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Mayor  
Jo Ann Wilson

**MINUTES OF MEETING OF THE RHOME CITY COUNCIL**

**THURSDAY, February 10, 2022 – 6:00 PM**

**RHOME Community Center, 261 North School Road, Rhome, TX 76078**

City Council

**Call to Order and Establish a Quorum**

Mayor Pro-Tem,  
Place 1  
Josh McCabe

Mayor Wilson called the meeting to order at 6:45 pm and announced a quorum of Council Members present.

Place 2  
Michelle Tye

**Council Members Present:**

Mayor Jo Ann Wilson	Council Member Elaine Priest
Mayor Pro Tem Josh McCabe	Council Member Sam Eason
Council Member Michelle Tye	Council Member Ashley Majors

Place 3  
Elaine Priest

**City Staff Present:**

City Administrator Cynthia Northrop	Fire Chief Darrell Fitch
City Attorney Carvan Adkins	Police Chief Eric Debus
City Secretary Shaina Odom	Public Works Director Sean Densmore

Place 5  
Ashley Majors

**Convene into Executive Session – 6pm**

Mayor convened into Executive Session at 6:47pm

City  
Administrator  
Cynthia Northrop

*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:*

City Attorney  
Carvan Adkins

- A. Section 551.071 Consultation with Attorney - pending or contemplated litigation, settlement offer or to seek advice from attorney
- B. 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
- C. 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 a public hearing
  - Accounting Specialist
- D. 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

City Secretary  
Shaina Odom

Fire Chief  
Darrell Fitch

Police Chief  
Eric Debus

Public Works  
Director  
Sean Densmore

**Reconvene into Regular Session – 7pm or immediately following the Executive Session**

The City Council reconvened into Regular Session at 7:03 p.m.

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

Following Executive Session, motion was made by Mayor Pro Tem McCabe, seconded by Council Member Eason to authorize the City Administrator to continue the City Secretary plan as discussed.

## **Invocation**

Chief Debus led the Invocation

## **Pledge of Allegiance to the American Flag**

Council Member Priest led the Pledge to the American Flag

## **Pledge of Allegiance to the Texas Flag**

*Honor the Texas Flag; I pledge allegiance to thee, Texas, One state under God, One and indivisible*

Council Member Eason Led the Pledge to the Texas Flag.

## **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.*

The following voiced their comments or asked the City Secretary to read their comments:

- Lisa Ann Wilson – 240 W First Street
- Cathy Coffee – 1102 Mount Lane
- Michelle Pittman DiCredico – 202 Cheyenne Trail North
- Naomi & Josh Thompson – 1212 Alliance Blvd
- Shawn & Jason Brock – 1303 Speedway Drive
- Joe Hernandez – 105 North School Road
- Cheryl Miller – 1301 Speedway Drive
- Valarie Smith – 1131 Mount Lane
- Shirly Mize – 170 Russell Street
- Pamela Schneider – 1105 Mourning Dove Street
- Deborah BeCraft – 360 West Second Street
- John Thomas – 1209 Alliance Blvd
- Patricia Mitchell – 389 Old Mill Road
- Donna DeGarmo – 104 Kensington Court

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

City of Rhome Announcements:

- February 18, 2022- Last day to file for a place on the May 7, 2022 Ballot
- February 21, 2022- City offices Closed for President's Day
- February 24, 2022 – City Council Meeting

## **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.*

- E. Minutes of City Council Regular Session dated January 13, 2022 **(City Secretary)**
- F. Minutes of City Council Special Meeting Session dated January 22, 2022 **(City Secretary)**
- G. Resolution authorizing continued participation with the Oncor Cities Steering Committee **(City Administrator)**

Motion was made by Council Member Tye, seconded by Council Member Priest, to approve the consent agenda as presented. Motion carried unanimously.

### **Monthly Staff Reports and Board Minutes**

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

- H. Departments: Administration, Building & Development, Fire Rescue, Municipal Court, Police, and Public Works  
(Department Heads)
- I. Minutes of Regular Planning & Zoning Commission Meeting dated December 6, 2021. (City Secretary)

### **Regular Agenda – Old Business**

- J. Discussion and any necessary action regarding Waste Water Rates and W/WW Revenue Bond (City Administrator/Public Works Director)

Kyle Weldon/Kimley Horn was present to speak about the increases of materials and the continued deterioration of the waste water treatment plants, precipitating higher prices on the Water/Wastewater project authorized by Council. Chris Ekert/NewGen presented updated analysis, emphasizing that if Council took action to lower the WW rates this year, they would still have to raise the rates higher next year to cover required debt service. He also addressed confusion regarding the pricing structure stating the formula for the waste water did not change, only the prices within the current structure/formula table. Council agreed to leave the sewer rates alone since we would have to raise them by the end of the year. Since no changes were made to the WW rates, the attorney advised no motion was required.

- K. Discussion and any necessary action regarding a Code of Conduct Ordinance (Council Member Eason)

Motion made by Mayor Pro Tem McCabe, seconded by Council Member Eason, to accept the ordinance. Motion passed unanimously.

