



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
Patricia Mitchell

City Council

Place 1
Jimmy Johnson

Mayor Pro-Tem,
Place 2
Michelle Tye

Place 3
Randall Loftis

Place 4
Kristi King

Place 5
Kasey Shumake

City
Administrator
Amanda DeGan

City Attorney
Carvan Adkins

City Secretary
Shaina Odom

Fire Chief
Scott Estes

Police Chief
Eric Debus

Public Works
Director
Jesus Dominguez

NOTICE OF MEETING OF THE RHOME CITY COUNCIL

Meeting Date: Thursday, August 10, 2023

Regular Session: 6 p.m.

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

LIVE Streaming: In an effort to be as accessible as possible, we *may*
Live Stream the meeting using GoToMeeting from your computer or phone.

By Computer	By Phone
GoToMeeting: Select Join: Select Meeting	Call 1 (571) 317-3116
Session ID: 571-317-3116	Access Code: 657-735-013
Access Code: 657-735-013	Toll Free Option: 1 (866) 899-4679

The Rhome City Council *may* conduct this meeting by videoconference call in accordance with Section 551.127 of the Texas Open Meetings Act. A quorum of the City Council will be physically present at the address listed above and the public may attend the meeting at the same location.

Regular Session: 6 p.m.

Call to Order and Establish a Quorum

Invocation led by Pastor Heath Van Zandt

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

Public Comments

1. The Council is not permitted to take action on or discuss any comments made to the Council at this time concerning an item not listed on the agenda. However, a Council Member or Mayor may make a statement of fact regarding the item, make a statement concerning the policy regarding the item and/or may propose that the item be placed on a future agenda or direct the City Administrator to contact the individual to address. If you are attending the meeting via Live Streaming, and you would like to make a Public Comment, you must email the City Secretary at citysecretary@cityofrhome.com prior to 4 pm on the day of meeting and must identify each subject you plan to present to be recognized.
2. If the writer of a Public Comment is unable to read their own comment, it should be given to a friend, family member, or associate, that is able to attend in person and read the statement in their stead.
3. Public Comments made in person require the speaker to submit the sign-up form to the City Secretary prior to the meeting, and the form must identify each subject the speaker plans to present.
4. A statement of no more than 3 minutes may be made. There will be no yielding of time to another person. Comments should be directed to the entire Council, not individual members. Engaging in verbal attacks, or comments intended to insult, abuse, malign, or slander any individuals shall be cause for termination of time privileges and removal from Council Chambers.

Announcements from Mayor and Council Members

- City Council Meeting August 24, 2023 @ 6 p.m.

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.

1. Minutes of City Council Regular Session dated July 27, 2023 **(City Secretary)**
2. Atmos Resolution 2023-17 **(City Administrator)**

Monthly Staff Reports and Board Minutes

All items under this section are for informational purposes only; no action will be taken by Council.

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

Public Hearing

1. City Council to conduct a Public Hearing to consider a replat; one tract being legally described as Acres: 4.41, Abst: A0743, Block 26 27 28 PT 29, A-743 SMITH CSL 6.928, ACRES BLOCK 26 27 28 PT 29, and A-743 SMITH CSL 1.072 ACRES BLOCK 26 27 28 PT 29 **(City Administrator)**

Regular Agenda

Discussion and any necessary action for the following:

1. Discussion and any necessary action regarding a replat; one tract being legally described as Acres: 4.41, Abst: A0743, Block 26 27 28 PT 29, A-743 SMITH CSL 6.928, ACRES BLOCK 26 27 28 PT 29, and A-743 SMITH CSL 1.072 ACRES BLOCK 26 27 28 PT 29 **(City Administrator)**
2. Budget and Tax Rate Discussion **(City Administrator)**
3. Clear Rec Engagement Agreement **(City Administrator)**
4. Cyber security training **(City Administrator)**

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:

1. Section 551.071 Consultation with Attorney - pending or contemplated litigation, settlement offer or to seek advice from attorney.
2. 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.
3. 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.

4. 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.

Regular Agenda (Resume)

1. Action to be taken from Executive Session discussions

Future Agenda Items

(Agenda items are due by 5 p.m. on the Wednesday of the week prior to the Council meeting)

Adjourn

A quorum of Planning & Zoning Commissioners may be present at this meeting and its members may participate in the discussions of the items on the agenda over which they have responsibilities or authority.

A quorum of Parks & Recreation Board Members may be present at this meeting and its members may participate in the discussions of the items on the agenda over which they have responsibilities or authority.

**Pursuant to the Open Meetings Act, Chapter 551, Section 551.071 of the Texas Government Code, the Council may convene into executive session at any time during the meeting if a need rises for the City Council to seek advice from the City Attorney concerning any item on this agenda, to discuss pending and contemplated litigation, or a settlement offer, or to discuss a matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Board of Texas clearly conflicts with Chapter 551.*

The Council may vote and / or act upon each of the items listed in this Agenda. Except for Public Presentation and Input and items in the agenda designated as public hearing or otherwise designated for public input, there will be no public input during the course of this meeting without express authorization from the presiding officer.

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to the meeting. Please contact City Hall at 817-636-2462 for further information.

CERTIFICATION: I do hereby certify that the above City Council Agenda was posted on the designated bulletin board located at City Hall, 501 South Main Street, Rhome, Texas by 6 pm on August 7, 2023.



Shaina Odom, City Secretary

I certify that the attached notice and agenda of items to be considered by the Rhome City Council was removed by me from the designated bulletin board located at City Hall, 501 South Main Street, Rhome, Texas, on the ____ day of _____, 2023.

_____, Title: _____



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AGENDA ITEM 1



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Mayor
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Mayor Pro-Tem,
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City
Administrator
Amanda DeGan

City Attorney
Carvan Adkins

City Secretary
Shaina Odom

Fire Chief
Scott Estes

Police Chief
Eric Debus

Public Works
Director
Jesus Dominguez

MINUTES OF MEETING OF THE RHOME CITY COUNCIL

Meeting Date: Thursday, July 27, 2023

Regular Session: 6 p.m.

Regular Session: 6 p.m.

Mayor Mitchell called the meeting to order at 6 pm

Call to Order and Establish a Quorum

Invocation led by Pastor Heath Van Zandt

Pastor Van Zandt 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

Public Comments

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 - Lisa Wilson – By JoAnn Wilson
 - Deborah BeCraft
 - Shirley Mize

Announcements from Mayor and Council Members

- Bulk Trash Pickup August 1, 2023
- Planning and Zoning Meeting August 7, 2023 @ 6 pm
- City Council Meeting August 10, 2023 @ 6 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.

1. Minutes of City Council Regular Session dated July 13, 2023 **(City Secretary)**
2. Minutes of City Council Budget Workshop dated July 14, 2023 **(City Secretary)**

Mayor Pro-Tem Tye made a motion to approve the consent agenda as presented. Council Member Shumake seconded the motion. Motion passed unanimously.

Regular Agenda

Discussion and any necessary action for the following:

1. Swearing in Reserve Officer, James George **(Police Chief)**
Police Chief, Debus, swore in newly appointed officer, James George.
2. Dissolving By Laws for Fire Department **(Fire Chief)**
Council is in agreement with dissolving the By Laws and replacing them with Standard Operating Procedures (SOP), for paid and volunteer fire fighters. The council directed staff to bring back with an ordinance to dissolve the By Laws, and both current SOP's and By Laws to compare with the new SOP.
3. ESD **(Fire Chief)**
Chief Thompson signed into the Council Meeting live streaming to answer any questions the council may have during the discussion of changing from a city fire department to an ESD. The ESD tax would have to be set at the maximum rate, \$.10 for at least the first several years to create a budget and reserves for the ESD. The current home exemptions for taxes would not apply to the ESD tax, like disabled veteran's exemptions or over 65 exemptions, unless the governing board opted to add those exemptions. In order to obtain an ESD it would have to go through an election. Starting with a petition with 100 signatures within the bounds currently being serviced by the Rhome Fire Department (54 square miles), any new annexations would have to have 50 signatures on the petition to become included in the ESD going forward. The County would bear the cost of the election. The board of the ESD (separate from city oversight) would decide where the new fire department would be located, what the tax rate is set at each year, and the guidelines for operations. Any homeowners located more than 5 miles away from wherever the station would be moved to would be affected by their insurance rates. This item had no action taken, discussion only.
4. MDD Update from Boyd Mayor Holmes **(City Administrator)**
Mayor Holmes from Boyd came in and talked about the Municipal Development District they created in Boyd and how it benefits the City of Boyd. The funds can be used for restricted items. This was supported by the half percent tax used for property tax reduction being given back to the city to be able to use it for development.
5. Budget Discussion **(City Administrator)**

City Administrator, DeGan, went over the budget she prepared with the bare minimum needed to operate the City of Rhome. She left the rest up to Council. Council Members went through their ideas of what is necessary to add to the budget to better the city. Main concerns were Water, Sewer, Wells, Payroll and Firefighters. Budget discussion will continue throughout the next two months. Council discussed the current pay for Fire Chief, Estes. Mayor Pro-Tem Tye made a motion to increase the Fire Chief pay \$6,500 annually until his first review, at that time he would receive another \$6,500.00 annually. Council Member Shumake seconded the motion. Motion passed unanimously.

