



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

Police Chief

Eric Debus

Public Works

Director

Sean Densmore

MINUTES OF REGULAR MEETING OF THE RHOME CITY COUNCIL

Meeting Date: Thursday, July 8, 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. City Secretary Montgomery called roll and announced a quorum of Council Members present.

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

City Staff Present:

City Administrator Cynthia Northrop

Municipal Court Clerk Kristi Adams

City Attorney Carvan Adkins

Police Chief Eric Debus

City Secretary Shannon Montgomery

Public Works Director Sean Densmore

Fire Chief Darrell Fitch

Mayor Wilson stated that everyone's participation is really appreciated. Wilson reminded everyone, including Council and Staff that everyone will be treated with respect and there are several items to discuss and when Council moves to regular agenda items, input from Council Members reflects agenda items. Mayor Wilson continued by stating that she will not tolerate any interruptions from the Public and also asked that Council Members respect each other and not interrupt when someone is speaking. Should the Council meeting become too long, the undiscussed agenda items will be moved to the next 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 made Public Presentations to the Council:

- Candance Fitch – School Road, Rhome, Texas
- Tommie Eason – Mount Lane, Rhome, Texas

Announcements from Mayor and Council Members

Council Member Eason stated "Bravo" to City Staff, Police and Fire for their hard work in moving the donated furniture from TCU to the City.

Council Member Majors reminded all of the Rhome Community Library Fundraiser.

Mayor Wilson asked for an update on Officer Richie from Police Chief Debus, who stated Officer Richie is doing well and should be back to full duty in a couple of months.

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 June 24, 2021 (City Secretary)

Motion made by Council Member Majors, seconded by Council Member Priest to approve the Minutes of the City Council Meeting Regular Session dated June 24, 2021 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.

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

C. Minutes of Regular Planning & Zoning Commission Meeting dated June 7, 2021 (City Secretary)

No discussion, no action taken.

Regular Agenda – New Business

D. Presentation and discussion regarding Proposed Budget for Fiscal Year 2021-2022 (City Administrator)

City Administrator Northrop provided a recap of the March 2021 Budgeting / Visioning Workshop and then presented the Council a proposed budget for Fiscal Year 2021-2022 based on the preliminary taxable values received from Wise County. Northrop then addressed questions from Council.

No action taken; discussion only

(City Secretary Note: Presentation to be included in final set of Minutes.)

E. Discussion and any necessary action regarding an Extraterritorial Jurisdiction (ETJ) Exchange Agreement of City of Aurora (City Administrator)

City Administrator Northrop provided a brief history: last year, after conversations with PMB/RVR representatives, Council authorized Staff to pursue a potential Extraterritorial Jurisdiction exchange with the City of Aurora to streamline the number of jurisdictions involved as RVR develops, with a goal to also reduce confusion to future residents.

Staff has been coordinating the conversations and necessary documents needed towards this end and is now bringing the proposal to Council for their consideration. The Aurora City Council is also expected to take action on this item the week of July 5, 2021.

Northrop provided a proposed map of the division and Council stated that the split did not seem equitable.

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

Mayor Pro Tem McCabe stated he would like to see different options and also have the Fire Chief review for fire coverage divisions within the County.

Consensus of the Council was to have City Administrator Northrop go back to the City of Aurora to negotiate a more equitable split and have Fire Chief Fitch review and bring back to the Council when appropriate.

Discussion only; no action taken.

F. Discussion and any necessary action regarding Change Order #1 for the Rhome East WWTP Construction Project and authorizing the City Administrator to process future changes orders up to \$25,000 (City Administrator)

City Administrator Northrop provided a brief history of the Rhome East WWTP Construction Project: construction of the EWWTP Equalization Basin is underway. The Council authorized a 2019 Bond (\$2.6 million) and awarded the construction contract to Rey-Mar, Inc. for \$1,808,900.

Change Order #1 is \$ 6,384.86 and will increase the contract value to \$1,815,284.85.

These the change proposals are logistical in nature. The first change proposal includes the replacement of 20 existing fence posts on the north side of the plant. The existing posts were removed for installation of yard piping and were determined to be corroded and not re-usable.

The second change proposal includes construction of three drainage culverts, consisting of headwalls and approximately 60 linear feet of concrete reinforced pipe. The storm drain will improve the drainage across the north side of the flex base plant access road.

Change Order #1 will extend the contract calendar days by 3 days. The contract began on November 16, 2020 with substantial completion scheduled for 270 calendar days/August 13, 2021. Final completion is scheduled 30 days after substantial completion on or before September 17, 2021.

