



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, October 14, 2021

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

MEETING START TIME: 6:30PM

Call to Order and Establish a Quorum

Mayor Wilson called the meeting to order at 6:30pm 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

Police Officer Aaron Soultaire

Public Works Director Sean Densmore

Invocation

Council Member Majors gave the invocation.

Pledge of Allegiance to the American and Texas Flags

Mayor Wilson led both the Pledge of Allegiance to the American Flag and 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 presentation or asked the City Secretary to read their presentation:

- Courtney Hoppenrath – Prairie Point Drive, Rhome, Texas
- Shannon Jones – Old Mill Road, Rhome, Texas
- Lisa Ann Wilson – First Street, Rhome, Texas
- Patricia Mitchell – Old Mill Road, Rhome, Texas
- Tommie Eason – Mount Lane, Rhome, Texas
- Cathy Coffee – Mount Lane, Rhome, Texas

Announcements from Mayor and Council Members

Mayor Wilson listed the City's October Events:

- Monday, October 18 through Friday, October 29 (weekdays): Early Voting
- Saturday, October 23: Dumpster Days: 8am until full
- Thursday, October 28: City Council meeting at 6:30pm
- Saturday, October 30: Dumpster Days: 8am until full
- Sunday, October 31: Trunk or Treat at the Fire Station: 6pm – 8pm

Wilson concluded with the statement that fiber optics is coming to Rhome and that on November 11, 2021 the Rhome Veterans will have a Veterans Day Celebration at the Rhome Family Park and they will also have an event on November 13, 2021 in Boyd.

Mayor Pro Tem McCabe stated that the VFW Essay Scholarships, *The Voice of Democracy*, are due midnight October 31, 2021 and this year's theme is "America, Where do We Go from Here."

Council Member Eason stated that Congress has designated October 18, 2021 as National First Responder Day and asked that all who sees or knows a first responder to stop and say thanks.

Mayor Wilson moved Agenda Items I and J forward:

I. Discussion and any necessary action regarding a Proclamation naming the Rhome Community Center to the Marie Moore Educational Center (Mayor Pro Tem McCabe)

Mayor Wilson and presented Ms. Marie Moore with a Proclamation renaming the Rhome Community Center to the Marie Moore Educational Center.

Motion made by Council Member Tye, seconded by Council Member Majors, to approve the Proclamation as presented. Motion carried unanimously.

J. Discussion and any necessary action regarding a Proclamation designating October 3 – 9, 2021 as Fire Prevention Week (City Administrator)

City Administrator Northrop read the Proclamation designating October 3 – 9, 2021 as Fire Prevention Week.

Motion made by Council Member Eason, seconded by Council Member Majors, to approve the Proclamation as presented. Motion carried unanimously.

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 September 9, 2021 (City Secretary)

B. Interlocal Agreement for Fire Protection Services with Wise County (Fire Chief)

C. Interlocal Agreement for Emergency Services with Tarrant County (Fire Chief)

D. Acceptance of Planning & Zoning Commissioner Hahs Resignation (City Administrator)

Motion made by Council Member Tye, seconded by Mayor Pro Tem McCabe, 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.

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

Minutes of Regular Parks & Recreation Board Meeting dated September 2, 2021 (City Secretary)

Public Works Director Densmore provided a brief presentation on the Code Department.

(City Secretary Note: Presentation will be included in final set of minutes).

Discussion only; no action taken.

Public Hearing

F. Rhome City Council to conduct Public Hearing to hear citizen input regarding a request for a change in zoning of property being legally described as Acres: 0.367, Lot: 4 & PT3, Blk: A, Subd: GRANDVIEW ADDITION, otherwise known as 360 South Main Street, Rhome, Texas. The request is to change the current zoning of Residential to Retail

Mayor Wilson convened into the Public Hearing at 7:11pm.

City Secretary Montgomery read the responses received:

- Haiying Warner – 125 West Logan Street, Rhome, Texas – IN FAVOR
- Sarita Chaulagain – 360 South Main Street, Rhome, Texas – IN FAVOR
- CWC, LLC – 400 South Main Street, Rhome, Texas – IN FAVOR

Mayor Wilson closed the Public Hearing at 7:13pm.

Regular Agenda – Old Business

G. Discussion and any necessary action on Economic Development and next steps on Business Focus Group (Council Member Priest)

Council Member Priest recapped the purpose of this agenda item by stating that City Administrator Northrop, herself and Mayor Pro Tem McCabe will assist with creating a steering committee of Rhome business owners. The next step would be to send out a survey to the Rhome business owners to see if they are interested in the steering committee. The City wants its business owners – current and new – to succeed.

Motion made by Council Member Priest, seconded by Council Member Tye, to create a business advisory group and appoint Council Members Priest and McCabe to said advisory group. Motion carried unanimously.

Regular Agenda – New Business

H. Discussion and any necessary action regarding a request for a change in zoning of property being legally described as Acres: 0.367, Lot: 4 & PT3, Blk: A, Subd: GRANDVIEW ADDITION, otherwise known as 360 South Main Street, Rhome, Texas. The request is to change the current zoning of Residential to Retail (City Administrator)

City Administrator Northrop provided Council with a recap of the application request, factors to consider, and the Planning & Zoning Commission's recommendation:

The applicant has submitted a request to change the zoning of property legally described as Acres: 0.367, Lot: 4 & PT3, Blk: A, Subd: GRANDVIEW ADDITION, otherwise known as 360 South Main Street, Rhome, Texas.

Currently, all of the property that front Main Street from just north of BC Rhome to Aurora Street on the East side and to Holly Parkway on the West side is zoned Retail, except for five (5) parcels between Russell and Logan.

