



Physical Address: 501 South Main Street

Mailing Address: PO Box 228

Rhome, Texas 76078

Telephone: 817-636-2462

www.cityofrhome.com | citysecretary@cityofrhome.com

Mayor
Jo Ann Wilson

City Council

**Mayor Pro-Tem,
Place 3**

Elaine Priest

Place 1

Josh McCabe

Place 2

Michelle Tye

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, February 11, 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 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 Michelle Tye

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

Officer Geoffrey Pradia

Officer Timothy "Jett" Click

Announcements from Mayor and Council Members

Council Member McCabe stated on behalf of Rhome residents and staff, our hearts and thoughts go out to those injured in today's accident.

Mayor Wilson announced the following events:

- February 12, 2021 – 5pm - Last day to submit application for Place on Ballot for May 1, 2021 General Election
- February 15, 2021 – City Offices will be closed in Observance of President's Day
- February 25, 2021 – Regular City Council Meeting

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:

- Deborah BeCraft – 360 West Second Street, Rhome, Texas
- Cathy Coffee – 1102 Mount Lane, Rhome, Texas
- Michelle Pittman Di Credico – 202 Cheyenne Trail North, Rhome, Texas

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.

- B. Minutes of City Council Regular Session dated January 14, 2021 (City Secretary)**
- C. Minutes of City Council Special Session dated January 20, 2021 (City Secretary)**
- D. Minutes of City Council Regular Session dated January 28, 2021 (City Secretary)**
- E. Resolution authorizing continued participation with the Atmos Cities Steering Committee (City Secretary)**

Motion made by Council Member Eason, seconded by Council Member McCabe to approve the consent agenda items as present.

Mayor Wilson asked for a roll-call vote:

Council Member McCabe:	Aye
Council Member Tye:	Aye
Mayor Pro-Tem Priest:	Aye
Council Member Eason:	Aye
Council Member Majors:	Did not vote

Motion carried 4-0-0.

**CITY OF RHOME, TEXAS
RESOLUTION NO. 2021-03**

A RESOLUTION AUTHORIZING CONTINUED PARTICIPATION WITH THE ATMOS CITIES STEERING COMMITTEE; AND AUTHORIZING THE PAYMENT OF FIVE CENTS PER CAPITA TO THE ATMOS CITIES STEERING COMMITTEE TO FUND REGULATORY AND RELATED ACTIVITIES RELATED TO ATMOS ENERGY CORPORATION

Monthly Staff Reports and Board Minutes

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

- F. Departments: Administration, Building & Development, Fire Rescue, Municipal Court, Police, and Public Works (Department Heads)**

Fire Chief Fitch congratulated Paul Szymanski and Ryan Yale for completing their probationary period with the department. Police Chief Love introduced Officer Timothy "Jett" Click as the newly hired part-time Officer.

- G. Minutes of Parks & Recreation Regular Session dated January 7, 2021 (City Secretary)**

Discussion only, no action taken.

Regular Session – Old Business

- H. 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 Wise County Leaders are trying to get vaccines to our area, Governor Abbott has extended his Disaster Declaration, including the Open Meetings Act suspension, for another thirty days, stating that all City meetings will be virtual through February 2021.

Northrop also stated that Council Member Majors would like to extend the City Hall Hours of Operation to 4pm. City Administrator Northrop reminded Council that the reduced lobby hours allowed for staff to meet with residents, view requests for information and recently allowed for residents to meet with the City Secretary to file for a place on the ballot.

Council Member Majors stated that she would like to increase the hours to allow residents more time to perform City Hall business.

Council took no action; City Hall lobby hours will remain 8am until 2pm.

I. Discussion and any necessary action regarding possible extension of current City Hall Lease (Council Member McCabe)

Council Member McCabe stated with Council's priority shifting to the Police and Fire Department Buildings, Council will need to extend the lease for City Hall. McCabe asked to continue the discussion in Executive Session. Mayor Wilson asked if this item could be postponed until the end of the meeting; McCabe agreed.

Regular Session – New Business

Mayor Pro Tem Priest recused herself from Agenda Item J.