In order to keep this project moving and avoid unnecessary delays, staff is seeking authorization to process any future change orders up to \$25,000. If any change orders arise above \$25,000 staff will bring those back to Council.

Motion made by Council Member Eason, seconded by Council Member Tye, to accept Staff's recommendation of approving Change Order #1 and to allow the City Administrator to approve and process any future change orders up to \$25,000.

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.

G. Discussion and any necessary action regarding funding for A/V system providing livestreaming and upgraded sound for the community center in advance of in-person meetings (City Administrator)

City Administrator Northrop provided a brief recap: in preparation for in-person meetings, Council authorized up to \$6,000 dollars to provide for the audio/visual, recording and livestreaming Council Meetings. Staff had advised Council that after research on necessary equipment they estimated the cost would range from \$10,000 - \$15,000. Staff contacted several companies and received one viable quote for \$9,713.

It should be noted that this equipment, tech, etc. will be utilized and added onto (buildable) should the City Services Campus bond pass. Additionally, since Municipal Court will use this as well, we can utilize Court Technology Funds and that A/V was one of Court's requested items for next year's budget.

Items included: Camera, Intel NUC mini (to connect system to internet), dual monitor capable, CAT 5e/Cat 6 (to connect camera to NUC mini, HDMI CAT 5/CAT 6 extender (to connect NUC mini to monitor), speakers, mixer, amplifier, rack, wireless handheld microphone (podium), microphones w/gooseneck, Behringer USB/Audio Interface, audio snake, cables, etc.

Motion made by Council Member Eason, seconded by Mayor Pro Tem McCabe, to accept Staff's recommendation to approve the additional amount of \$9,713, and authorize the City Administrator to execute the agreement.

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.

H. Discussion and any necessary action regarding underground utilities (Mayor)

Mayor Wilson proposed that ByWell, Phase 3 and all future development have underground utilities. Council Member Majors stated she is also in favor of all future development have underground utilities.

City Attorney Adkins stated that underground utilities can be negotiated under future development agreements, that it is impossible to retroact regulatory rules and that a blanket requirement of underground utilities amounts to a regulatory taking and could risk a lawsuit.

Consensus of Council is to direct City Administrator Northrop to try and negotiate underground utilities with all future development agreements and franchise agreements.

No action taken; discussion only.

I. Discussion and any necessary action regarding maintenance of easements and alleys (Mayor)

City Administrator Northrop provided that homeowners are required to maintain their property, including any rights-of-ways, easements and alleyways. This is a huge resource for the City to maintain.

Mayor Wilson asked Council what they wanted to do regarding the maintenance of easements and alleys.

City Attorney Adkins stated that the city cannot spend public funds to improve private property. The City maintains city-owned property, residents maintain their property.

City Staff will bring a proposed ordinance back to Council in the near future.

No action taken; discussion only.

J. Discussion and any necessary action regarding naming City Buildings/Facilities (Mayor Pro Tem McCabe)

Mayor Pro Tem McCabe stated that as an advocate of maintaining and restoring history, including residents' history, he would like to propose naming the community center the Marie Moore Educational Center.

Council Members Majors and Priest agreed with Mayor Pro Tem McCabe and Council Member Eason stated Council needed to adopt a policy for naming buildings before taking any action on item.

Motion made by Council Member Majors, seconded by Mayor Pro Tem McCabe, to name the community center the Marie Moore Educational Center.

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.

Council consensus was to decide how to proceed with implementation at a later meeting.

K. Discussion and any necessary action regarding a review of the proposed November Bond Items, Intent and Terms (Council Member Priest)

Council Member Priest reminded the Council that they can save money and go out for a grant and asked the Council to reconsider the proposed bond proposition regarding funding 105 First Street being built to a shell.

Motion made by Council Member Priest, seconded by Council Member Majors, to rescind the building at 105 First Street from proposed bond proposition and authorize moving forward with researching grant writing companies to find out costs and bring information back to Council when appropriate.

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 Member Priest continued by stating that Council needs to look at another park grant for the Family Park playground equipment and to remove this from the proposed bond proposition, thus reducing the proposed bond from \$300K to \$150K.

Mayor Pro Tem McCabe reiterated that the proposed bond language would only consist of the ByWell Park for \$150K and try for a matching grant for the playground equipment for the Family Park and the city would not purchase new playground equipment if the City does not receive a matching grant.

Motion made by Council Member Priest, seconded by Council Member Eason, to remove \$150K from the proposed bond language for playground equipment and to leave the \$150K for the ByWell Park and to authorize the City Administrator to speak with GrantWorks regarding a matching grant for playground equipment.

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.

