



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 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
Shannon
Montgomery

Fire Chief
Darrell Fitch

Interim Police
Chief
Brody Brown

Public Works
Director
Sean Densmore

MINUTES OF SPECIAL MEETING OF THE RHOME CITY COUNCIL

Meeting Date: Thursday, May 27, 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 6:30pm. Mayor Wilson called roll and announced a quorum of Council Members present.

Council Members Present:

Mayor Jo Ann Wilson

Mayor Pro Tem Josh McCabe

Council Member Michelle Tye

Council Member Elaine Priest

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

Interim Police Chief Brody Brown

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 made Public Presentations to the Council:

- Shirley Mize – Russell Street, Rhome, Texas

Announcements from Mayor and Council Members

Council Member Eason thanked Debbie Kuhleman, Terry Priest and Tommie Eason for planting 27 new plants at the Veterans Park, Eason also thanked Public Works for their work at the Park.

Mayor Pro Tem McCabe announced the June 5th Plant Sale at the Family Park, in which all proceeds will benefit the Rhome Beautification Fund and asked for a Moment of Silence to honor those have given their life to our Nation in observance of the upcoming Memorial Day Holiday.

Council Member Majors thanked the Rhome Veterans for the upcoming Memorial Day Celebration.

Mayor Wilson made the following announcements:

- Rhome Veterans Memorial Day Celebration will be held Saturday at the Rhome Veterans Park
- The Rhome Community Library will have a Book Sale June 3 – 5, 2021
- Dumpster Day – Saturday, May 29, 2021
- Monday, May 31, 2021 – City Offices Closed in observance of Memorial Day
- City is seeking volunteers for P&Z and Parks Board, the deadline to apply is June 18 with Council appointing at the June 24 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.

- A. Minutes of City Council Regular Session dated April 29, 2021 (City Secretary)**
- B. Minutes of City Council Special Session dated May 20, 2021 (City Secretary)**
- C. Appointments of Marc Stanwyck and Annissasa Satterfield as Rhome Reserve Police Officers (Interim Police Chief)**

Motion made by Council Member Tye, seconded by Council Member Majors, to approve the Consent Agenda as presented.

City Secretary Montgomery asked for a roll-call vote:

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

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.

- D. Departments: Administration, Building & Development, Fire Rescue, Municipal Court, Police, and Public Works (Department Heads)**
- E. Minutes of Regular Parks & Recreation Board Meeting dated April 1, 2021 (City Secretary)**

No discussion; no action taken.

Mayor Pro Tem McCabe asked that Agenda Item P be moved forward:

- P. Discussion and any necessary action considering a Resolution designating the City of Rhome as a Sanctuary for the Unborn (Council Member Majors)**

Council Member Majors introduced Connie Swain, who stated that Wise County Judge JD Clark passed a Resolution for unincorporated Wise County to be a Sanctuary for the Unborn. Swain stated seven cities in Wise County have also passed resolutions.

Mayor Wilson tabled this agenda item until the June 10, 2021 meeting; no further action.

Regular Session – Old Business

- F. Discussion and any necessary action regarding amendment to the Waste Connections contract regarding bulk pickup (City Administrator)**

City Administrator Northrop stated at the request of Council Member Majors, she contacted Waste Connections to discuss amending the contract by adding monthly bulk pick-up vs quarterly bulk pick-up currently included in the contract. To add monthly bulk pick-up will cost each residence an additional \$2.90 per month.

Northrop reminded Council that the new Waste Connection contract reduced residential solid waste cost by \$4.14; from \$15.59 to \$11.45 per month and currently includes containerized (carts) twice a week solid waste collection, pricing includes quarterly bulk and brush service as well as curbside hazardous waste collection with no recycling options.

Motion made by Council Member Majors, seconded by Council Member Priest, to amend the Waste Connections contract to include monthly bulk pickup.

City Secretary Montgomery asked for a roll-call vote:

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

Motion carried 3-2-0 with Council Members Tye, Priest and Majors voting for and Council Members McCabe and Eason voting against.

G. Update, discussion and any necessary action regarding Water and Wastewater Rate Study (City Administrator)

City Administrator Northrop provided a brief recap:

Council authorized a Water Source and Water/Wastewater Rate study in 2020. The results of the Water/Wastewater Study have been presented at several Council Meetings and was discussed in depth at the Budget Workshop held March 20, 2021. The Wastewater rates have not been raised since 1999 and the Water rates have not been raised since 2017. The Water/Wastewater Fund is an enterprise fund and as such, revenues should at least match expenses including operations and maintenance, improvements and necessary expansions.

