after his term of office has ceased.

Adkins stated, in his opinion, Michelle Pittman Di Credico could not be appointed to the Council at this time.

Mayor Pro Tem Priest withdrew her motion and Council Member Eason withdrew his second.

Council continued their discussion on whether or not to appoint at this meeting, wait until May, or accept applications.

Motion made by Council Member Majors to accept other applications; motion dies for lack of a second.

Motion made by Council Member Eason, seconded by Council Member McCabe, to rescind the previous motion that was denied.

Mayor Wilson asked for a roll-call vote:

Council Member McCabe: Aye
Mayor Pro-Tem Priest: Aye
Council Member Eason: Aye
Council Member Majors: Aye

Motion to rescind carried.

Council continues discussion.

Motion made by Council Member Majors to accept applications until the beginning of the February 11, 2021 Council Meeting. Motion dies for lack of a second.

Motion made by Council Member Eason, seconded by Mayor Pro Tem Priest to accept applications until 5pm, Wednesday, January 20, 2021 to hold interviews and appoint at the January 20, 2021 Special Council Meeting.

Mayor Wilson asked for a roll-call vote:

Council Member McCabe: Aye
Mayor Pro-Tem Priest: Aye
Council Member Eason: Aye
Council Member Majors: Nay

Motion carries 3-1-0 with Council Members McCabe, Priest, and Eason voting for and Council Member Majors voting against.

Regular Session – Old Business

L. Discussion and any necessary action regarding amending Article 13.03, “Solid Waste” of the City’s Code of Ordinances (City Administrator)

City Administrator Northrop stated that this amendment will provide more clarity and will align with the current Solid Waste Contract. City Attorney Adkins echoed Northrop, stating that the amendment is aligning both the new solid waste contract and the ordinance.

Motion made by Council Member McCabe, seconded by Council Member Eason, to approve Ordinance amendment. Eason asked for a provision to state that the Ordinance expires with the expiration date of the Waste Connections solid waste contract.

City Attorney Adkins stated that the amended ordinance will require the citizens to use the garbage service provided the city or its designee, so you don’t have to change the ordinance. Adkins suggested that Council instruct Staff to bring the ordinance back for reconsideration prior to the next renewal date to address the issue of the contract expiring.

Both Council Member McCabe and Council Member Eason, removed the provision to have the ordinance expire and move to leave the motion and second to approve the Ordinance amendment as presented.

Mayor Wilson asked for a roll-call vote:

- Council Member McCabe: Aye
- Mayor Pro-Tem Priest: Aye
- Council Member Eason: Aye
- Council Member Majors: Aye

Motion carried unanimously.

**CITY OF RHOME
ORDINANCE 2021-01**

AN ORDINANCE AMENDING ARTICLE 13.03 “SOLID WASTE” OF THE CODE OF ORDINANCES, CITY OF RHOME, TEXAS TO UPDATE SOLID WASTE REGULATIONS TO CONFORM TO CURRENT SERVICE PROVIDER CONTRACT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PUBLICATION CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

M. Discussion and any necessary action regarding facilities assessment/conditions report (City Administrator)

City Administrator Northrop briefly reminded Council that they directed Staff to analyze and develop a high-level facilities assessment/conditions report to include all city facilities. Last month Staff presented projected space needs as they relate to each department at the request of Mayor Pro Tem Priest.

Northrop and Public Works Director Densmore provided Council with the report for each facility – Police Department, Fire Station, Public Works, Community Center, Senior Center, Old School Building, and Old City Hall. Report included approximate build year, square footage, utility costs, pest control costs and building maintenance costs. Report also included structural, roof, HVAC/Mechanical, electrical and plumbing issues as well as square footage, construction cost per square foot, opinion of probable cost-estimates including construction costs, owner’s contingency and soft costs.

Council discussed each facility separately.

Mayor Wilson requested Mayor Pro Tem Priest to schedule a workshop to discuss further.

Motion made by Council Member Majors, seconded by Council Member McCabe, to schedule the workshop for January 20, 2021.

Mayor Wilson asked for a roll-call vote:

Council Member McCabe: Aye
Mayor Pro-Tem Priest: Aye
Council Member Eason: Aye
Council Member Majors: Aye

Motion carried unanimously.

(City Secretary Note: Rhome City Facilities Assessment/Conditions Report included with approved minutes)

N. Discussion and any necessary action regarding Old City Hall renovation and estimated cost (Mayor Wilson)

Motion made by Council Member Majors, seconded by Mayor Pro Tem Priest, to move this agenda item to the January 20, 2021 Special Meeting.

Mayor Wilson asked for a roll-call vote:

Council Member McCabe: Aye
Mayor Pro-Tem Priest: Aye
Council Member Eason: Aye
Council Member Majors: Aye

Motion carried unanimously.