L. Discussion and any necessary action regarding amending Public Presentations and Input Rules of Procedure (Council Member Priest)

Motion made by Council Member Priest, seconded by Council Member Majors, to accept item #8 on the proposed participation form, 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.

Motion made by Council Member Majors, to keep three minutes total under item #5.

Mayor Wilson stated motion died for lack of a second and moved to the next agenda item.

M. Discussion and any necessary action regarding City Administrator Weekly Reports (Council Member Majors)

Council Member Majors stated that Council is not receiving reports on Friday and asked for either shorter reports or delegate portions of the report to others. Majors wants the reports sent on Fridays.

Motion made by Mayor Pro Tem McCabe, seconded by Council Member Eason, to keep the current procedure.

Council Member Majors tried to continue the discussion and Mayor Pro Tem McCabe Called the Question.

City Secretary Montgomery asked for a roll-call vote on Calling the Question:

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 Secretary Montgomery asked for a roll-call vote to continue the current process of weekly reports:

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.

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:

N. Section 551.071 Consultation with Attorney - pending or contemplated litigation, settlement offer or to seek advice from attorney

- Newark Extraterritorial Jurisdiction (ETJ)

- O. 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
- P. 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
- Q. 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 10:15pm.

Mayor Wilson reconvened into Regular Session at 10:51pm.

Reconvene into Regular Session

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

There was no action taken as a result of the Executive Session.

Future Agenda Items

No Future Agenda Items were requested.

Adjourn

Motion made by Council Member Majors, seconded by Mayor Pro Tem McCabe to adjourn.

City Secretary Montgomery asked for a roll-call vote:

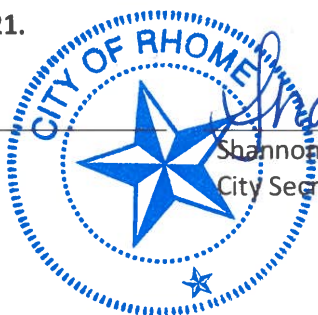
Mayor Pro Tem McCabe:	Aye
Council Member Tye:	Aye
Council Member Priest:	Aye
Council Member Eason:	Aye
Council Member Majors:	Aye

Motion carried unanimously.

Meeting adjourned at 10:52pm.

Minutes approved the 29th day of July 2021.


Jo Ann Wilson,
Mayor




Shannon Montgomery, TRMC
City Secretary



City of Rhome

City Council Meeting
Proposed Budget - Preliminary
July 8, 2021

Proposed Budget - Preliminary Values

INTRODUCTION - Review

MARCH 2021 - Council Workshop

- ❑ Based on Council Priorities:
 - ✓ Maintain conservative levels of spending
 - ✓ Alignment with Comprehensive Development Plan
 - ✓ Invest in critical infrastructure needs
 - ✓ Focus on health and safety
 - ✓ Focus on next stage of prior planning
 - ✓ Reviewed DH Budget needs and requests: provided direction to City Staff

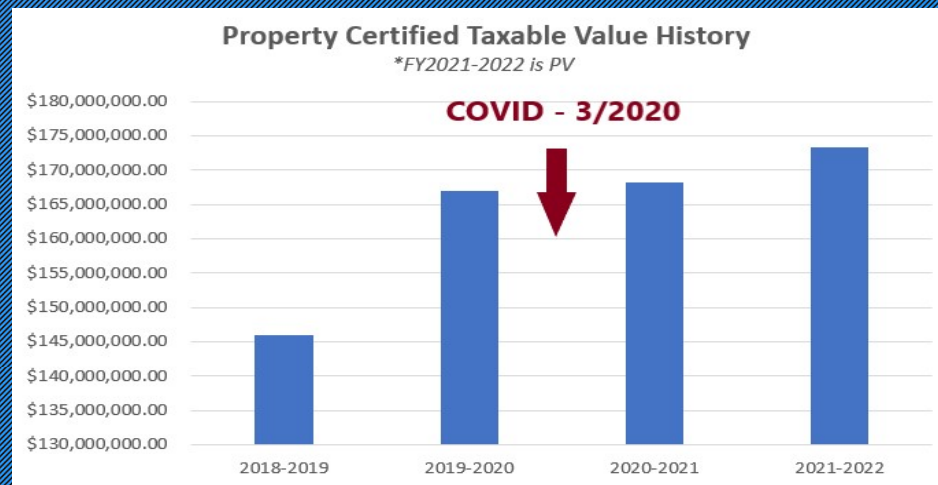
City of Rhome – VISION STATEMENT

To be a safe, friendly community, proud of its attractive small-town character and actively seeking to serve people of all ages, backgrounds, and economic means with responsive, transparent governance. The City of Rhome will offer a wide variety of quality commercial and retail services, as well as a variety of inviting parks, trails and community gathering spaces, together making Rhome a wonderful place to live work and play