Several scenarios were presented by the consultant, NewGen Strategies and Solutions, Inc. Staff is recommending Scenario 4 for capital and new program operations and maintenance for the Wastewater and no current change to the water rates.

If Council moves forward with Scenario 4 on the wastewater rate, effective September 1, 2021, the next steps include:

1. Send out notice of rate increase with June Utility billing
2. Post on website
3. This provides more than 60-day notice to our wastewater customers (please note, currently we do not have any out-of-city wastewater customers)

Chris Ekrut, NewGen Strategies & Solutions, reminded Council of the need to frequently monitor rates and the need to raise the current wastewater rates is to meet regulatory requirements, and if those requirements are not met, fines, prepare for growth and funding for capital projects, such as wastewater treatment plants upgrades and sanitary sewer line improvements and functional capital equipment to service residents.

Motion made by Council Member Tye, seconded by Council Member Eason to approve wastewater rate increase as recommended with an effective date of September 1, 2021.

City Secretary Montgomery asked for a roll-call vote:

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

Motion carried unanimously.

Mayor Wilson thanked Chris Ekrut for his presentation and attendance.

**CITY OF RHOME
ORDINANCE 2021-10**

AN ORDINANCE AMENDING THE EXISTING WASTEWATER RATES FOR THE CITY OF RHOME, TEXAS, AND PROVIDING AN EFFECTIVE DATE.

H. Discussion and any necessary direction and/or action regarding Budget Workshop items discussed on March 20, 2021 (City Administrator)

City Administrator Northrop reminded Council of the Vision/Budget Workshop held to review the Comprehensive Development Plan, accomplishments and Council priorities for the Fiscal Year 2021-2022 budget and at that workshop, Council discussed several items including maintaining level funding for M&O expenses and addressing bigger capital improvements via potential bonds.

Northrop also reminded Council of current debt:

- 2019 GO Bond – EWWTP Expansion (Principle outstanding = \$2,620,000/Final Maturity = 8/15/2044)
- 2017 Tax Notes – Facility improvements (Principle outstanding = \$369,000/Final Maturity = 9/15/24)
- 2016 GO Bond – Refunding Bond (Principle outstanding = \$938,000/Final Maturity = 9/15/2025)

Northrop encouraged Council to make decisions so that Staff can plan the Fiscal Year 2021-2022 with those decisions in mind by reminding Council that Staff and Council need to prepare for any bond issuance in November 2021 as several items need to be addressed by mid-August in advance of calling the election.

Council discussed different bond opportunities with John Martin, Hilltop Securities, the City’s Financial Adviser and Bob Dransfield, Norton Rose Fulbright, the City’s Bond Counsel. Both Martin and Dransfield answered questions from Council.

Northrop provided a Budget Workshop Summary of Potential Bond Items:

Budget Workshop Summary of Potential Bond Items			
Project	FUND	COST (estimated)	Funding Options
1. West WWTP & Water Improvements	Water/Wastewater	\$ 5,821,556	Revenue Bond - Submitted PIF w/TWDB for low interest rate loan. Instrument- Revenue bond (Backed by revenue generated from W/WW rates)
2. City Facilities (2 potential options*)	General Fund		GO Bond (voter approval)
3. Streets – A) Morris, Redbud, Pecan (design, drainage, construction) and B) Old Rhome including streets east of RR (chip seal)	General Fund	A) \$2.00 million B) \$ 1.75 million Total - \$3.75	GO Bond (voter approval)
4. Backhoe (\$115K), Dump Truck (\$90K), Work Truck (\$40)	Water/Wastewater	\$ 244 K	Finance – cost covered by rate increase
5. Parks – ByWell Neighborhood Park	General Fund	\$ 150 K	(\$150K matching for \$300K) TPWD grant

* Option 1 – Municipal Complex Bond (revote) exchanging FD façade improvements to FD and PW compliance items: Cost – estimated at \$5.76M

* Option 2 – Old City Hall and bring all 5 city facilities into compliance with minor cosmetic improvements: Cost – estimated at \$2M

City Administrator Northrop also reminded Council that building materials have increased anywhere from 100% - 150% over the last several months and are continuing to increase.