Executive Session

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3. 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.
4. 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.

Regular Agenda (Resume)

1. Action to be taken from Executive Session discussions

No executive session was held.

Future Agenda Items

(Agenda items are due by 5 p.m. on the Wednesday of the week prior to the Council meeting)

Adjourn

Mayor Pro-Tem Tye made a motion to dismiss. Council Member Johnson seconded the motion. Motion passed unanimously

Patricia Mitchell,
Mayor

ATTEST:

Shaina Odom
City Secretary



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AGENDA ITEM 2

RESOLUTION NO. 2023-17

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RHOME, TEXAS, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE (“ACSC”) AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY’S 2023 RATE REVIEW MECHANISM FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE ATTACHED SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; APPROVING AN ATTACHMENT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; REQUIRING THE COMPANY TO REIMBURSE ACSC’S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS RESOLUTION WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND THE ACSC’S LEGAL COUNSEL.

WHEREAS, the City of RHOME, Texas (“City”) is a gas utility customer of Atmos Energy Corp., Mid-Tex Division (“Atmos Mid-Tex” or “Company”), and a regulatory authority with an interest in the rates, charges, and services of Atmos Mid-Tex; and

WHEREAS, the City is a member of the Atmos Cities Steering Committee (“ACSC”), a coalition of similarly-situated cities served by Atmos Mid-Tex (“ACSC Cities”) that have joined together to facilitate the review of, and response to, natural gas issues affecting rates charged in the Atmos Mid-Tex service area; and

WHEREAS, ACSC and the Company worked collaboratively to develop a Rate Review Mechanism (“RRM”) tariff that allows for an expedited rate review process by ACSC Cities as a substitute to the Gas Reliability Infrastructure Program (“GRIP”) process instituted by the

RESOLUTION NO. 2023-17

Legislature, and that will establish rates for the ACSC Cities based on the system-wide cost of serving the Atmos Mid-Tex Division; and

WHEREAS, the current RRM tariff was adopted by the City in a rate ordinance in 2018; and

WHEREAS, on about March 1, 2023, Atmos Mid-Tex filed its 2023 RRM rate request with ACSC Cities based on a test year ending December 31, 2022; and

WHEREAS, ACSC coordinated its review of the Atmos Mid-Tex 2023 RRM filing through its Executive Committee, assisted by ACSC's attorneys and consultants, to resolve issues identified in the Company's RRM filing; and

WHEREAS, the Executive Committee, as well as ACSC's counsel and consultants, recommend that ACSC Cities approve an increase in base rates for Atmos Mid-Tex of \$142 million on a system-wide basis with an Effective Date of October 1, 2023; and

WHEREAS, ACSC agrees that Atmos' plant-in-service is reasonable; and

WHEREAS, with the exception of approved plant-in-service, ACSC is not foreclosed from future reasonableness evaluation of costs associated with incidents related to gas leaks; and

WHEREAS, the attached tariffs (Attachment 1) implementing new rates are consistent with the recommendation of the ACSC Executive Committee, are agreed to by the Company, and are just, reasonable, and in the public interest; and

WHEREAS, the settlement agreement sets a new benchmark for pensions and retiree medical benefits (Attachment 2); and

WHEREAS, the RRM Tariff contemplates reimbursement of ACSC's reasonable expenses associated with RRM applications; and

WHEREAS, the RRM Tariff includes Securitization Interest Regulatory Asset amount of \$19.5 million;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RHOME, TEXAS:

Section 1. That the findings set forth in this Resolution are hereby in all things approved.

Section 2. That, without prejudice to future litigation of any issue identified by ACSC, the City Council finds that the settled amount of an increase in revenues of \$142 million on a system-wide basis represents a comprehensive settlement of gas utility rate issues affecting the rates, operations, and services offered by Atmos Mid-Tex within the municipal limits arising from Atmos Mid-Tex's 2023 RRM filing, is in the public interest, and is consistent with the City's authority under Section 103.001 of the Texas Utilities Code.

Section 3. That despite finding Atmos Mid-Tex's plant-in-service to be reasonable, ACSC is not foreclosed in future cases from evaluating the reasonableness of costs associated with incidents involving leaks of natural gas.

Section 4. That the existing rates for natural gas service provided by Atmos Mid-Tex are unreasonable. The new tariffs attached hereto and incorporated herein as Attachment 1, are just and reasonable, and are designed to allow Atmos Mid-Tex to recover annually an additional \$142 on a system-wide basis, over the amount allowed under currently approved rates. Such tariffs are hereby adopted.

Section 5. That the ratemaking treatment for pensions and retiree medical benefits in Atmos Mid-Tex's next RRM filing shall be as set forth on Attachment 2, attached hereto and incorporated herein.

Section 6. That Atmos Mid-Tex shall reimburse the reasonable ratemaking expenses of the ACSC in processing the Company's 2023 RRM filing.

Section 7. That to the extent any resolution or ordinance previously adopted by the Council is inconsistent with this Resolution, it is hereby repealed.

Section 8. That the meeting at which this Resolution was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section 9. That if any one or more sections or clauses of this Resolution is adjudged to be unconstitutional or invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this Resolution, and the remaining provisions of the Resolution shall be interpreted as if the offending section or clause never existed.

Section 10. That consistent with the City Ordinance that established the RRM process, this Resolution shall become effective from and after its passage with rates authorized by attached tariffs to be effective for bills rendered on or after September 30, 2023.

Section 11. That a copy of this Resolution shall be sent to Atmos Mid-Tex, care of Chris Felan, Vice President of Rates and Regulatory Affairs Mid-Tex Division, Atmos Energy Corporation, 5420 LBJ Freeway, Suite 1862, Dallas, Texas 75240, and to Thomas Brocato, General Counsel to ACSC, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701.

RESOLUTION NO. 2023-17

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF
RHOME, TEXAS, BY A VOTE OF ____ TO ____, ON THIS THE 10th DAY OF AUGUST 2023.

Mayor, Particia Mitchell

ATTEST:

City Secretary, Shaina Odom

APPROVED AS TO FORM:

City Attorney, Carvan Adkins



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AGENDA ITEM 1



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Administration by the Numbers – July 2023

Bank Statement Balances

Account Name	Balances as of July 2022	Balances as of July 2023
2019 Bond Checking	\$105,225.54	\$0.00
Business Checking	New Account 2022	\$4,144,195.07
Fire Dept Checking	\$28,738.63	CLOSED
Fire Dept Savings	\$61,123.00	\$69,381.46
General Fund Checking	\$989,048.25	CLOSED
General Fund Savings	\$220,171.19	\$221,791.53
Hotel Motel Tax	\$87,553.98	CLOSED
Interest & Sinking	\$439,500.88	CLOSED
LOGIC	\$331,564.30	\$342,850.03
MC Building Security	\$40,493.91	CLOSED
MC Technology Fund	\$7,181.47	CLOSED
Meter Deposits	\$121,882.30	\$140,323.66
Parks & Recreation Checking	\$28,872.06	CLOSED
Payroll ZBA Account	\$0.00	\$0.00
Police Grant Account	\$2,809.13	CLOSED
Police Seizure Funds	\$12,095.55	CLOSED
Rhome Beautification Fund	\$1140.00	CLOSED
Rolling V	\$13,639.01	CLOSED
TEXSTAR	CLOSED	CLOSED
Water & Sewer Checking	\$1,626,580.01	CLOSED
TOTAL	\$4,117,619.21	\$4,918,541.75

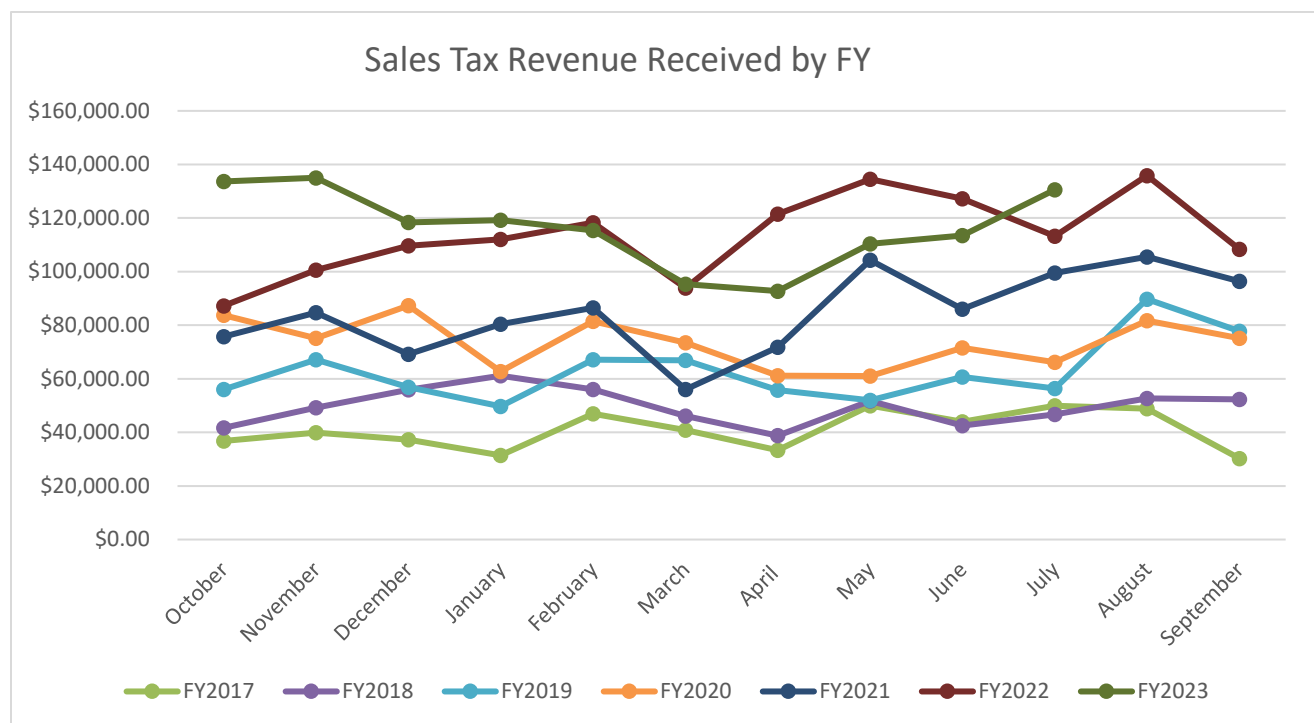
Per Council's previous direction to reduce costs and to streamline processes, Staff worked with OpenGov to implement consolidated cash. Several accounts were closed in December 2022 as a result of reaching the desired goal.