Proposed Budget - Preliminary Values

INTRODUCTION - Review

APRIL 2021 - Received Preliminary Tax Values from Appraisal District - *Increased \$4,818,031*



2020-2021
(Certified) Total Taxable Value
\$168,284,991

2021-2022
(Preliminary) Total Taxable Value
\$173,254,967

Proposed Budget - Preliminary Values

Summary of Included Council Priorities

- | | |
|---|----------|
| ✓ While not proposing additional city staff to meet the increased workload, in order to be competitive and retain, train and attract talented and effective staff we must meet market adjustments and cost-of-living increases for our workforce. | \$69,557 |
| ✓ Code Compliance – Substandard property abatement: | \$10,000 |
| ✓ Police – Radios & Tasers | \$87,500 |
| ✓ Fire – Shift work | \$26,000 |

2021 Summary of Council Approved Bond Programs

WATER-WASTEWATER FUND

Project	FUND	COST <i>(all costs are estimated)</i>	Funding Options
West WWTP & Water Improvements	Water/Wastewater	\$ 5,822,000 million	Revenue Bond - Submitted PIF w/TWDB for low interest rate loan. Instrument- Revenue bond (Backed by revenue generated from W/WW rates)
Backhoe (\$115K), Dump Truck (\$90K), Work Truck (\$40)	Water/Wastewater	\$244 million	Tax Note

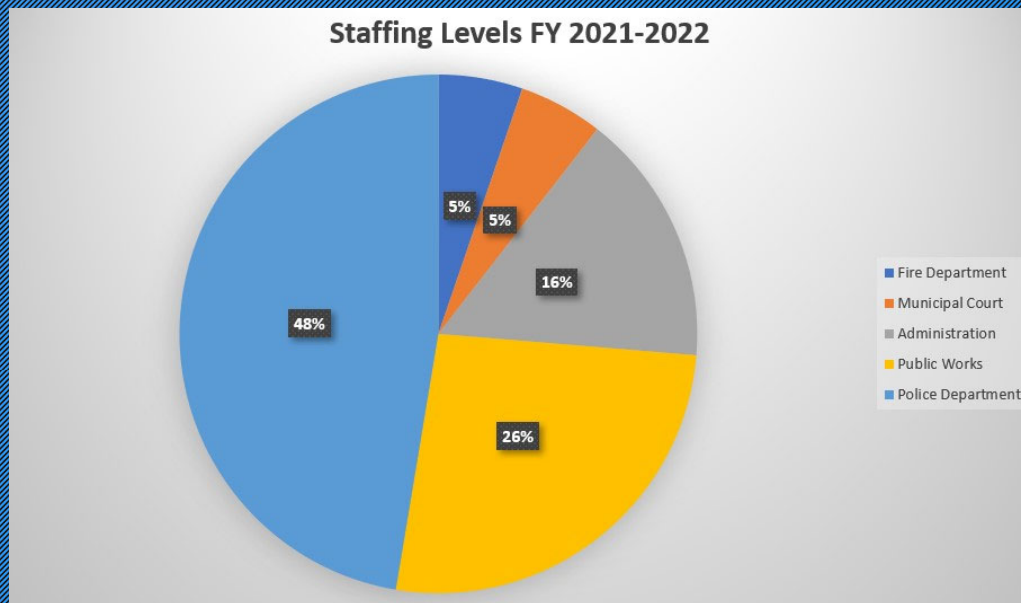
GENERAL FUND

City Facilities a. Municipal Complex (re-vote) exchanging FD façade improvements to FD and PW compliance items b. 105 1 st Street-Historic Bank – finished out shell	General Fund	a. \$5,760,000 million b. \$ 500,000 million Total: \$6,260,000	GO Bond (voter approval)
Streets a. Morris, Redbud, Pecan (design, drainage, construction) b. Old Rhone including streets east of RR (chipseal)	General Fund	a. \$2.25 million b. \$ 1.75 million Total - \$4 mil	GO Bond (voter approval)
Parks a. ByWell Neighborhood Park b. Family Park	General Fund	a. \$ 150 K b. \$ 150 K Total - \$300 mil	GO Bond a. (\$150K matching for \$300K) TPWD grant

Infrastructure & Equipment

Proposed Budget - Preliminary Values

No new staff positions



Staffing levels remain the same in the proposed budget for FY 2021-2022 year as the current FY (2020-2021), though the part-time permit technician went to full-time in the current FY (2020-2021).