Motion made by Council Member Majors to table this agenda item until June 10, 2021; motion died for lack of a second.

Council continued to discuss options – debating short-term and long-term solutions, building size, and pros and cons to current facilities.

City Administrator Northrop continued discussing Project #1 on the Summary Table – West WWTP & Water Improvements.

Northrop stated that Staff is recommending a Revenue Bond for the proposed improvements as the revenue generated from both the water and wastewater rates can pay for this bond.

Motion made by Council Member Eason, seconded by Council Member Tye, to proceed with a revenue bond for the West WWTP and Water Improvements as listed in the Summary Table.

City Secretary Montgomery asked for a roll-call vote:

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

Motion carried unanimously.

Mayor Wilson went back to City Facilities, Northrop reminded Council of the two options regarding City Facilities:

1. Revise previous municipal complex bond to remove the Fire Department Façade and add the Fire Department and Public Works compliance items that would be approximately \$5.76M; or
2. Renovate 105 Main Street and bring all five city facilities into compliance with minor cosmetic improvements that would be approximately \$2M.

Council Member Eason asked if a third option could consist of option 1 and a portion of option 2 to renovate 105 Main Street to a shell.

Motion made by Council Member Majors to table this agenda item until June 3, 2021. Motion died for lack of a second.

City Administrator Northrop continued to discuss Project #4 – Water/Wastewater Equipment.

Motion made by Council Member Tye, seconded by Council Member Eason, to purchase the water/wastewater backhoe, dump truck, and work truck with a seven-year tax note.

City Secretary Montgomery asked for a roll-call vote:

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

Motion carried unanimously.

Council returned to the City Facilities discussion and Northrop re-summarized the options:

1. Revise previous municipal complex bond to remove the Fire Department Façade and add the Fire Department and Public Works compliance items that would be approximately \$5.76M; or

2. Renovate 105 Main Street and bring all five city facilities into compliance with minor cosmetic improvements that would be approximately \$2M; or
3. Allow for two propositions – option 1 and invest in refurbishing 105 Main Street into a shell and decide on its use at a later date.

Motion made by Council Member Priest, seconded by Council Member Eason, to approve option 3, allow for two propositions, both as General Obligation Bonds. First Proposition - revise the previous municipal complex to remove the Fire Department Façade and add the Fire Department and Public Works compliance items and Second Proposition to refurbish 105 Main Street to a shell.

City Secretary Montgomery asked for a roll-call vote:

Mayor Pro Tem McCabe:	Aye
Council Member Tye:	Aye
Council Member 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.

City Administrator Northrop continued discussing Project #3 – Streets.

Council focused on which streets would be repaired or replaced and the cost of the two proposed projects:

Project A – Morris, Redbud, Pecan which would entail design, drainage and construction for an estimated cost of \$2M and Project B – Old Rhome including streets east of the railroad which would be chip sealed for an estimated cost of \$1.75.

Financial Advisor Martin stated that road improvements could be certificates of obligation bonds; which is non-voter approved debt.

Motion made by Council Member Majors to utilize certificates of obligation bonds in the amount of \$3.75M; motion died for lack of a second.

Motion made by Council Member Eason, seconded by Council Member Majors, to fund both projects as general obligation bonds in the amount of \$3.75M.

After a short discussion Council Member Eason amended his motion to the amount of \$4M; Council Member Majors seconded the amended amount of \$4M.

City Secretary Montgomery asked for a roll-call vote:

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

Motion carried unanimously.

City Administrator Northrop continued discussing Project #5 – Parks – ByWell Neighborhood Park.

Council Member Majors asked can the City work to maintain its current parks before putting in a new park in ByWell. Northrop stated that Council, upon recommendation from the Parks and Recreation Board, approved the Master Parks Plan which prioritized a park in the ByWell community.

Motion made by Council Member Majors, seconded by Council Member McCabe, to utilize a general obligation bond in the amount of \$150,000 as recommended by Parks & Rec/Public Works; to potentially pursue a TPWD grant for the ByWell Neighborhood Park.

Council Member Eason questioned if a seven-year tax note would be more beneficial. Discussion ensued with Public Works Director Densmore informing Council of the \$115,000 turnkey cost to replace current playground equipment at the Rhome Family Park.