During the month of December 2022 staff closed Fire Department checking, General Fund Checking, Hotel Motel Tax, Interest and Sinking, MC Building Security, MC Technology Fund, Parks & Recreation Checking, Police Grant Account, Police Seizure Funds, Rhome Beautification Fund, and Water & Sewer Checking.

Fiscal Year Sales Tax Revenue Received

July 2023 –

Month Received	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023
October	\$36,761.46	\$41,715.19	\$55,994.48	\$83,748.34	\$75,745.64	\$87,240.35	\$133,715.93
November	\$39,909.64	\$49,257.27	\$67,076.39	\$75,077.06	\$84,636.19	\$100,616.96	\$135,029.18
December	\$37,325.73	\$55,857.75	\$56,827.29	\$87,313.44	\$69,183.69	\$109,601.99	\$118,417.56
January	\$31,401.41	\$61,139.42	\$49,719.73	\$62,703.14	\$80,355.58	\$112,070.99	\$119,211.81
February	\$47,000.93	\$56,030.60	\$67,180.35	\$81,459.72	\$86,432.78	\$118,263.75	\$115,348.10
March	\$40,837.42	\$46,156.35	\$66,853.76	\$73,488.63	\$56,025.15	\$93,857.59	\$95,262.56
April	\$33,361.07	\$38,766.96	\$55,814.51	\$61,205.25	\$71,816.35	\$121,488.55	\$92,730.95
May	\$49,987.00	\$51,754.08	\$52,022.35	\$61,014.98	\$104,220.79	\$134,530.78	\$110,396.67
June	\$43,940.94	\$42,538.20	\$60,712.41	\$71,595.88	\$86,028.11	\$127,257.66	\$113,508.88
July	\$49,928.81	\$46,649.99	\$56,382.32	\$66,189.23	\$99,504.10	\$113,283.50	\$130,600.97
August	\$48,878.03	\$52,698.74	\$89,739.58	\$81,658.50	\$105,530.55	\$135,847.46	
September	\$30,263.17	\$52,300.18	\$77,788.90	\$75,181.40	\$96,366.36	\$108,366.36	
Total	\$489,595.61	\$594,864.73	\$756,112.07	\$880,635.57	\$1,015,847.29	\$1,362,425.94	\$1,164,222.61



Requests for Information:

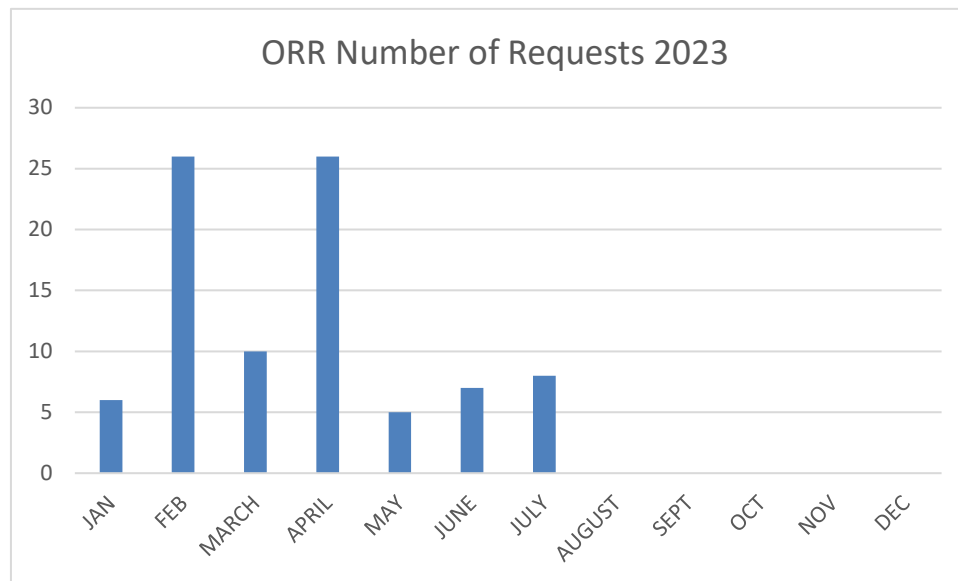
ORR NUMBER	NAME REQUESTED	DATE REQUESTED	DATE DUE	INFORMATION REQUESTED	TIME TO COMPLETE	RELEASE DATE
2023-081	Chris Parrott	7/3	7/19	I would like to receive information from permits for residential new construction. I am interested in: address, permit number, builder/contractor name, subdivision, date permit was issued, and any value, square footage information or floor plan name or number for permits issued for residential new construction from June 1, 2023 - June 30, 2023. If you do not have a permit report readily available I would like to request a digital copy of each permit application for permits issued within the given time frame.	30	7/18
2023-082	Carole Bartholomew	7/6	7/20	Please email me the building permits and plats for the blue stem and reunion in Rolling V Ranch in excel and all other permitted in June 2023. Thank you	30	7/18
2023-083	Ashley Majors	7/14	7/28	Attorney Bill regarding my open record request, previous	30	7/19

2023-084	Ashley Majors	7/18	8/1	I am requesting time sheets for all Public Works Employees' from the past month.	30	7/19
2023-085	Mark Dac	7/20	8/4	I am requesting a list of residential properties that have code compliance violations any time between January 2023 up to present. I only need the property addresses. Properties that fall under the following if any: High grass, abandoned property, boarded up, broken windows, illegal dumping, zoning issues. do not want any personal information. Please redact all confidential information.	60	8/7
2023-086	RaMona Davis	7/25	8/8	Inspections performed at McDonalds since 9/6/2022	30	7/26
2023-087	Janine Rugas	7/26	8/9	I'm writing on behalf of Buildzoom to request for a report of all building permits processed by your department from Jun 6, 2023 to present.	20	7/26
2023-088	Amy Hunt	7/27	8/10	I am working on behalf of Atmos Energy Corporation to obtain an emailed copy of the Certificate of Liability Insurance for Bolt Construction that covers the date 06/13/2022. They were working at or near 430	20	8/7

				Old Mill Road when they struck and damaged a gas riser belonging to Atmos Energy.		
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Calendar YTD Requests for Information

Requests Received	88
Pending / Open	0
Sent for Attorney General Opinion (RFO)	0
Complete / Closed	88
Requestor Fees – <i>in an effort to streamline, responses less than 50 pages will be emailed to the requestor to reduce supply costs and staff time</i>	\$12.00
Approximate Staff Time	39.00
Approximate Supply Cost	0
Approximate Staff Cost	\$975.00





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Building and Development

JULY 2023		FY 2022-2023
Permits Issued:	4	342
Building Permit	1	72
Certificate of Occupancy		6
Electrical Permit:		44
Plumbing Permit:		20
Lights on Inspection		
Mechanical		10
Moving Structure	3	96
Irrigation Permit		
Demolition		4
Pelim/Final Plat		8
Right of Way		7
Concrete		1
Solicitor		2
Fire Alarm		
Fire Sprinkler		
Specific Use		1
Health Permit		36
Zoning Change		
Liquid Waste		
Backflow		1
Sign		15
Event		5
Type:	Address:	Assoc. Permits:
Plumbing		
Building	216 Cheyenne Trail N	
Moving Structure	Top Notch X3 permits	
Plumbing		