Proposed Budget - Preliminary Values

Senate Bill 2 - Texas Property Tax Reform & Transparency Act

Went into effect in FY 2020-2021

Old Terminology

Effective rate

Benchmark tax rate needed to raise the same amount of revenue for operations and maintenance on new growth



Rollback rate

Limited tax-rate increase to 8% above effective rate before citizens could petition for a roll-back



New Terminology

No New Revenue Rate
\$0.52955/100

Voter Approved Rate
\$0.499539/100

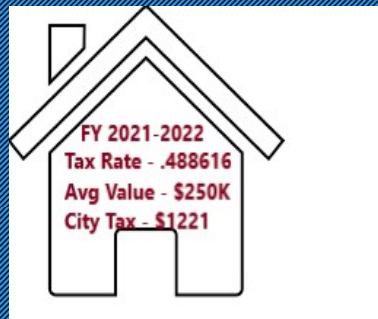
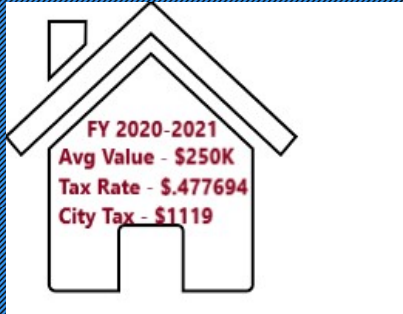
Proposed Budget - Preliminary Values

Proposed tax-rate based on preliminary numbers

$\$0.488616/100$



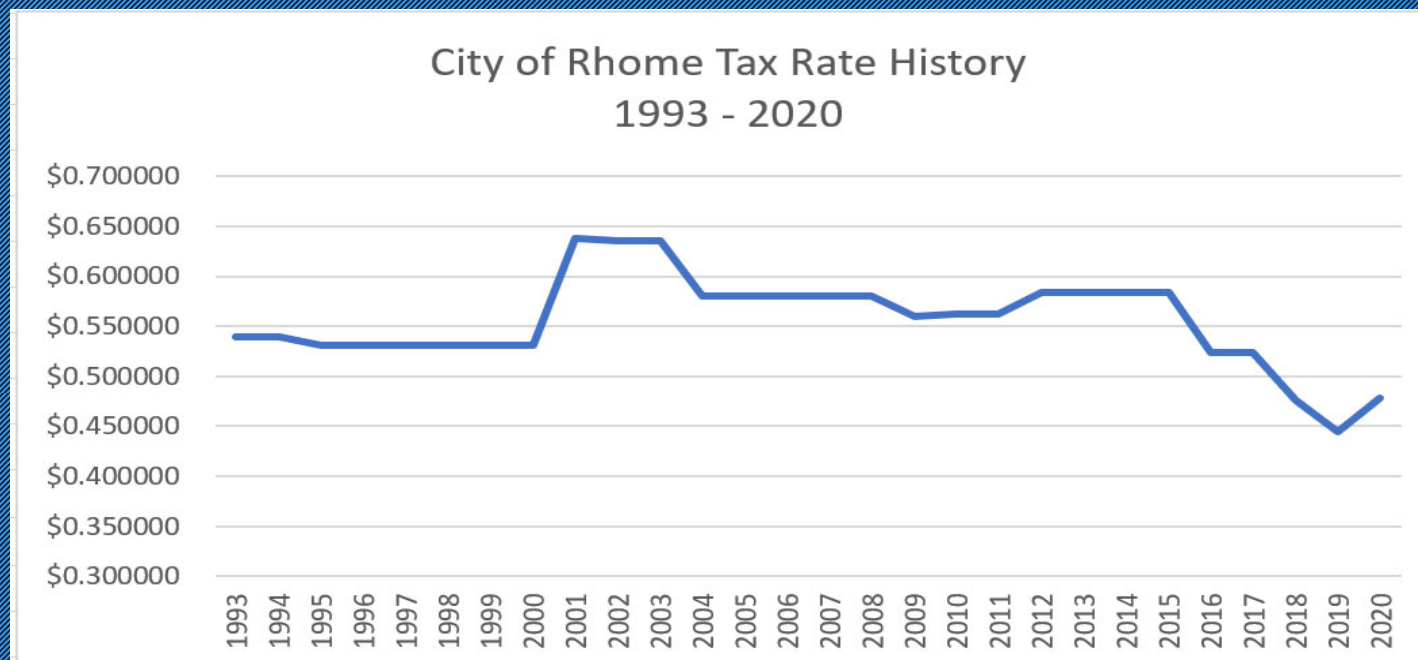
$\$0.010966$ less than the voter approved rate