Council Member Majors amended her motion to the amount of \$300,000, Council Member McCabe seconded the amendment.

City Secretary Montgomery asked for a roll-call vote:

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

Motion carried unanimously.

City Administrator Northrop confirmed the project priority as:

1. West WWTP and Water Improvements
2. City Facilities
3. Streets
4. Water and Wastewater Equipment
5. Parks

I. Discussion and any necessary action regarding roads, repairs, speeding and speed limits (Mayor Wilson /Council Member Priest/Council Member Majors)

Mayor Wilson asked if the speed limit at the corner of Virginia and Hickory be lowered. City Administrator Northrop stated that enforcement of the speed limit comes from the Police Department and if the speed limit needs to be changed, the City Engineer needs to conduct a traffic study.

Mayor Wilson asked the Police Department to review the corner and provide a recommendation to the City Administrator.

Council Member Eason stated that the issue is visibility not necessarily speed limit. Mayor Wilson asked City Administrator Northrop to have Public Works check the visibility and cut back branches and bushes, if needed.

Northrop stated, at the request of Council Member Priest, reached out to TxDot regarding the speed limit on 3343 and has not heard back, she also shared that she reached out to City Engineer for a cost for a traffic study and they came back with an estimated cost of \$3,500. Council Member Priest asked if the developer could put up construction signs. Northrop stated she would reach out to TXDOT again and asked about construction signs.

Discussion only; no action taken.

Mayor Wilson called a small break at 11:00pm and reconvened the Council into Regular Session at 11:10pm.

Regular Session – New Business

J. Discussion and any necessary action regarding amending Chapter 15, “Schedule of Fees” of the City of Rhome’s Municipal code of Ordinances (City Administrator)

City Administrator Northrop stated last year, Council approved Chapter 15, "Schedule of Fee" in our Code of Ordinances that consolidated all fees into one Chapter to increase efficiencies and streamline the process so various fees were not scattered throughout the Code. During that process several fees were inadvertently left off and/or some that were not clearly stated, Staff is requesting to clean up these issues. Northrop also stated there were two fees Staff is proposing to increase – Contractor Registration fee from \$25 to \$50 as most cities in the County charge \$75 to \$150 and also to increase the hot tub permit from \$30.25 to \$50.

Motion made by Council Member Majors, seconded by Council Member Priest, to increase the Contractor Registration fee to \$75 and adopt Ordinance amending Chapter 15, "Schedule of Fees" as presented.

City Secretary Montgomery asked for a roll-call vote:

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

Motion carried unanimously.

**CITY OF RHOME, TEXAS
ORDINANCE NO. 2021-11**

AN ORDINANCE OF THE CITY OF RHOME, TEXAS AMENDING CHAPTER 15, "SCHEDULE OF FEES" OF THE CITY OF RHOME'S MUNICIPAL CODE OF ORDINANCES TO AMEND CERTAIN FEES, INCLUDING PERMITS, ZONING, UTILITY BILLING AND USER FEES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY FOR VIOLATIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE

K. Discussion and any necessary action regarding the denial of Oncor Electric Delivery Company LLC's application to amend its distribution cost recovering factor to increase distribution rates with the city (City Secretary)

Motion made by Council Member Eason, seconded by Council Member Majors, to affirm denial of Oncor Electric Delivery Company LLC's application to amend its distribution cost recovering factor to increase distribution rates with the City.

City Secretary Montgomery asked for a roll-call vote:

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

Motion carried unanimously.

**CITY OF RHOME, TEXAS
RESOLUTION NO. 2021-08**

A RESOLUTION OF THE CITY OF RHOME TEXAS FINDING THAT ONCOR ELECTRIC DELIVERY COMPANY LLC'S APPLICATION FOR APPROVAL TO AMEND ITS DISTRIBUTION COST RECOVERY FACTOR TO INCREASE DISTRIBUTION RATES WITHIN THE CITY SHOULD BE DENIED; AUTHORIZING PARTICIPATION WITH OCSC; AUTHORIZING THE HIRING OF LEGAL COUNSEL AND CONSULTING SERVICES; FINDING THAT THE CITY'S REASONABLE RATE CASE EXPENSES SHALL BE REIMBURSED BY THE COMPANY; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL.