J. Discussion and any necessary action regarding a proposed Final Plat for Rolling V Ranch East, Phase 1, being described as 102.912 acres, Lots 1-71, 1X, 2X & 3X, Block 1; Lots 1-40, Block 2; Lots 1-23 & 1X, Block 3; Lots 1-13, 1X, 2X & 3X Block 4; Lots 1-21 & 1X, Block 5; Lots 1-41 & 1X, Block 6; Lots 1-21, Block 7; Lots 1-21, 55-78, 1X, 2X & 3X, Block 8; Lots 1-33, Block 9; Lots 1-18, Block 10; & Lots 1-10, Block 12 (336 Residential Lots and 12 Open Space Lots) situated in the Smith County School Land Survey, Abstract No. 743, and the James B. Farnsworth Survey, Abstract No. 991, City of Rhome, Wise County, Texas as requested by PMB RVR Dev CO 1, LLC (City Administrator)

Council Member Eason asked why the preliminary and final plats do not match.

Both City Administrator Northrop and City Attorney Adkins stated that the plat still meets the developer's agreement and it is a common practice for the preliminary and final plats to not match.

Motion made by Council Member Eason, seconded by Council Member Tye, to accept the proposed Final Plat for Rolling V Ranch East, Phase 1, being described as 102.912 acres, Lots 1-71, 1X, 2X & 3X, Block 1; Lots 1-40, Block 2; Lots 1-23 & 1X, Block 3; Lots 1-13, 1X, 2X & 3X Block 4; Lots 1-21 & 1X, Block 5; Lots 1-41 & 1X, Block 6; Lots 1-21, Block 7; Lots 1-21, 55-78, 1X, 2X & 3X, Block 8; Lots 1-33, Block 9; Lots 1-18, Block 10; & Lots 1-10, Block 12 (336 Residential Lots and 12 Open Space Lots) situated in the Smith County School Land Survey, Abstract No. 743, and the James B. Farnsworth Survey, Abstract No. 991, City of Rhome, Wise County, Texas as requested by PMB RVR Dev CO 1, LLC as is.

Mayor Wilson asked for a roll-call vote:

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

Motion carried 4-0-1.

Mayor Pro Tem Priest rejoined the Meeting.

K. Discussion and any necessary action regarding the adoption of a City of Rhome Citizen Participation Plan for the Texas Community Development Block Grant Application (City Administrator)

City Administrator introduced Lenore Hellman, GrantWorks, Inc., who stated that the adoption of a Citizen Participate Plan is a HUD/Urban Housing requirement for the CDBG submission and is another opportunity for residents to comment on the City's grant submission. City Administrator noted a grant page would be created on City website.

City Secretary Montgomery asked for a roll-call vote:

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

Motion carried unanimously.

L. Discussion and any necessary action regarding the Parks & Recreation Board recommendation of the Parks Master Plan (Public Works Director)

Public Works Director Densmore stated that the Parks and Recreation Board met on January 7, 2021 to discuss the Parks Master Plan. The Board's recommendation to Council includes recommending approval of proposed Master Plan as presented by UTA and have potential park #6 in ByWell Estates be the first park developed.

Densmore answered Council's questions regarding next steps and estimated costs. Next steps include research and planning and estimated cost for complete buildout would be \$460,000; park can be completed in phases. City Administrator noted that the Parks Master Plan included several potential priority projects listings and stated that all plans could be adjusted based on current conditions and funding availability.

Motion made by Council Member Eason, seconded by Council Member Tye, to adopt the Parks Master Plan and recommendation of potential park #6 be the first park developed under the plan.

City Secretary Montgomery asked for a roll-call vote:

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

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

M. Discussion and any necessary action regarding amending Section 1.02.011, "Recording of Meetings of City Council, Commissions and Committees" of the City's Code of Ordinances (Council Member Eason/City Secretary)

Motion made by Council Member Eason, seconded by Council Member McCabe to approve amending Section 1.02.011, "Recording of Meetings of City Council, Commissions and Committees" of the City's Code of Ordinances and make the video retention 90 days past acceptance of written minutes, as recommended by the Texas State Library.

City Secretary Montgomery asked for a roll-call vote:

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

Motion carried unanimously.