Physical Address: 501 South Main Street

Mailing Address: PO Box 228

Rhome, Texas 76078

Telephone: 817-636-2462

www.cityofrhome.com | permits@cityofrhome.com

Electrical		
Mechanical		
Event		



Code Enforcement Monthly Report

Rhyme Police – July 2023

Violations reported to Code Enforcement via email – 0

Violations reported to Code Enforcement via phone – 1

New violations cases opened – 6

07/03 – 220 N Oak Ct – Junked Vehicle

07/04 – 1107 Mourning Dove – high grass and weeds

07/07 – 1306 Speedway Dr – High Grass and Weeds

07/07 – 1218 Alliance Blvd. – High Grass and Weeds

07/08 – 199 N Main St. – High Grass and Weeds

07/27 – 1103 Mount Ln – High Grass and Weeds

Violations closed due to compliance –

1107 Mourning Dove – Grass Mowed

1306 Speedway Dr. – Grass Mowed

0 Front St. – Grass Mowed

130 Kingsway Dr. – Grass Mowed

125 Kingsway Dr. – Grass Mowed

0 E Logan St. – Grass Mowed

1104 Sunrise Ave. – Grass Mowed

1106 Sunrise Ave. – Grass Mowed

1108 Mourning Dove – Grass Mowed

1203 Alliance – Grass Mowed

112 Hampton Ct – Grass Mowed and Brush Picked up

City ordinance calls responded to – 0

Estimated labor hours spent on code enforcement for month – 10



RHOMB MUNICIPAL COURT

COURT ACTIVITY	FEB. 2023	MAR. 2023	APR. 2023	MAY 2023	JUNE 2023	JULY 2023
Monthly Violation Activity						
<i>Violations issued:</i>	145	154	151	70	97	142
<i>Average speed over posted limit:</i>	18.60	20.50	20.30	23.38	20.13	19.93
<i>Fines/Fees/Costs Assessed (for issued violations):</i>	\$41,350.00	\$43,973.00	\$44,747.00	\$21,254.00	\$27,833.00	\$39,516.00
<i>Citations closed:</i>	340	216	185	185	141	119
<i>Citations dismissed (best interest/compliance)</i>	190	121	90	111	91	56
Private Collections Activity						
<i>Total # of violations paid:</i>	60	53	44	50	32	26
<i>Total amount collected:</i>	\$20,226.22	\$16,443.09	\$11,599.60	\$17,236.47	\$9,001.84	\$7,227.35
<i>Less 30% owed to Private Collections (commission)</i>	\$4,667.57	\$3,764.23	\$2,637.08	\$4,093.04	\$2,060.26	\$1,651.61

COURT ACTIVITY	FEB. 2023	MAR. 2023	APR. 2023	MAY 2023	JUNE 2023	JULY 2023
Court Fines/Fees/Costs Revenue						
<i>Court Citation Revenue:</i>	\$49,804.65	\$48,620.09	\$35,376.52	\$36,756.43	\$ 28,493.58	\$21,813.74
<i>Court Security Fund Revenue:</i>	\$1,162.32	\$1,104.50	\$836.22	\$830.92	\$696.85	\$527.94
<i>Court Technology Fund Revenue:</i>	\$997.07	\$934.23	\$707.96	\$600.87	\$591.87	\$444.56
<i>Court Jury Fund Revenue:</i>	\$35.81	\$29.69	\$22.59	\$24.19	\$19.25	\$13.34
<i>Court Truancy Prevention/Diversion Fund Revenue:</i>	\$1,130.26	\$1,102.72	\$823.98	\$766.96	\$689.24	\$527.39
Monthly Court Expenditures						
<i>Contract Labor:</i>						
<i>a. Presiding Judge</i>	\$900.00	\$900.00	\$900.00	\$600.00	\$600.00	\$600.00
<i>b. DART Courier Service (to transport files to/from prosecutor & judge for dockets)</i>	\$81.40	\$162.80	\$169.11	\$40.70	\$ 0.00	\$ 0.00
<i>Legal Fees (State's Attorney/Prosecutor)</i>	\$1,000.00	\$950.00	\$2,100.00	\$1,741.92	(pending invoice)	(pending invoice)
<i>GHS – Private Collections Company (30% fee of total collected)</i>	\$4,667.57	\$3,764.23	\$2,637.08	\$4,093.04	\$2,060.26	\$1,651.61

RHOME POLICE DEPARTMENT

Monthly Report
July 2023



RHOME PD UPDATES



The Rhome Police Department is taking a significant step towards enhancing their branding and visibility within the community by introducing new patches for their officers. With a focus on representing the department's values and commitment to public safety, the fresh patches symbolize a new era of unity and professionalism. As the officers receive their new patches and proudly don them on their uniforms over the next few weeks, residents are encouraged to keep an eye out for the updated insignias. This initiative not only highlights the department's dedication to modernization but also serves as a reminder of their continuous effort to build trust and strengthen the bond with the local community they serve.



RHOME PD UPDATES



In July, Rhyme welcomed its newest Officer, James George. Officer George comes to us with many years of experience and will be serving as a reserve officer. Welcome aboard!

Community is our bedrock. We are proud to serve the citizens of Rhyme, big and small.

Rhyme Officers were invited to the Rhyme Public Library for Police Storytime. Officer Soultaire had a great time reading to the kiddos and answering their many curious questions.



TRAINING

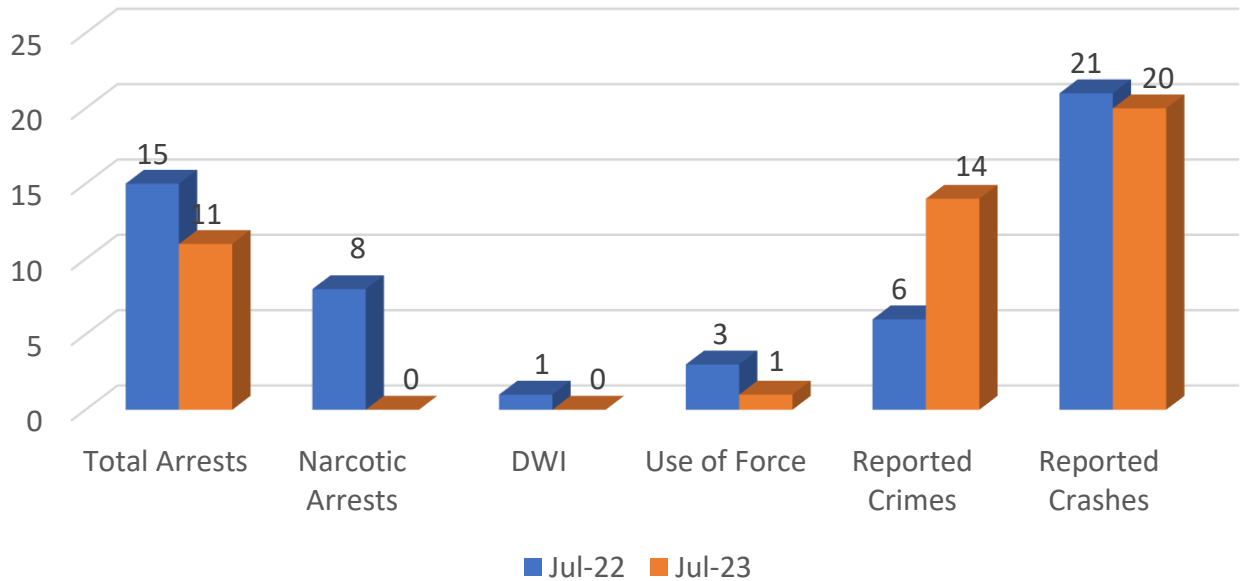
The training within the Rhome Police Department is of utmost importance as it produces well-rounded officers committed to ensuring community safety. Our unwavering dedication to comprehensive and up-to-date training equips officers with essential skills such as conflict resolution, effective communication, and cultural sensitivity. Through continuous development, we build a police force that upholds the law while fostering trust and respect among Rhome's citizens. In July, your Rhome Officers participated in the following training classes:

Syd Grant	Child Abuse Prevention and Investigation
Mark Moore	Highway Drug Intervention
Rachel Barnard	Abuse of the Elderly