O. Discussion and any necessary action authorizing the City Administrator to execute a professional service agreement with a CPA to review the City's FY2021-2022 annual budget (City Administrator)

City Administrator Northrop stated Council directed her to bring back a recommendation on consulting with a CPA to review the budget. After identifying and talking with several potential options, Staff has identified a CPA to enter into a professional services agreement to review the budget after budget development for FY2021/20211. Northrop added that the current budget includes up to \$1000 for this service, which would be approximately 10 hours of review.

Motion made by Council Member Majors, seconded by Mayor Pro Tem Priest, to authorize the City Administrator to execute a professional services agreement with Cheryl Davenport, CPA.

Mayor Wilson asked for a roll-call vote:

Council Member McCabe: Aye
Mayor Pro-Tem Priest: Aye
Council Member Eason: Aye
Council Member Majors: Aye

Motion carried unanimously.

Regular Session – New Business

P. Discussion and any necessary action regarding the ratification of the Mayor's authorization to enter into a Request for Proposals for grant administration services (Mayor Wilson)

City Administrator Northrop stated that she, Mayor Wilson, and Mayor Pro Tem Priest met with a prospective grant company who stated the City is competitive for a 2021-2022 Texas Community Development Block Grant for various projects – water, sewer, housing, and other infrastructure improvements to areas having no or inadequate services to

meet standards. If the City is interested, a public hearing must be held prior to February 1 to give the City more points toward its application.

Northrop continued by stating that the City would apply for a water, wastewater, or drainage project because those are the projects that will garner the most points in the grant application submittal.

Motion made by Council Member Majors, seconded by Council Member Eason, to ratify the Mayor's authorization to enter into a Request for Proposals for grant administration services and to call the public hearing for January 20, 2021.

Mayor Wilson asked for a roll-call vote:

Council Member McCabe: Aye
Mayor Pro-Tem Priest: Aye
Council Member Eason: Aye
Council Member Majors: Aye

Motion carried unanimously.

Mayor Wilson call a short recess and reconvened into Regular Session at 10:39pm.

Q. Discussion and any necessary action regarding updating ordinances for code compliance (nuisance) and substandard buildings (Council Member Majors)

Motion made by Council Member Majors, seconded by Council Member McCabe, to table this agenda item to the January 20, 2021 Special Meeting.

Mayor Wilson asked for a roll-call vote:

Council Member McCabe: Aye
Mayor Pro-Tem Priest: Aye
Council Member Eason: Aye
Council Member Majors: Aye

Motion carried unanimously.

R. Discussion and any necessary action regarding PD future planning and community policing expectations (Council Member Eason)

Council Member Eason stated he met with City Administrator Northrop and Police Chief Love to discuss Police Department future planning and community policing expectations and wanted the Council to know. The three discussed the perceptions of speeding on School Road, the U-Turns in front of Dollar General, and the traffic backup at Big Z.

Chief Love will bring recommendations for solutions to those issues back to Council at their January 28, 2021 meeting.

Executive Session

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

- S. Section 551.071 Consultation with Attorney - pending or contemplated litigation, settlement offer or to seek advice from attorney**
- T. Section 551.072 Deliberation regarding Real Property - purchase, exchange, lease, or value of real property if deliberation in an open meeting would have detrimental effect on position of the governmental body in negotiations with a third person**

- a. 261 North School Road Property Ownership
- b. City-owned property real estate value

- U. Section 551.074 Personnel – discuss appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee, or hear complaint or charge against officer or employee in executive session unless officer or employee requests public
- V. Section 551.087 – Deliberations regarding Economic Development Negotiations – to discuss or deliberate regarding commercial or financial information that the City has received from a business prospect that the City seeks to locate, stay or expand in or near the City and with which the City is conducting economic development negotiations

Mayor Wilson convened into Executive Session at 10:47pm.

Mayor Wilson reconvened into Regular Session at 11:43pm.

Reconvene into Regular Session

Council Member Majors did not return to Regular Session.

- F. Discussion and any necessary action regarding council meeting minutes content and subsequent approval of Minutes of City Council Regular Session dated November 12, 2020 and Minutes of City Council Regular Session dated December 10, 2020 (City Secretary)

Motion made by Mayor Pro Tem Priest, seconded by Council Member McCabe, to approve both the Minutes of City Council Regular Session dated November 12, 2020 and Minutes of City Council Regular Session dated December 10, 2020 as presented.

Mayor Wilson asked for a roll-call vote:

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

Motion carried.


Future Agenda Items

Council Member Eason asked to have a discussion regarding a disabled veterans ad valorem tax freeze.

Adjourn

Motion made by Council Member McCabe, seconded by Mayor Pro Tem Priest to adjourn. Meeting adjourned at 11:49pm.

Minutes approved the 11th day of February 2021.


Jo Ann Wilson,
Mayor




Shannon Montgomery, TRMC
City Secretary