**CITY OF RHOME, TEXAS
ORDINANCE NO. 2021-03**

AN ORDINANCE OF THE CITY OF RHOME AMENDING SECTION 1.02.011, "RECORDING OF MEETINGS OF CITY COUNCIL, COMMISSIONS AND COMMITTEES" OF ARTICLE 1.02, "ADMINISTRATION" OF CHAPTER 1, "GENERAL PROVISIONS" OF THE CITY OF RHOME CODE OF ORDINANCES TO AMEND REFERENCES TO RECORDING OF MEETINGS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

N. Discussion and any necessary action regarding an Ordinance calling the May 1, 2021 General Election for two-year terms for Council Member – Place 1, Council Member – Place 2, and Council Member – Place 3, 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 Eason, seconded by Mayor Pro Tem Priest, to approve an Ordinance calling the May 1, 2021 General Election for two-year terms for Council Member – Place 1, Council Member – Place 2, and Council Member – Place 3, authorizing the City Administrator to sign Joint Contract with Wise County for Election Services.

City Secretary Montgomery asked for a roll-call vote:

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

Motion carried unanimously.

**CITY OF RHOME, TEXAS
ORDINANCE NO. 2021-04**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RHOME, TEXAS, CALLING A GENERAL ELECTION FOR THE OFFICES OF CITY COUNCIL MEMBER - PLACE 1, COUNCIL MEMBER - PLACE 2, AND COUNCIL MEMBER - PLACE 3, TO BE HELD MAY 1, 2021; AUTHORIZING EXECUTION OF A JOINT ELECTION AGREEMENT WITH THE WISE COUNTY ELECTIONS ADMINISTRATOR TO CONDUCT THE ELECTION; AND PROVIDING PROCEDURES TO CONDUCT THE ELECTION

Motion made by Council Member Eason, seconded by Council Member McCabe, to move the regularly scheduled Council Meeting of Thursday, May 13, 2021 to Wednesday, May 12, 2021 to allow for the canvassing of the May 1, 2021 Election.

City Secretary Montgomery asked for a roll-call vote:

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

Motion carried unanimously.

O. Discussion and any necessary action regarding clarification of Section 38, "Sign Regulations", subsection E.8.b, "Political Signs" (Mayor Wilson)

Motion made by Mayor Pro Tem Priest, seconded by Council Member Eason, to add the word “day” to existing ordinance to remove any confusion between Election Day and Early Voting.

Mayor Wilson asked for a roll-call vote:

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

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

P. Discussion and any necessary action regarding including Mayor Pro Tem in all city negotiations (Council Member Eason)

Motion made by Council Member Eason, seconded by Council Member McCabe, to include the Mayor Pro Tem in all city negotiations.

Mayor Wilson stated this agenda item is not appropriate as it is in conflict with 1.03.002, “Powers and Duties of Mayor” and if the Mayor could not attend, the Mayor Pro Tem would be appropriate.

Council Member Majors stated the City Administrator has been diligent and the City has a strong Mayor and both have been working together and doing a great job, she is not in favor of this item.

Both Council Member Eason and McCabe are in favor of this agenda item as there is a pandemic and Council needs to have backup moving forward.

Mayor Pro Tem Priest stated she wants to help the Mayor and business strengths include cross training and team building.

City Attorney Adkins stated this would not create a conflict with the City’s current ordinances, it would just add responsibilities to the Mayor Pro Tem.

Mayor Wilson asked for a roll-call vote:

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

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

Q. Discussion and any necessary action regarding moving back to in-person meetings (Council Member Majors)

Council Member Majors stated she would like to have in-person meetings at the community center with social distancing.

Council Member Tye stated Council needs to defer to those who are high risk.

Motion made by Council Member Eason, seconded by Council Member McCabe, to continue with virtual meetings as long as Governor Abbott continues his Disaster Declaration and Open Meeting Act waivers.

Mayor Wilson asked for a roll-call vote:

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

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

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:

- R. Section 551.071 Consultation with Attorney - pending or contemplated litigation, settlement offer or to seek advice from attorney
- S. 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
- T. 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
- U. 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, Section 551.072, Deliberation regarding Real Property, at 8:14pm.

Mayor Pro Tem Priest reconvened into Regular Session at 8:54pm.

Regular Session – Old Business

- I. Discussion and any necessary action regarding possible extension of current City Hall Lease (Council Member McCabe)

Not action as result of executive session.


Future Agenda Items

No future agenda items were requested.

Adjourn

Motion made by Council Member McCabe, seconded by Council Member Eason to adjourn. Meeting adjourned at 8:55pm.

Minutes approved the 25th day of February 2021.


Jo Ann Wilson,
Mayor




Shannon Montgomery, TRMC
City Secretary