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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
LeAnn Gallman

Fire Chief
Darrell Fitch

Police Chief
Eric Debus

Public Works Director
Sean Densmore

MINUTES OF SPECIAL MEETING OF THE RHOME CITY COUNCIL

MONDAY, NOVEMBER 15, 2021 – 6:00 PM

RHOME Community Center, 261 North School Road, Rhome, TX 76078

Call to Order and Establish a Quorum

Mayor Wilson called the meeting to order at 6:00 pm 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	Fire Chief Darrell Fitch
City Attorney Carvan Adkins	Police Chief Eric Debus
Interim City Secretary LeAnn Gallman	Public Works Director Sean Densmore

Executive Session

- 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
- City Secretary Transition and Temporary/Interim City Secretary
 City Administrator - Annual Review

- 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 or immediately following the Executive Session

The City Council reconvened into Regular Session at 7:05 p.m.

- E. Discussion and any necessary action as a result of Executive Session
- C. Motion was made by Mayor Pro Tem McCabe, seconded by Council Member Eason to ratify the agreement with SGR; providing for the Interim City Secretary, LeAnn Gallman.
 - C. Motion was made by Mayor Pro Tem McCabe, seconded by Council Member Eason to approve Option 1 of the contract for City Administrator, Cynthia Northrop, and commending her for her performance.

Invocation

Pastor Heath Van Zandt of the Antioch Baptist Church gave the invocation.

Pledge of Allegiance to the American Flag and Texas Flag

Mayor Pro Tem McCabe led the Pledges of Allegiance to the American Flag and the 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 comments or asked the City Secretary to read their comments:

- Terry Priest – Cheyenne Trail N., Rhome, TX
- Lisa Wilson - 240 W 1st, Rhome, TX
- Justin Archer – 1329 Speedway Drive, Rhome, TX
- Gordon Basista – 1310 Renshaw Drive, Rhome, TX

Announcements from Mayor Council Members

City of Rhome Events:

- Thursday/Friday, November 24-25: City Hall Offices Closed in observance of Thanksgiving
- Thursday, November 27: Christmas tree lighting Veterans Park
- Sunday, December 5: A Christmas Celebration/Rhome United Methodist Church/Rhome Family Park
- Saturday, December 6 & 13, Rhome Fire Rescue Santa Sightings
- Tuesday, December 7: Monthly Bulk Trash Pick Up
- Thursday, December 9: City Council Meeting at 7 pm

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.

- F. Discussion and any necessary action on End-of-Year Budget Amendments
- G. Accept resignation of Debbie Kuhleman from Parks & Recreation Board
- H. Discussion and any necessary action on approving the FY 2022 Library Contract with the Rhome Community Library

Motion was made by Council Member Priest, seconded by Council Member Tye 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.

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

Fire Chief Fitch reported on the City's ISO Rating.

Canvassing

J. Discussion and any necessary action regarding the Canvassing of the November 2, 2021 Bond Election

City Administrator Northrop read the official results of the bond election. Motion was made by Council Member Eason, seconded by Council Member Tye to adopt Ordinance 2021-22 canvassing the election returns for the Bond Election held on November 2, 2021. Motion carried unanimously.

Public Hearing

K. Discussion and any necessary action regarding a change in the current zoning of Residential to Retail of properties being legally described as:

- Legal: Acres: 0.340, Lot: 1 & PT 2, Blk: A, Subd: GRANDVIEW ADDITION otherwise known as 300 South Main Street, Rhome, Texas
- Legal: Acres: 0.323, Lot: 2 & PT3, Blk: A, Subd: GRANDVIEW ADDITION otherwise known as 330 Main Street, Rhome, Texas
- Legal: Acres: 0.327, Lot: PT5, Blk: A, Subd: GRANDVIEW ADDITION, otherwise known as 125 Logan, Rhome, Texas.

Mayor Wilson opened the Public Hearing at 7:40 p.m.

Shirley Mize spoke opposing the change.

Mayor Wilson closed the Public Hearing at 7:43 p.m.

Regular Agenda – New Business

L. Discussion and any necessary action regarding a change in the current zoning of Residential to Retail of properties being legally described as:

- Acres: 0.340, Lot: 1 & PT 2, Blk: A, Subd: GRANDVIEW ADDITION otherwise known as 300 South Main Street, Rhome, Texas
- Legal: Acres: 0.323, Lot: 2 & PT3, Blk: A, Subd: GRANDVIEW ADDITION otherwise known as 330 Main Street, Rhome, Texas
- Acres: 0.327, Lot: PT5, Blk: A, Subd: GRANDVIEW ADDITION, otherwise known as 125 Logan, Rhome, Texas.

Motion was made by Council Member Eason, seconded by Council Member Tye to change the current zoning of Residential to Retail properties. Motion carried unanimously.

M. Discussion and any necessary action regarding an Ordinance pertaining to the maintenance of Right-of-Ways, Easements and Alleyways (Public Works Director)

After a presentation by PW Director Densmore and discussion a motion was made by Council Member Eason to approve Ordinance 2021-23 with the recommendation that exceptions to certain areas be discussed in the future. The motion was seconded by Council Member Tye. Motion carried unanimously.

N. Discussion and potential action regarding a temporary construction and permanent grading easement – Quick Trip (City Administrator)

Motion was made by Council Member Eason to grant the easement to Quick Trip contingent on the adding of a paragraph that Quick Trip would make their best effort to preserve the stone wall on the property and authorizing the City Administrator to execute the agreement. The motion was seconded by Mayor Pro Tem McCabe. Motion carried unanimously.

O. Discussion and any necessary action regarding city property, facilities and next steps/scheduling citizen forum post Bond Election (Mayor, Council Member Priest, Council Member Eason, Council Member Majors)

Following discussion, Mayor/Council agreed to hold a citizen forum in January after the holidays.

P. Discussion and potential action concerning election reform (Council Member Eason)

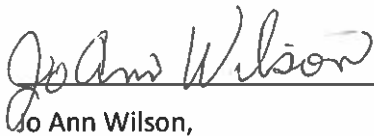
Council Member Eason asked questions concerning candidates on future ballots. City Attorney Adkins answered the questions.

Future Agenda Items

Council Member Majors requested an agenda item on sewer rates and winter averaging on wastewater billing.

Adjourn

Motion was made by Mayor Pro Tem McCabe, seconded by Council Member Eason to adjourn. Motion carried unanimously.



Jo Ann Wilson,

Mayor



Shaina Odom

Shaina Odom
City Secretary