102.30
AVERAGE TAX
INCREASE

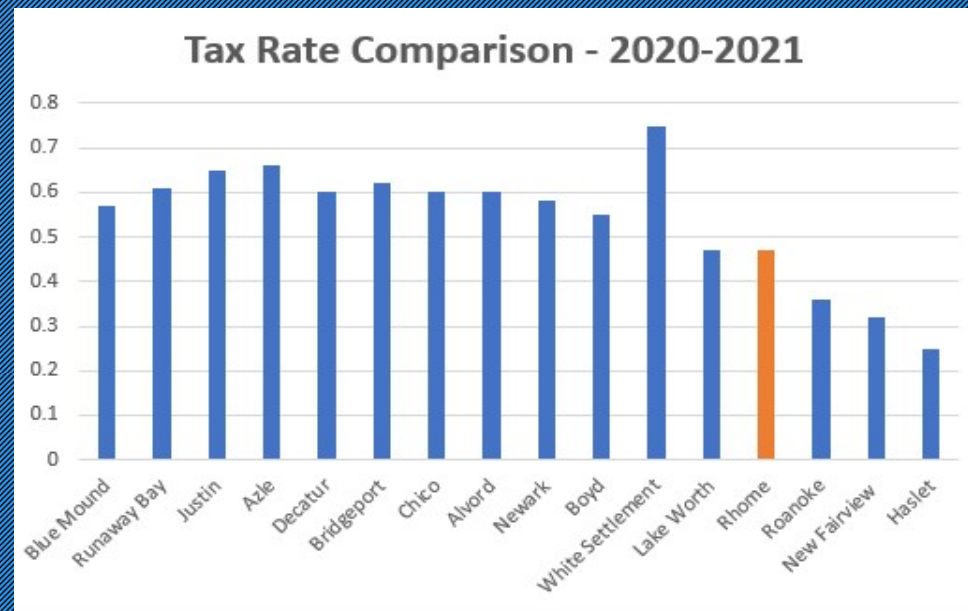
Proposed Budget - Preliminary Values

City of Rhome Tax Rate History



Proposed Budget - Preliminary Values

Tax Rate Comparison



Proposed Budget - Preliminary Values

Tax - Rate Options (*based on preliminary estimates)

Recommended

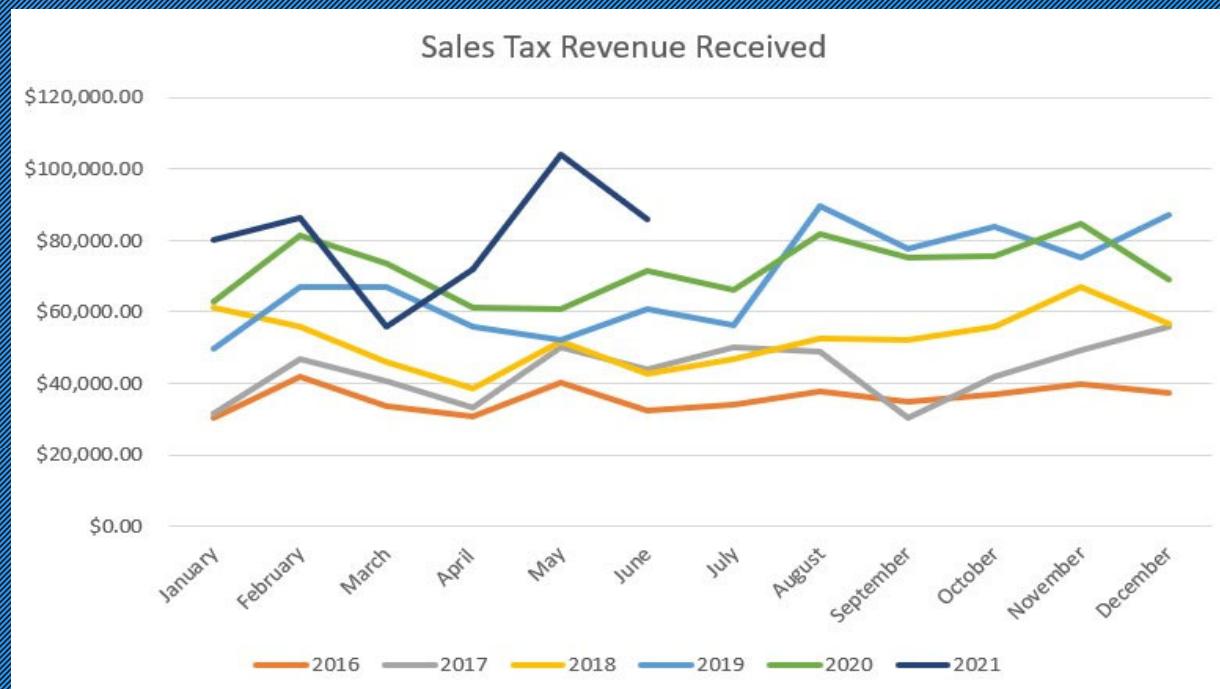


Low	Mid	High
0%	2.29%	3.5%
\$0.477694/100	\$0.488616/100	\$0.499539/100
Net M&O revenue change from FY21		
\$15,059	\$31,583	\$48,108

