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Mayor
Jo Ann Wilson

City Council

Mayor Pro-Tem, Place 1
Josh McCabe

Place 2
Michelle Tye

Place 3
Elaine Priest

Place 4
Sam Eason

Place 5
Ashley Majors

City Administrator
Cynthia Northrop

City Attorney
Carvan Adkins

City Secretary
Shaina Odom

Fire Chief
Darrell Fitch

Police Chief
Eric Debus

Public Works Director
Sean Densmore

MINUTES OF REGULAR MEETING OF THE RHOME CITY COUNCIL

Meeting Date: Thursday, February 24, 2022

Executive Session: 6pm

Regular Session: 7pm

Meeting Location: Rhome Community Center, 261 North School Road, Rhome, TX 76078

Call to Order and Establish a Quorum – 6pm

Convene into Executive Session – 6pm

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:

- 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
- 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

Reconvene into Regular Session – 7pm

Mayor Wilson called the meeting to order at 7:02 pm

Discussion and any necessary action as a result of Executive Session

No Executive Session

Invocation

City Administrator Northrop led the Invocation

Pledge of Allegiance 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

Mayor Pro Tem McCabe led the pledges

Public Presentations and Input

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

- Lisa Ann Wilson - 240 W First Street
- Deborah BeCraft – 360 W Second Street
- Shirly Mize – 170 Russell Street
- Gerry Lobdell – 709 Troxell Blvd

Announcements from Mayor and Council Members

City of Rhome Announcements:

- Running for office:
Place 4 – Kathy Konegni and Sam Eason (Incumbent)
Place 5 – Tommie Eason and Patrick Meehan
Mayor – Josh McCabe and Patricia Mitchell
- March 10, 2022 Council Meeting
- March 15, 2022 – Postcard Billing
- March 12, 2022 – Coffee with a Cop
- Saturday, March 19 – Citizen Forum on Facilities

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 February 10, 2022 (City Secretary)

Council Member Tye made a motion to accept the minutes as presented, Council member Priest Seconded. Vote passed unanimously.

Public Hearing

F. Rhome Planning & Zoning to conduct a Public Hearing to consider a text amendment to the City of Rhome Zoning Code (Chapter 14) that will delete the Specific Use Permit requirement for carports and allow carports to be a permitted use within the SF ES-10, SF ES-5, SF ES-3, SF 30, SF 25, SF 20, SF 15, SF 12, SF 10, SF 8.4, SF 7.2, SF 6, and SF 5 zoning districts.

Public hearing called to order by Mayor Wilson at 7:28 pm. No public comment. City Administrator notified council one person was in favor of the change at the Planning and Zoning meeting held on February 7, 2022. Mayor Wilson closed the public hearing at 7:29 pm.

Regular Agenda – Old Business

G. Discussion and any necessary action regarding approval of Code of Conduct Ordinance

Mayor Wilson discussed her reason for refusing to sign. Council Member Eason made a motion to pass the Code of Conduct Ordinance as presented. Mayor Pro Tem McCabe seconded. 4 Aye, 1 Nay. Motion passed.

Regular Agenda – New Business

H. Discussion and any necessary action regarding a text amendment to the City of Rhome Zoning Code that will delete the Specific Use Permit requirement for carports and allow carports to be a permitted use within the SF ES-10, SF ES-5, SF ES-3, SF 30, SF 25, SF 20, SF 15, SF 12, SF 10, SF 8.4, SF 7.2, SF 6, and SF 5 zoning districts. (City Administrator)

Carports will be handled administratively; the same way accessory structures are processed. Mayor Pro Tem McCabe made a motion to delete the Specific Use Permit requirement effectively moving carport processing to Chapter 3. Council Member Eason seconded. Motion passed unanimously.

I. Discussion and any necessary action regarding the 2021 Audit (City Administrator)

Valarie Halverson from MWH Group presented the annual audit to the Council. She stated there were no reportable findings. Council asked many questions regarding bond debt, permits, police department, and fire department and confirming existing bond debt is \$3.9 million. Council Member Eason made a motion to accept the audit. Council member Tye seconded. Motion passed unanimously.