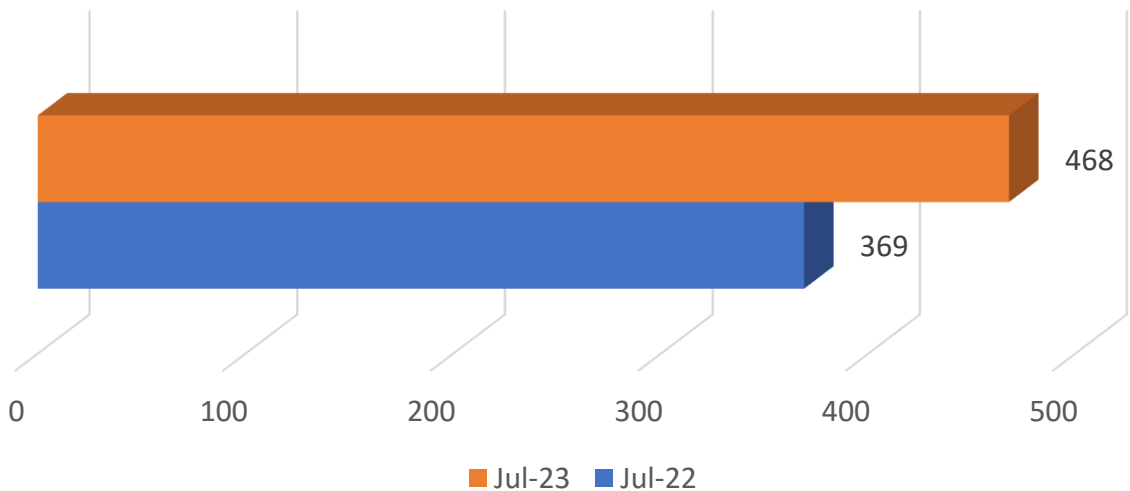


MONTHLY STATISTICS

Monthly Activity

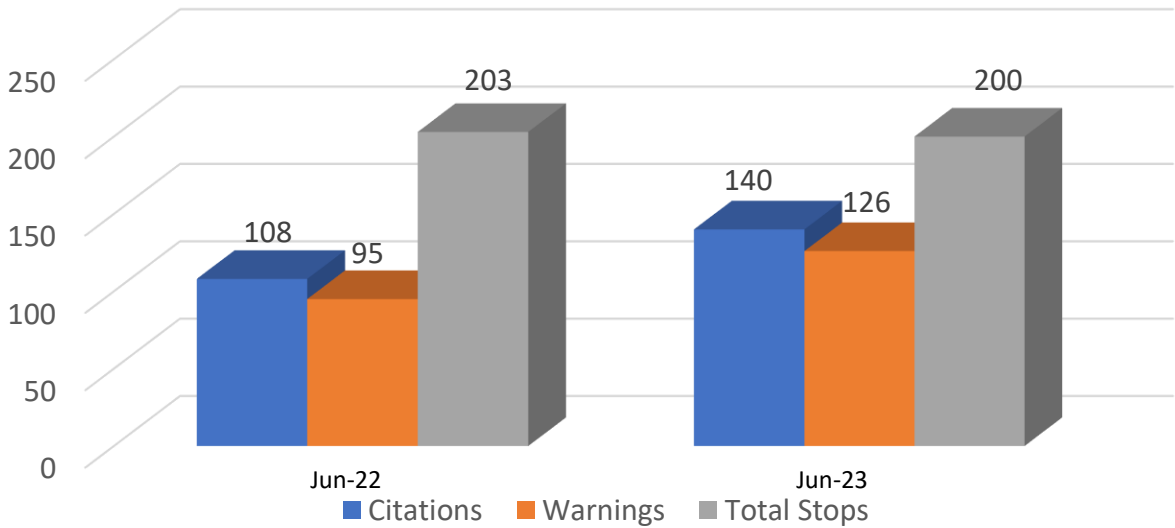


Calls For Service

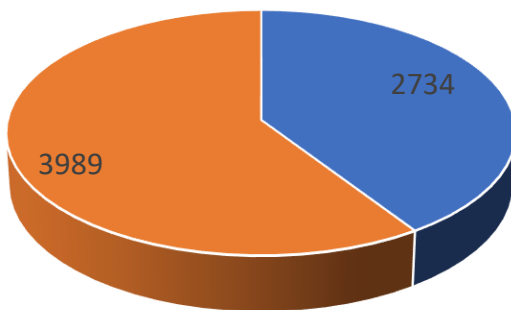


MONTHLY STATISTICS

Traffic Stops

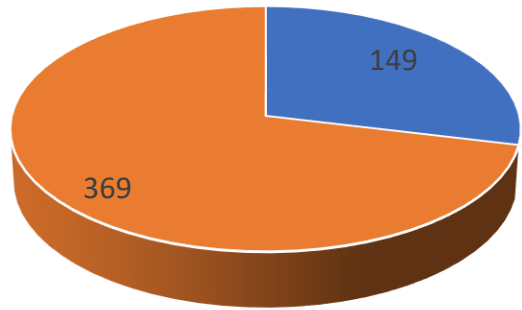


Security Checks



■ Jul-22 ■ Jul-23

Neighborhood Patrols



■ Jul-22 ■ Jul-23



NARCOTICS SEIZED

Methamphetamine

0.41 Grams



FUTURE PLANS / PROJECTS

The Rhome Police Department is committed to constantly improving how we do business to provide the best level of law enforcement customer service to the citizens of Rhome.

- **We have begun making minor improvements to the Police Department building using the funds granted by the City Council.**
- **We are continuing to identify areas of improvement within the department and are implementing new policies and procedures to those ends.**

I am always available if you have any further questions.



**Eric Debus
Chief of Police
RHOME POLICE DEPARTMENT**





501 Main St. - P.O. Box 228. Rhome, Texas 76078

Telephone: 817-636-2462 / Metro: 817-638-2758

Fax: 817-636-2465 - www.cityofrhome.com

To: Amanda DeGan-City Administrator

From: Jesus Dominguez - Director of Public Works

Date: July 30, 2023

Re: July Monthly Report

Reporting:

- 1) Monthly TCEQ Reporting: GW/PWMOR
- 2) Monthly TCEQ Reporting: Wastewater MOR
- 3) Monthly Coliform Test
- 4) Working on Lead and copper Test (10 locations)

Equipment Issues: waiting on new trucks. (2023 Ford f250s should be in production soon.)

- 1) ram 1500 gold truck A.C. malfunctioning
- 2) ram 1500 silver truck is having issues turning over (possible starter)
- 3) Ram 3500 no A.C. and other minor issues.
- 4) Vac truck has a leaking piston.

Maintenance:

- 1) phase 1 of SCADA upgrades completed
- 2) Normal preventative maintenance was performed for the water system.
- 3) Normal preventative maintenance was performed for the wastewater system
- 4) Monthly preventative collection system maintenance to wastewater collection line

Water:

- 1) **Monitoring water levels 24/7 due to water restrictions and drought**
- 2) Well site maintenance-Mowing
- 3) In process of working on new Lead and copper inventory (TCEQ)
- 4) Inspecting water line QT is adding on B.C. Rhome.
- 5) Continuously monitoring water lines where contractors are digging along FM 3433 daily.

6) Tank inspections

Wastewater

(JUNE full report closed 7/20/2023) East Plant; Flow- 1.266 million Gallons Total, Average 40,867 GPD, Rain- .5 inches, Temperature: 66 degrees F to 93 degrees F, average Cl2 residual- 2.94 Mg/l.

(JUNE full report closed 7/20/2023) West Plant; Flow- 1.311 million Gallons Total, Average- 43,700 GPD, Rain- .5 inches, Temperature- 68 degrees F to 99 degrees F, average Cl2 residual- 2.42 Mg/l. **SOFT VIOLATION ON NH3N (ammonia) permit level max for daily average 3.0, result of ammonia level on 7/1/2023-7/31/23 was 4.3**

1. WWTP site maintenance – Mowing and cleanup site
2. Jetted sewer lines for maintenance
3. West Plant Lift Station
4. Sewer tap on Aurora Street

Streets/Parks:

- 1) Normal preventative maintenance –trash pickup, mow, applied ant killer
- 2) Pot hole patching
- 3) closed restrooms

Building Maintenance:

- 1) cleaned around the shop
- 2) Installed ac unit at community center kitchen area to help with heat.

Administration:

- 1) Daily water production reporting
- 2) Daily chlorine reporting
- 3) Daily wastewater production reporting
- 4) Daily wastewater chlorine reporting
- 5) Daily employee production reporting
- 6) Online Training
- 7) Plan reviews

If you would like to discuss any items noted above, please do not hesitate to contact me;

Jesus Dominguez

Public Works Director



RHOME FIRE RESCUE

Duty • Honor • Compassion • Service

261 N. School Road - P.O. Box 228 - Rhome, Texas 76078
817-636-2001 station17@rhomefirerescue.com

July 2023 – Council Fire Report

Calls for Service Monthly:

	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
2023	78	57	58	48	82	62	79					
2022	80	70	81	65	60	74	89	71	59	76	58	70

Calls for Service by type:

	EMS	MVA	Structure Fires	Grass Fires	Vehicle Fires	Fire Invest.	Fire Alarms	Gas Leak	Road Hazard	Lift Assist	Other
July 2023	27	8	7	14	3	2	4	0	0	2	12
Year-To-Date	174	75	28	34	9	25	20	5	3	18	48

Call Locations

	City	County	Auto/Mutual Aid Given	Auto/Mutual Aid Received	Cancelled	Weather Watch
April 2023	32	30	5	2	2	1
Year-To-Date	165	160	20	10	7	2

Numbers above are approximate since the official numbers have not been finalized

Membership

Current Members – 12		
#	Area	
2	City	
2	In District	
10	Out of District	
EMS Certification - 10		
9	EMT Basic	-
3	Paramedics	-

Membership

- We are accepting applications August to September. We will be hiring only certified TCFP or SFFMA applicants.
- Released two members in July 2023

Events

- No Events

Command Staff

- Chief Estes has completed Inspector class and will be doing field testing.

Equipment

- Rescue 17 went to Siddons for a repair and is now back in service.
- Waiting for parts to get Large Brush Truck in service.
- Replaced two tires on B-17 due to the recent grass fires.
- E-217 had air tank replaced and is now in service.

Station

- Vent-A-hood will be installed this week and the kitchen will be complete.
- Jesse with public works will be getting all A/C units on a scheduled maintenance schedule.

Training & Professional Development

- 1 member is currently in Fire Inspector class. State testing has been scheduled for August 2023
- 1 member is currently in college finishing a bachelors in Emergency Administration.
- 1 member has completed TCFP skills testing and will be taking State exam soon.

Prevention/Community Risk Reduction

Community Risk Reduction

- Regular Testing
 - Storm Sirens – completed
 - AED have all been inspected, and are in good working order.