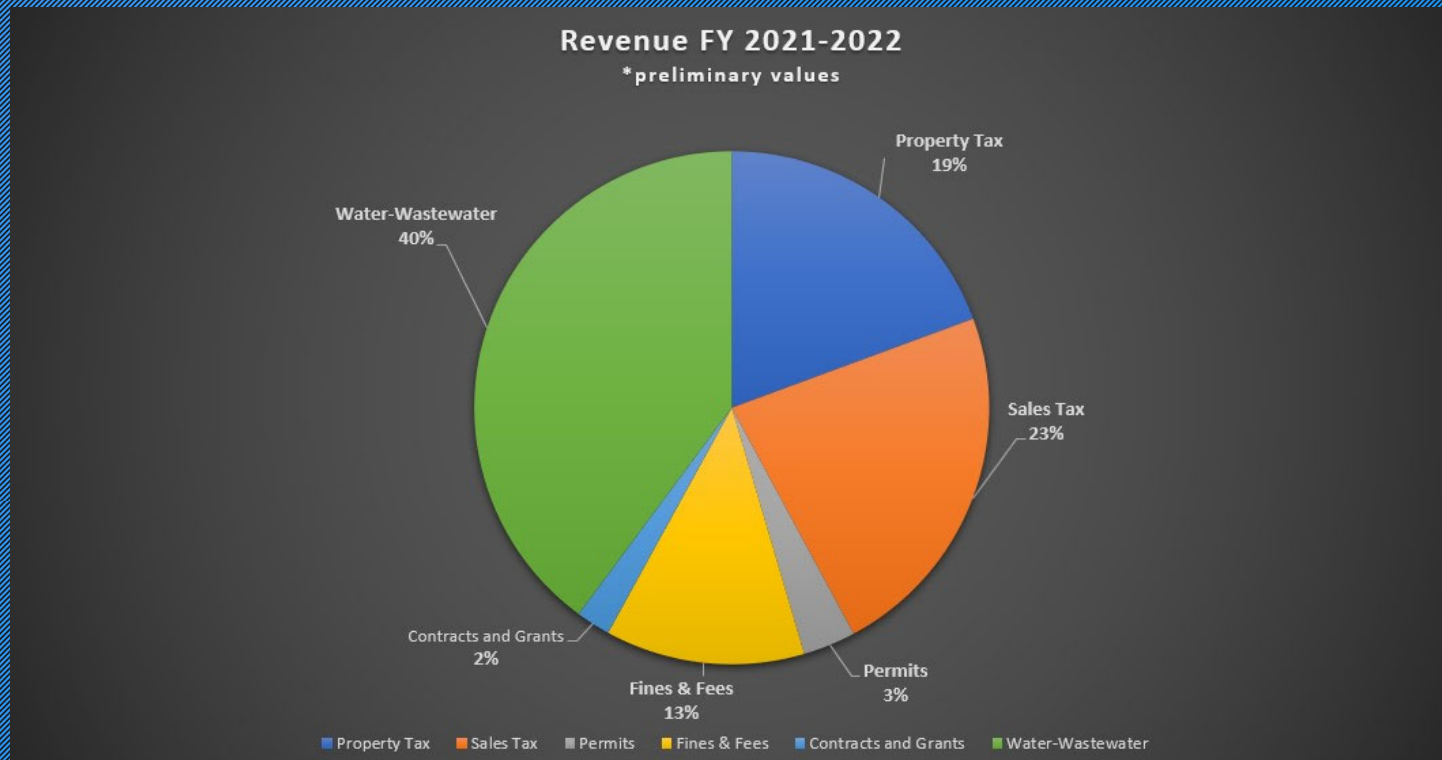
*No new revenue rate = \$0.529559

Proposed Budget - Preliminary Values

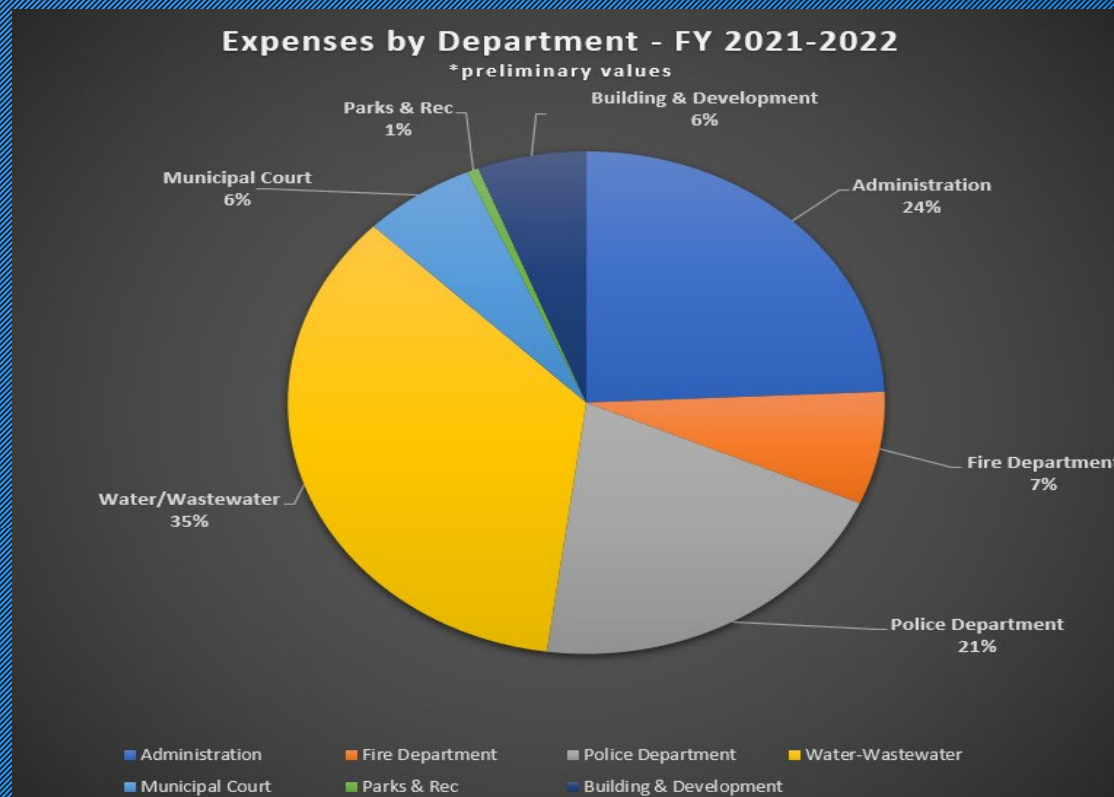
Sales Tax



Proposed Budget - Preliminary Values



Proposed Budget - Preliminary Values



Proposed Budget - Preliminary Values

Water-Wastewater Fund

- ✓ Enterprise Fund
- ✓ Revenues should match M & O and necessary infrastructure improvements/expansion
- ✓ After completion of rate study took action to increase wastewater rates, effective 9.2021
- ✓ Authorized revenue bond for Water/Wastewater improvements identified in the Water & Wastewater Master Plans

CITY OF RHOME (Wise County, Texas)			
Summary of Financing Options for Projects			
June 21, 2021			
Potential Debt payable from Water/Sewer System Revenues			
<i>West WWTP and Water Improvements</i>		<i>Equipment/Vehicles for Utility Dept</i>	
Amount Borrowed:	\$ 5,825,000.00	Amount Borrowed:	\$ 220,000.00
Term (years):	30	Term (years):	7
Interest Rate (TWDB SRF):	1.31%	Interest Rate (Tax Note):	2.00%
Avg Annual Pmt:	\$ 236,066.01	Avg Annual Pmt:	\$ 33,992.63

Next Steps

July 22, 2021

- ✓ Incorporate Council direction from tonight
- ✓ Public Input and Council Discussion of Proposed Budget

July 26, 2021

- ✓ Receive Certified Property Tax Values from Appraisal District

July 29, 2021

- ✓ Special meeting
- ✓ Present Proposed Tax Rate and Proposed budget for Public Input
- ✓ Final proposed budget for Public Hearing
- ✓ File Proposed Budget with City Secretary & post the NNR and VAR tax rates on website as required by August 6, 2021

August 26, 2021

- ✓ Required Public Hearing

Sept 9, 2021

- ✓ Required Ordinance to adopt final budget and required Ordinance to ratify Final tax rate

Proposed Budget - Preliminary Values

QUESTIONS & DIRECTION