The City of Rhome's Future Land Use Plan (shown in our Comprehensive Development Plan), shows it all to be Retail, including the current five (5) parcels currently zoned Residential.

Property Owners within 200 ft of the property being requested for zoning change were notified of the Public Hearing.

As a reminder, according to our Zoning Ordinance, in making a determination regarding a requested zoning change, the Planning and Zoning Commission and City Council shall consider the following factors:

1. Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned and their relationship to the general area and the City as a whole.
2. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area, and shall note the findings.
3. The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances that may make a substantial part of such vacant land unavailable for development.
4. The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change.
5. How other areas designated for similar development will be, or are unlikely to be, affected if the proposed amendment is approved.
6. Any other factors which will substantially affect the health, safety, morals, or general welfare.

Northrop concluded with the Planning & Zoning Commission recommendation of approval of the zoning change request along with a recommendation for the City to pursue the re-zoning of all remaining properties in the block from Single Family to Retail.

Motion made by Council Member Priest, seconded by Council Member Tye, to move forward as recommended by the Planning & Zoning Commission. Motion carried unanimously.

Motion made by Council Member Priest, seconded by Mayor Pro Tem McCabe, to begin the process of rezoning the remaining three properties that abut Main Street. Motion carried 4-1-0 with Council Members McCabe, Tye, Priest and Majors voting for and Council Member Eason voting against.

K. Discussion and any necessary action regarding a Resolution designating an administration/project delivery service provider to complete project implementation for the American Rescue Plan Act (ARP Act) funding administered by the US Department of the Treasury, other Federal or State agency and authorizing the City Administrator to negotiate pricing and execute contract (City Administrator)

City Administrator Northrop asked for grant consultant support in completing the federally required reporting for the ARPA funding.

Keith Payne and Deborah Milbern from GrantWorks were in attendance and confirmed that GrantWorks is working with multiple cities and explained the reporting component of the funding

Motion made by Mayor Pro Tem McCabe, seconded by Council Member Tye, to authorize the City Administrator to negotiate pricing with GrantWorks and execute contract with GrantWorks. Motion carried 4-1-0 with Council Members McCabe, Tye, Priest, and Eason voting for and Council Member Majors voting against.

L. Discussion and any necessary action regarding Wise County Appraisal District 2022 Board of Director Election (City Administrator)

Discussion only; no action taken.

M. Discussion and update of West WasteWater Treatment Plant and upcoming bond (City Administrator)

City Administrator Northrop stated the following:

Three (3) Project Information Facts were submitted to the Texas Water Development Board to compete for low interest rate loans. The three PIFs were developed from the capital projects identified in the Master Water/Wastewater Plans; two PIFs represented the projects identified for the Council authorized upcoming Revenue Bond issuance.

Of the three PIFs that were submitted to the Texas Water Development Board, the Long-Term Water Supply was selected to proceed with the application process. An Intent to Apply has been submitted to TWDB and the application deadline is November 12, 2021. The remaining PIFS related to immediate projects for both water and wastewater were not selected. Staff is working with our financial consultant to pursue other low-interest rate options to complement the revenue bond issuance council authorized, contained in the other two PIFs

Staff is also working with both engineering and financial to finalize construction and design costs for these outstanding and critical projects. The two PIF projects will meet the current and critical needs identified at the West Wastewater Treatment Plant.

Additional funding is being pursued through the Community Development Block Grant for the Water Well #6 project. The city recently replied to questioning for the grant with the help of both Kimley-Horn and Grant Works. Based on discussions with Grant Works and the questions asked funding potential for this project is highly anticipated.

Discussion only; no action taken.

N. Discussion and any necessary action regarding the scheduling of the November 2, 2021 Bond Election Canvassing (City Secretary)

Motion made by Council Member Majors, seconded by Mayor Pro Tem McCabe, to schedule the November 2, 2021 Bond Election canvassing and the Council's regular meeting to November 15, 2021. Motion carried unanimously.

O. Discussion and any necessary action regarding making it easier for the citizens to attend meetings remotely (Council Member Eason)

Council Member Eason suggested moving the executive session to the beginning of the meeting and start earlier in an effort to help residents live streaming the meeting.

Motion made by Council Member Eason, seconded by Mayor Pro Tem McCabe, to start the executive session at 6pm with a 7pm, or immediately following the Executive Session, start time of Regular Session. 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 a vehicle take home policy (Council Member Majors)

Council Member Majors asked Fire Chief Fitch to speak on this agenda item. Chief Fitch explained that the Fire Department does not have a vehicle take home policy, the Department has an on-call policy. This on-call policy provides the community with a shorter response time and reduces risk to help with the needs of the community.

City Administrator Northrop also confirmed that the City has an on-call policy not a vehicle take home policy.

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:

- Q. Section 551.071 Consultation with Attorney - pending or contemplated litigation, settlement offer or to seek advice from attorney
- Wholesale Water Agreement with Rolling V Ranch
- R. 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
- Sale of Property – Old Mill Road, Elm Street and Senior Building
- S. 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
- City Administrator - Annual Review
- T. 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 8:33pm.

Mayor Wilson reconvened into Regular Session at 9:49pm.

Reconvene into Regular Session

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

Motion made by Council Member Eason, seconded by Council Member Majors, authorize the City Administrator to execute the Wholesale Water Agreement with Rolling V Ranch as discussed in Executive Session. Motion carried unanimously.

Future Agenda Items

Council Member Majors requested an agenda item regarding timeclocks.

Adjourn

Motion made by Mayor Pro Tem McCabe, seconded by Council Member Eason to adjourn. Motion carried unanimously; meeting adjourned at 9:51pm.

Minutes approved the 28th day of October 2021.

Jo Ann Wilson,
Mayor

Shannon Montgomery, TRMC
City Secretary