RHOME FIRE RESCUE

Duty • Honor • Compassion • Service

261 N. School Road - P.O. Box 228 - Rhome, Texas 76078
817-636-2001 station17@rhomefirerescue.com

Prevention

- Fire Inspections – 2
- Fire Pre-Plan Business – 1
- Plans review – 1

I will be available if you have any questions. (firechief@rhomefirerescue.com)

W Scott Estes

Fire Chief/EMC/Paramedic

Rhome Fire Rescue



Physical Address: 501 South Main Street

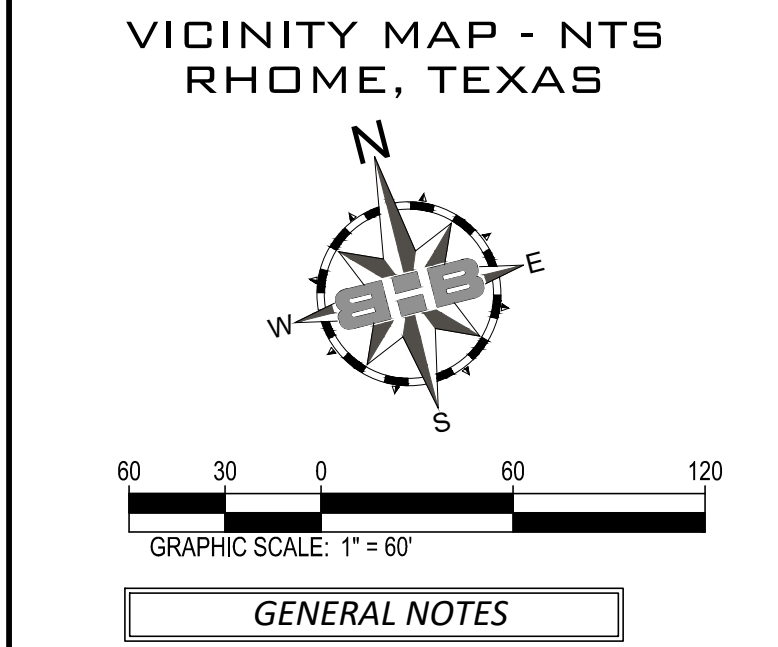
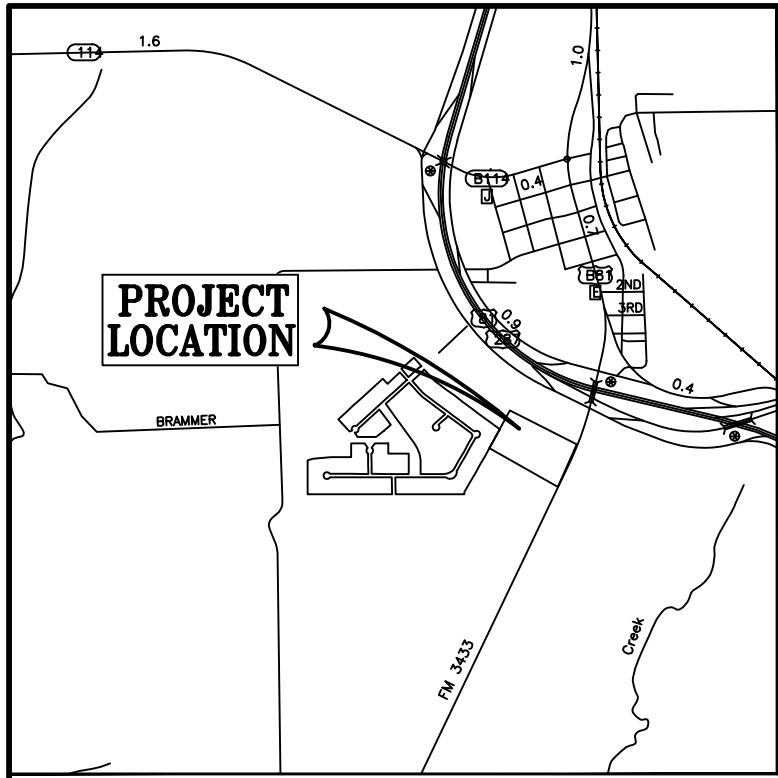
Mailing Address: PO Box 228

Rhome, Texas 76078

Telephone: 817-636-2462 | Metro: 817-638-2758

www.cityofrhome.com cityadministrator@cityofrhome.com

AGENDA ITEM 1



1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
2. Vertical Datum established using the AllTerra RTKNet Cooperative Network. All elevations shown are NAVD88.

TBM #1 - 4.5" brass disc TXDOT monument located at the southeast corner of the intersection between FM 3433 and US 287 . As shown on map. Elevation = 910.19'

TBM #2 - 4.5" brass disc TXDOT monument located on the east side of FM 3433. As shown on map. Elevation = 882.59'
3. By scaled location the subject property lies within OTHER AREAS (ZONE X) - Areas determined to be outside the 0.2% annual chance floodplain per FIRM, Flood Insurance Rate Map, Community Panel Number 48497C0500D, Map Revised December 16, 2011.
4. This Survey reflects the above ground indications of utilities. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service, or abandoned. Further, the surveyor does not warrant that the underground utilities shown are in the exact location indicated. The surveyor has not physically located all the underground utilities, or other buried features, but has made an attempt to locate those visible or indicated as accurately as possible.

LEGEND

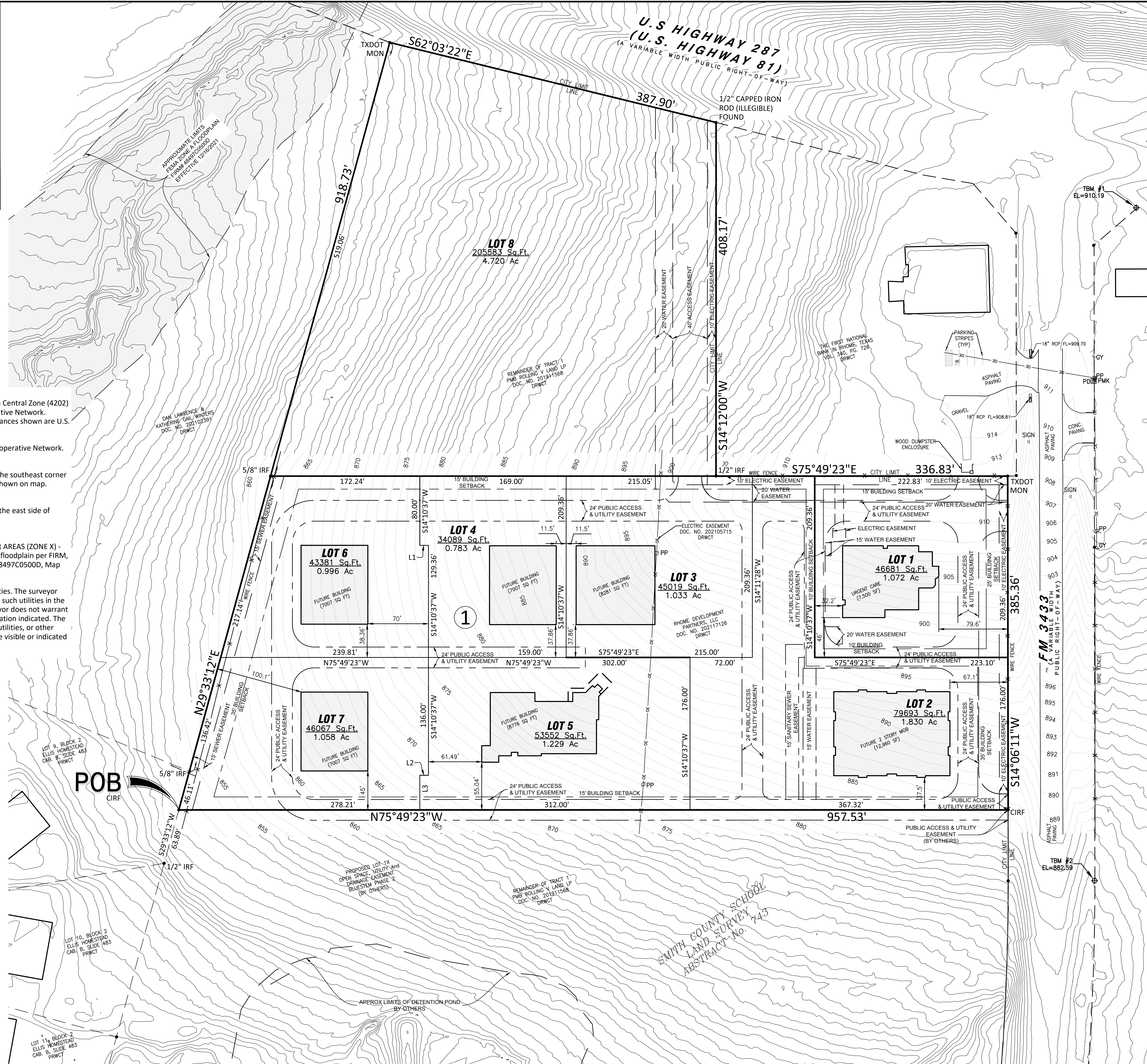
CIRF.....5/8" Capped Iron Rod
Marked "LIA SURVEYING" Found
CONC.....Concrete
DRWCT.....Deed Records, Wise
County, Texas
GY.....Guy Wire
HC.....Handicap Parking
IRF.....Iron Rod Found
OE.....Overhead Electric
PD.....Phone Pedestal
PMK.....Phone Marker
POB.....Point of Beginning
PP.....Power Pole
PRWCT.....Plat Records, Wise County,
Texas
RCP.....Reinforced Concrete Pipe
TBM.....Temporary Benchmark
TXDOT MON...4-1/2" Brass Disc
Marked "TXDOT" Found