J. Discussion and any necessary action regarding Schedule of Fees Update (City Administrator)

Staff presented the updates to the schedule of fees to council to cover the cost the city is incurring. Council member Majors questioned the utility service late fees, public works director explained it is to recoup cost for staff time. Open record request fee is a state mandated fee for crash reports through the police department. Council member Eason asked about the fire hydrant fee, public works director explained it is only the permit fee, and not the actual installation of a fire hydrant. Mayor Pro Tem McCabe made a motion to accept the schedule of fees update as presented. Seconded by Council Member Tye. Motion passed unanimously.

K. Discussion and any necessary action regarding HB 2840 – Public Comments (C Priest)

Council discussed there is already an ordinance following HB 2840. Council Member Priest wants the verbiage of number 4 and number 5 added to the agenda and read before public input each meeting by the mayor. Council Member Priest made a motion to add items 1-5 to the agenda read before public comment and enforced by the presiding officer. Mayor Pro Tem seconded the motion. 4 Aye, 1 Nay, Vote Passed.

L. Discussion and any necessary action regarding the structure of the next Citizen Forum (C. Priest)

Discussion item only. Council Member Priest requested the next meeting on public facilities to be exclusive to all of the buildings needing to be repaired. The Consensus of Council was in agreement.

M. Discussion regarding the ownership of the Old School property (C Tye)

Council Member Tye wanted to reiterate the city owns the old school property at 261 N School Road. No action taken.

N. Discussion and any necessary action regarding establishment of city supported public communications site (C Priest)

Council member Priest brought up the idea of having a communications website for quick questions to be answered. She asked that council and staff think about how to make it work and bring it back to a future meeting.

O. Discussion and any necessary action regarding the possibility of seeking a grant writing company to investigate funding for the renovation of City property on 1st Street and any other City facility. (C Priest)

Council Member Majors made a motion to go for a RFP for a grant writing company, Council Member Tye seconded. Motion passed unanimously.

P. Discussion regarding the Comprehensive Development Plan (C Majors)

Tabled

Q. Discussion and any necessary action regarding a forensic audit (Mayor Wilson)

Mayor Wilson asked to have a forensic audit to go back several years. Council Member Tye asked how many years. Mayor Wilson said she would like to go back the past 3-4 years. Council asked why. Mayor Wilson said she was not inclined to disclose the information. Council decided without more information, they are not comfortable authorizing the money to be spent since the city has had clean audits, including the most recent audit (FY 2020-2021).

R. Discussion and any necessary action regarding the parking ordinance (Mayor Wilson)

Mayor Wilson brought up the parking ordinance and how it does not accommodate certain citizens. City Administrator Northrop pointed out that our parking ordinance is more lenient than other surrounding cities, as we allow any improved surface; asphalt, concrete, gravel, or pavers under all 4 tires. This ordinance is not for temporary parking, it is to enforce long term parking violations. No action was taken.

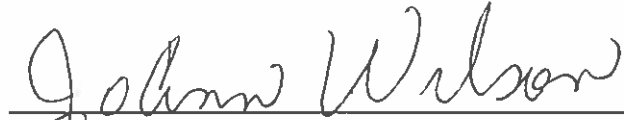
S. Discussion and any action regarding emergency sewer line repairs (City Administrator/PW Director)

Public works director stated he requested 3 bids from companies and only received one back. Sewer line collapsed under the road at First Street and School Road. Staff is requesting emergency funding for the sewer line repair from general fund savings. Mayor Pro Tem McCabe made a motion for the emergency repairs to be funded from general fund savings. Council Member Tye seconded. Motion passed unanimously.

Future Agenda Items

Adjourn

Meeting was adjourned at 9:40 pm



JoAnn Wilson,

Mayor

ATTEST:



Shaina Odom
City Secretary