- L. Discussion and any necessary actions regarding 2018 IFC, 2018 Building Codes and 2018 COG Amendments and 2017 National Electric Code (City Administrator)

City Administrator provided an overview of the need to update all the current building codes from 2015 IBC, 2014 NEC and 2015 NCTCOG (North Central Texas Council of Government) Amendments to 2018 IBC, 2017 NEC and 2018 NCTCOG (Option B). Motion made by Council Member Eason, seconded by Council Member Majors to update all IBC Codes to 2018 IBC, 2017 NEC, 2018 NCTCOG (Option B) Amendments. Motion passed unanimously

### **Regular Agenda – New Business**

- M. Discussion and any necessary action regarding Ordinance to lower speed limit on FM 3433 (City Administrator)

City Administrator requested this item be tabled as TXDOT Area Office is sending this to Austin – Traffic Division. This item was tabled.

- N. Discussion and any necessary action regarding an Ordinance calling the May 7, 2022 General Election for two-year terms for Council Member – Place 4, Council Member – Place 5, and Mayor, authorizing the City Administrator to sign Joint Contract with Wise County for Election Services, and setting meeting date to Canvass the Election (City Secretary)

Motion made by Council Member Majors, seconded by Council Member Eason, to authorize City Administrator to enter into contract with Wise County to conduct the May 7, 2022 Election, and to hold a special meeting on May 18, 2022 to canvass the election. Motion passed unanimously

**O. Discussion and any action regarding Animal Ordinance (Mayor/Council)**

After hearing from several citizens and subsequent discussion, the City Attorney advised a waiver cannot be issued when there is an existing ordinance prohibiting the action. Council directed staff to review the current ordinance for inconsistencies, to review other city's animal ordinance, to consider criteria such as 400 ft from neighbor's houses and to bring back a draft ordinance for Council to review. Current goat owners in By Well can keep their goats while Council is reviewing.

**P. Discussion and any action regarding a burn ban within the city limits (Chief Fitch)**

The Fire Chief discussed the department's goal of fire prevention and the need to restrict open burning, especially given Rhome's monthly bulk trash pick-up. After hearing Council discussion, he stated he would bring back a draft ordinance for Council's review.

**Q. Discussion and any necessary action regarding the alley between Logan and Russell (Mayor Wilson)**

A resident brought complaint with the ally between Logan and Russell. After Council discussion, the consensus was to install 'No Through Traffic' signs and Council may re-visit after 6 months.

**R. Discussion of financial checks and balances (Council Member McCabe)**

Mayor Pro Tem discussed several of the internal financial controls currently in place; including review by three different staff members, Council appointed Council Member's review of bank statements/check register, development and adherence to published budget according to state statutes, two signatures required on every check (one Council Member and one staff), annual clean audits and an involved Mayor and Council. Pointed out the City of Rhome works off of a published budget, regular council meetings, and clean audits. This was an information only item.

**S. Discussion and review of recent Citizen Forum on Facilities (Council Member Priest)**

Council Member Priest and other Council Members reviewed the recent citizen forum on facilities held on January 22, 2022, discussed the next citizen forum should be focused on getting citizen input on potential solutions. This was an information only item.

**T. Discussion and any necessary action regarding the structure of the next Citizen Forum (Council Member McCabe)**

Mayor Pro Tem McCabe and other Council Members discussed the meeting should have structure including the same rules of engagement of all council meetings. Council directed City Administrator to coordinate the date for the next Citizen Forum on Facilities.

**U. Discussion regarding erroneous information regarding City Administrator hiring, duties, experience, employment review/salary (Council Member Priest)**

Council Member Priest reviewed the process of City Administrator's hiring, education, experience and qualifications, reviewed her comprehensive resume and read selected letters of recommendation, all of which demonstrated why she was offered the City Administrator position as well as Council's continued confidence in her performance over the last two years and their subsequent support of her increase in salary over the last two years.

**V. Review the abuse of procedures from the Town Hall meeting on January 22 (Council Member Eason)**  
Tabled

**W. Discussion regarding the ownership of the Old School property (Council Member Tye)**

Tabled

X. Discussion regarding erroneous information on the hiring of the Police Chief (**Council Member Tye**)  
Council Member Tye discussed the extensive hiring process conducted in the search for Rhome's next Chief of Police. The hiring process included a panel of five members (City Administrator, Council Member Majors, herself and two subject matter experts including current City of Lake Worth Police Chief and former long-time Lewisville Police Chief), emphasizing the panel was unanimous in their selection and confirmed she did not know any of the candidates.

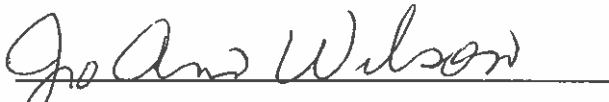
Y. Discussion regarding the Comprehensive Development Plan (**Council Member Majors**)  
Tabled

Council reconvened into Executive Session at 10:58 pm and came back to the regular session with no action at 11:45 pm.

**Future Agenda Items**

**Adjourn**

Motion was made by Council Member Tye, seconded by Mayor Pro Tem McCabe, to adjourn. Mayor Wilson adjourned the meeting at 11:45 p.m.



Jo Ann Wilson,

Mayor

ATTEST:



Shaina Odom  
City Secretary