DEVELOPER:
Castle Development Group for Rhome
Development Partners LLC
Contact: Jesse Gober
Address: 251 E. Southlake Blvd, Suite 100
Southlake, TX 76092
Phone: 817-337-3433
Email: jgober@castledevgroup.com

LAND SURVEYOR:

BIB
BAIRD, HAMPTON & BROWN
engineering and surveying

6300 Ridglea Place, Suite 700 Fort Worth, TX 76116
rtee@bhinc.com • 817.338.1277 • bhinc.com
TBPELS Firm #44, #10011300, #10011302, #10194146



STATE OF TEXAS § COUNTY OF WISE §

BEING a tract of land situated in the Smith County School Land Survey, Abstract Number 743, Wise County, Texas, same being all of a tract of land as described by deed to Rhome Development Partners, LLC as recorded in Document Number 202117126, Deed Records, Wise County, Texas (DRWCT), and being a portion of a remainder tract of land as described by deed as Tract 1 to PMB Rolling V Land LP as recorded in Document Number 201911568, DRWCT, and being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.)

BEGINNING at a found 5/8-inch capped iron rod marked "LIA SURVEYING" (CIRF) for the southwest corner of the said Rhome Development Partners tract, same being the most northerly northwest corner of the south remainder of said Tract 1, and being in the east line of Lot 9, Block 2, Ellis Homestead, an addition to the City of Rhome, Wise County, Texas as shown on the plat recorded in Cabinet B, Slide 483, Plat Records, Wise County, Texas (PRWCT) from which a found 1/2-inch iron rod for the southeast corner of said Lot 9, same being the northeast corner of Lot 10 of said Block 2, bears South 29°33'12" West, a distance of 63.89 feet;

THENCE North 29°33'12" East, with the common line between the said Rhome Development Partners tract and said Lot 9, passing at a distance of 46.11 feet, a found 5/8-inch iron rod for the northeast corner of said Lot 9, same being the southeast corner of a tract of land as described by deed to Dan Lawrence and Katherine Gail Winters as recorded in Document Number 202102391, DRWCT, and now continuing with the common line between the said Rhome Development Partners tract and the said Winters tract, passing at a distance of 399.67 feet to a found 5/8-inch iron rod for the northwest corner of the said Rhome Development Partners tract, same being the southwest corner of the north remainder of said Tract 1, and now continuing with the common line between the north remainder of said Tract 1 and the said Winters tract in all for a total distance of 918.73 feet to a found 4-1/2 inch brass disc marked "TXDOT" for the northwest corner of the north remainder of said Tract 1, same being the northeast corner of the said Winters tract, and being in the south right-of-way line of U.S. Highway 287 (a variable width public right-of-way);

THENCE South 62°03'22" East, with the common line between the north remainder of said Tract 1 and the said south right-of-way line, a distance of 387.90 feet to a found 1/2-inch capped iron rod (illegible) for the northeast corner of the north remainder of said Tract 1, same being the northwest corner of a tract of land as described by deed to The First National Bank in Rhome, Texas as recorded in Volume 340, Page 726, DRWCT;

THENCE South 14°12'00" West, with the common line between the north remainder of said Tract 1, and the said The First National Bank tract, a distance of 408.17 feet to a found 1/2-inch iron rod for the southeast corner of the north remainder of said Tract 1, same being the southwest corner of the said The First National Bank tract, and being in the north line of the aforesaid Rhome Development Partners tract;

THENCE South 75°49'23" East, with the common line between the said Rhome Development Partners tract and the said The First National Bank tract, a distance of 336.83 feet to a found 4-1/2 inch brass disc marked "TXDOT" for the northeast corner of the said Rhome Development Partners tract, and being in the west right-of-way line of FM 3433 (a variable width public right-of-way);

THENCE South 14°06'11" West, with the common line between the said Rhome Development Partners tract and the said west right-of-way line, a distance of 385.36 feet to a CIRF for the southeast corner of the said Rhome Development tract, same being the northeast corner of the south remainder of the aforementioned Tract 1;

THENCE North 75°49'23" West, with the common line between the said Rhome Development Partners tract and the south remainder of said Tract 1, a distance of 957.53 feet to the **POINT OF BEGINNING** and containing 554,060 square feet or 12.720 acres of land more or less.

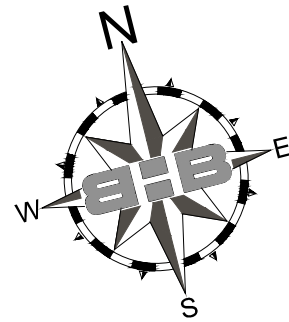
**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED
FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED
OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

Purpose of Document: Review
Surveyor: Robert A. Lee
Registered Professional Land Surveyor No. 6895
Release Date: 06-13-2023

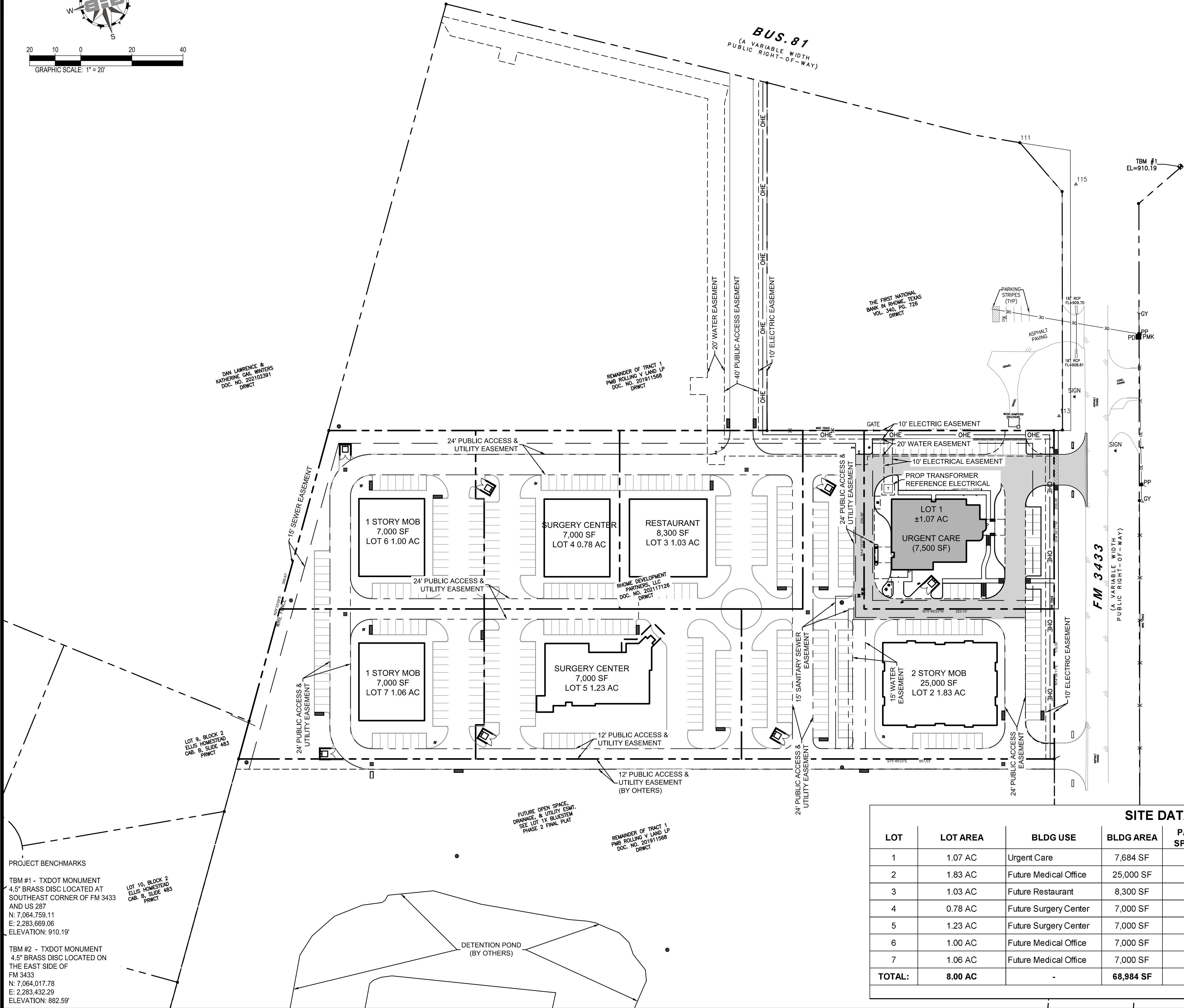
Line Table		
Line #	Direction	Length
L1	S75°49'23"E	10.00
L2	S75°49'23"E	10.00
L3	S14°10'37"W	40.00