L. Discussion and any necessary action regarding TCEQ Proposed Agreed Order for Enforcement Case No. 60293 (City Administrator)

City Administrator Northrop updated Council, as previously included in Public Works November monthly report, Staff met with TCEQ on October 22, 2020 as well as a follow-up investigation meeting on November 3, 2020, concerning complaint of low pressure.

Initial test showed the City system pressure near the alleged location was 47 psi, TCEQ's minimum pressure is 35 psi. TCEQ installed a monitoring device for two weeks. TCEQ reported that at no time did the City distribution system dropped below 35 psi. However, during the investigation meetings with TCEQ the City did receive "alleged violations" for "failure to maintain a minimum disinfectant residual of at least 0.5 mg/L total chlorine throughout the distribution system at all times." These "alleged violations" were resolved immediately and TCEQ acknowledges that these "alleged violations" were resolved immediately while the investigator was on site. TCEQ also performed additional testing on November 4th and 12th. All test results were above the minimum disinfectant residual of at least 0.5 mg/L total chlorine.

Public Works followed up with TCEQ on January 25, 2021, with a report concerning the TCEQ investigator who did not follow Best Practice processes in collecting chlorine samples. Best Practice procedure allows water to flush for 2-3 minutes on a normal service before sampling. The investigator was observed taking "first draw" from the fire hydrant and not allowing the actual system water to flow before taking the chlorine test. This also goes for the test taken from 261 North School Road, hose bib in the Public Works building. This line is rarely used and is located over 225' from the main. This would require additional flushing before testing. February 2, 2021 TCEQ enforcement notified the City that they stand by the investigator report and will move the "alleged violations" to enforcement violation.

TCEQ is assessing an administrative penalty of \$305. They are proposing a one-time offer to defer \$61 of the administrative penalty if the City agrees to this order within 30 days. Therefore, the assessed penalty to be paid will be \$244.

Motion made by Council Member Eason, seconded by Council Member Tye, to accept Staff's recommendation and pay the penalty in the amount of \$244 within 30 days.

City Secretary Montgomery asked for a roll-call vote:

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

Motion carried unanimously.

M. Discussion and any necessary action regarding an interlocal agreement between Region 8 Education Service Center and the City for cooperating purchasing services and authorize the City Administrator to execute all necessary documents (Public Works Director)

Public Works Director Densmore shared the proposed Interlocal Agreement allows the TML approved contractor to make the necessary storm damage repairs to the Fire Station and Public Works Buildings in the amount of \$50,369.00 at no charge to the City. Using an Interlocal allows us to bypass the three bids needed for projects over \$50,000. This Interlocal Agreement also offers additional benefits associated with cooperative purchases including, but not limited to:

- Reduced administrative efforts
- Simplified procurement processes
- Access to quality contracts and qualified vendors
- Receive services and products faster
- Competitive volume pricing rate

Motion made by Council Member McCabe, seconded by Council Member Priest, to authorize the City Administrator to execute all necessary documents to enter into an interlocal agreement between Region 8 Education Service Center for cooperating purchasing services and to make all necessary storm damage repairs to the Fire Station and Public Works Buildings.

City Secretary Montgomery asked for a roll-call vote:

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

Motion carried unanimously.

N. Discussion and any necessary action regarding assigning one council member without bank signatory authority to review monthly bank reconciliations (City Administrator)

Motion made by Council Member Eason, seconded by Council Member Majors, to nominate Council Member Priest to review the monthly bank reconciliations.

City Secretary Montgomery asked for a roll-call vote:

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

Motion carried unanimously.

O. Discussion and any necessary action on Economic Development and the creation of a Business Advisory/Focus Group (Council Member Priest)

Council Member Priest recapped that she and City Administrator Northrop, prior to COVID, met with a few business owners in the City and all were excited to have an opportunity to meet with other business owners within the City to discuss and define economic development strategies.

Council Member Majors loved the idea and shared that she was working with a local property/business owner to create a farmers' market.

Mayor Pro Tem McCabe stated this was a great opportunity for the City and would like to have Council Member Priest move forward this the idea of helping the City business owners work together to create a Business Advisory/Focus Group to build and define economic development strategies.

Council Member Priest clarified that the City would assist the business owners with this project and those business owners would work together. Priest also shared her hope that the Mayor would assist with this project as well as it is critical to help with grants and economic development opportunities.

City Administrator Northrop interjected and stated that she and Council Member Priest have met with a few business owners and they would need to meet with more owners and see what their ideas are.

Q. Discussion and any necessary action regarding authorizing the City Administrator to purchase necessary audio/visual equipment, software, etc. to prepare for eventual in-person meetings that allow for livestreaming (Council Member Eason/City Administrator)

City Administrator Northrop stated that she has been researching equipment and streaming services and costs range between \$5,000 to \$15,000 and she would like Council to provide to direction as to a limit for the equipment and services as this is not a budgeted item.

Council Member Majors stated that she would like to use Facebook Live because it is free. Northrop reminded Council Member Majors that Facebook Live limits citizen involvement because you have to have Facebook, she would like to use YouTube, because it is free and available to everyone with internet access.

Council Member Eason offered a non-interest \$5,000 loan to the City if Council would agree to put in the next fiscal year's budget to repay him, so Northrop could begin purchasing the needed equipment.

Council Member McCabe suggested partnering with the NISD Audio Visual group to bring their equipment and to offer extra credit to the students.

Motion made by Council Member Majors, seconded by Council Member Eason, to authorize the City Administrator to purchase equipment and streaming services in an amount not to exceed \$6,000.

City Secretary Montgomery asked for a roll-call vote:

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

Motion carried unanimously.

R. Discussion and any necessary action regarding Parks (Council Member Majors)

Council Member Majors provided Council a list of issues that she felt needed to be addressed at the parks:

- Trees at the Family Park needed trimming and cut down
- Disappointed that the City is not taking pride in the parks
- No mulch under the playground equipment
- No plants and flowers at either park
- Sign repainted
- Red wooden flower boxes need to be thrown away, and
- Rose bushes need to be weeded

Mayor Pro Tem McCabe stated that Council Member Majors needs to attend a Parks and Recreation Board meeting and have her issues be addressed there, not at Council – she needs to follow the chain of command.

Council Member Majors continued her list of issues. Mayor Wilson asked about the Veterans Bricks. City Attorney Adkins reminded Council Member Majors she was out of order by talking over Mayor Wilson.

Council Member Eason stated that volunteers Terry Priest, Tommie Eason, Debbie Kuhleman and Public Works spent the entire day at the Veterans Park and asked Council Member Majors what time she went out to the park. Council Member Eason continued, talking over the Mayor, and City Attorney Adkins stated Council Member Eason was out of order.

Council Member Priest stated that it is not the Council's responsibility to micromanage staff. She informed Council Member Majors that volunteers Tommie Eason and Terry Priest work to maintain the flowerbeds at City Hall and that they, along with Debbie Kuhleman and Public Works spent the day at the Veterans Park, to remove dead plants from the storm, worked in mud from the eight inches of rain received in May to replant 27 new plants to at the Veterans Park. Terry Priest has been contacting nurseries to gift flowers to help. Priest continued by telling Council Member Majors to stop chewing on volunteers because they will quit, she needs to be positive and show appreciation to the volunteers.

Mayor Wilson stated Council Member Priest made a good point – Council needs to be congenial towards volunteers.

Council Member Wilson thanked Terry Priest for his volunteer work. Council Member Priest stated he appreciates the thanks, but he is not the only one volunteering.

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
- 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
 - Wellflex Site
 - QT

City Attorney Adkins stated that Council would be convening into Executive Session under Section 551.087, Deliberations regarding Economic Development Negotiations.

Mayor Wilson convened into Executive Session at 12:42pm on Friday, May 28, 2021.

Mayor Wilson reconvened into Regular Session at 1:31am on Friday, May 28, 2021.

Reconvene into Regular Session

W. Discussion and any necessary action as a result of Executive Session

Motion made by Council Member McCabe, seconded by Council Member Priest, to authorize the City Administrator to negotiate and execute a Developer’s Agreement with QT based on items discussed in Executive Session.

City Secretary Montgomery asked for a roll-call vote:

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

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

Future Agenda Items

Mayor Pro Tem McCabe requested an agenda item regarding Safe Space. City Secretary Montgomery stated she already has that on the June 10, 2021 agenda, based on his earlier email.

Adjourn

Mayor Wilson, hearing no objections, adjourned the meeting at 1:34am, on Friday, May 28, 2021.

Minutes approved the 10th day of June 2021.

Jo Ann Wilson

Jo Ann Wilson,
Mayor



Shannon Montgomery

Shannon Montgomery, TRMC
City Secretary