PRELIMINARY PLAT
LOTS 1 - 8, BLOCK 1
RHOM HOSPITAL
ADDITION
12.720 ACRES
SITUATED WITHIN THE SMITH COUNTY SCHOOL
LAND SURVEY, ABSTRACT NUMBER 743
CITY OF RHOME ETJ, WISE COUNTY, TEXAS
June 23

6/22/2023 1:55PM E:\021_000\000\021.729.000 - Rhome Urgent Care Facility\01 Design & Drafting\02 Civil\729Site.dwg OVERALL SITE PLAN



20 10 0 20 40
GRAPHIC SCALE: 1" = 20'



SITE DATA TABLE

LOT	LOT AREA	BLDG USE	BLDG AREA	PARKING REQUIRED SPACES	RATIO	PARKING PROVIDED SPACES	RATIO	BLDG TO LOT RATIO
1	1.07 AC	Urgent Care	7,684 SF	39	1:200	44	1:175	16.49%
2	1.83 AC	Future Medical Office	25,000 SF	100	1:250	108	1:231	31.36%
3	1.03 AC	Future Restaurant	8,300 SF	34	1:250	53	1:157	18.50%
4	0.78 AC	Future Surgery Center	7,000 SF	28	1:250	41	1:171	20.60%
5	1.23 AC	Future Surgery Center	7,000 SF	28	1:250	71	1:99	13.06%
6	1.00 AC	Future Medical Office	7,000 SF	28	1:250	42	1:167	16.07%
7	1.06 AC	Future Medical Office	7,000 SF	28	1:250	49	1:143	15.16%
TOTAL:	8.00 AC	-	68,984 SF	285	1:242	408	1:169	19.80%

OVERALL SITE PLAN

NO.	DESCRIPTION	DATE

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF PETER J. CARAVANO, P.E. TEXAS NO. 144763 IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES. 06/22/2023

PROJECT NUMBER: 2021.729.000
DATE: 06/22/2023 DRAWN BY: PC
DESIGN BY: PC CHECKED BY: AB

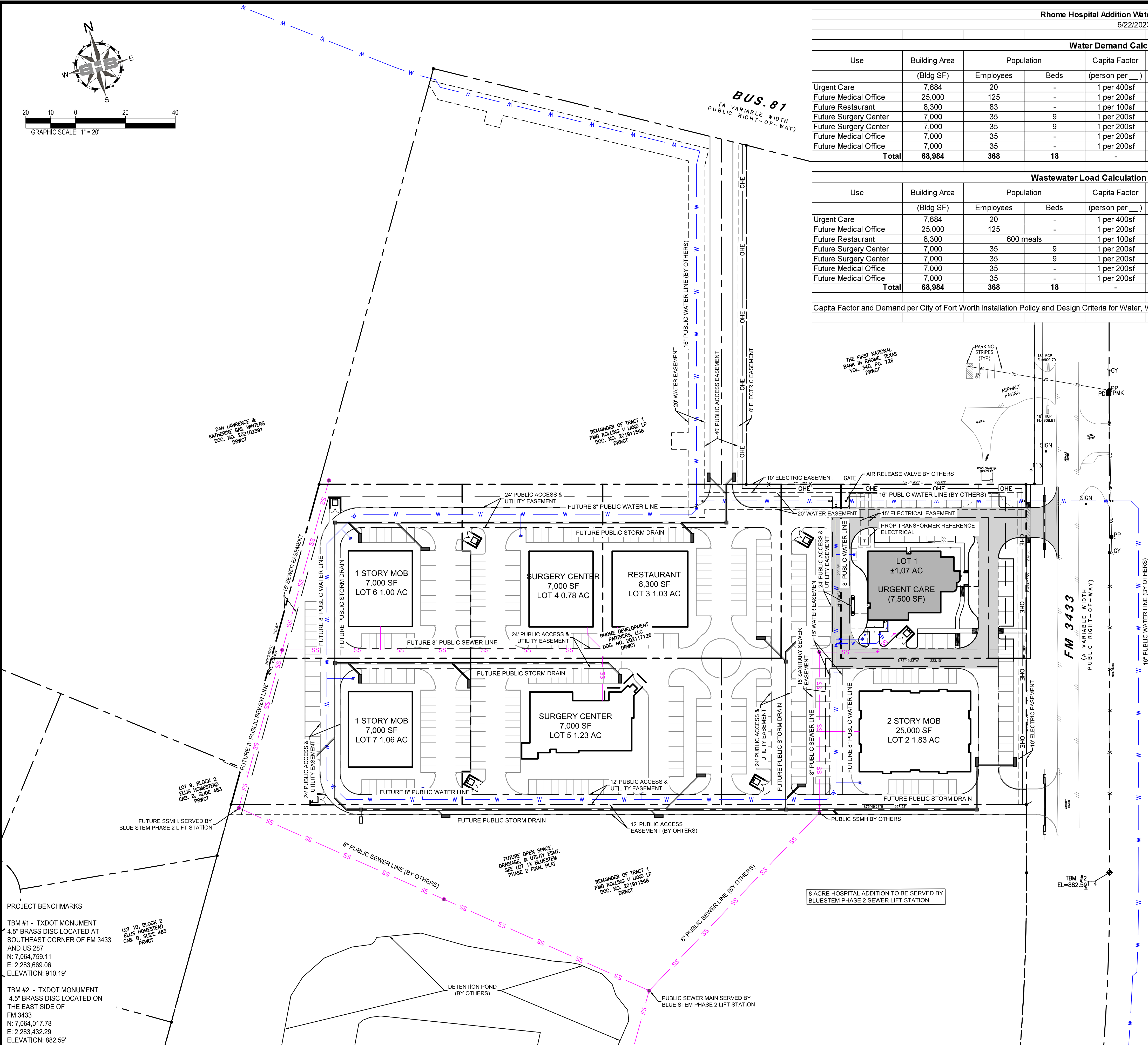
SHEET

4

CASTLE DEVELOPMENT GROUP
Dev. on Bus. 81 / US Hwy 287
SW Corner of Bus. 81 & FM 3433
Wise County, Rhome ETJ, TX 76078

B=B
BAIRD, HAMPTON & BROWN
engineering and surveying
3801 William D. Tate Ave. Ste. 500 Grapevine, TX 76051
mail@bhbc.com 817.251.8550 • bhbc.com
TBPE Firm #44 • TBPLS FRM #1001302

6/22/2023 1:55PM E:\021_000.000\021.729.000 - Rhome Urgent Care Facility\01 Design & Drafting\02 Civil\29\UTILITY PLAN.dwg OVERALL UTIL PLAN



Rhome Hospital Addition Water and Sewer Demand

6/22/2023

Water Demand Calculation Table								
Use	Building Area (Bldg SF)	Population Employees	Population Beds	Capita Factor (person per __)	Demand per Capita (gal/person/day)	Average Day Flow (gpm)	Maximum Day (Average x 2.25) (gpm)	Maximum Hour (Max Day x 2.00) (gpm)
Urgent Care	7,684	20	-	1 per 400sf	50	0.69	1.56	3.13
Future Medical Office	25,000	125	-	1 per 200sf	50	4.34	9.77	19.53
Future Restaurant	8,300	83	-	1 per 100sf	50	2.88	6.48	12.97
Future Surgery Center	7,000	35	9	1 per 200sf	50/350	3.40	7.66	15.31
Future Surgery Center	7,000	35	9	1 per 200sf	50/350	3.40	7.66	15.31
Future Medical Office	7,000	35	-	1 per 200sf	50	1.22	2.73	5.47
Future Medical Office	7,000	35	-	1 per 200sf	50	1.22	2.73	5.47
Total	68,984	368	18	-	-	17.15	38.59	77.19
								1577.19

Wastewater Load Calculation Table							
Use	Building Area (Bldg SF)	Population Employees	Population Beds	Capita Factor (person per __)	Demand per Capita (gal/person/day)	Average Day Flow (gpm)	Peaking Factor Harmon's Formula
Urgent Care	7,684	20	-	1 per 400sf	35	0.49	4.38
Future Medical Office	25,000	125	-	1 per 200sf	35	3.04	4.22
Future Restaurant	8,300	83	-	1 per 100sf	12	5.00	3.93
Future Surgery Center	7,000	35	9	1 per 200sf	315	1.97	4.34
Future Surgery Center	7,000	35	9	1 per 200sf	315	1.97	4.34
Future Medical Office	7,000	35	-	1 per 200sf	35	0.85	4.34
Future Medical Office	7,000	35	-	1 per 200sf	35	0.85	4.34
Total	68,984	368	18	-	-	14.16	4.04
							57.21

Capita Factor and Demand per City of Fort Worth Installation Policy and Design Criteria for Water, Wastewater, and Reclaimed Water Infrastructure May 2019.

OVERALL UTILITY PLAN

NO.	DESCRIPTION	DATE

THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF
PETER J. CARAVANO, P.E.
TEXAS NO. 144763
IT IS NOT INTENDED FOR
CONSTRUCTION, BIDDING
OR PERMIT PURPOSES.
06/22/2023

PROJECT NUMBER: 2021.729.000
DATE: 06/22/2023 DRAWN BY: PC
DESIGN BY: PC CHECKED BY: AB

SHEET

5

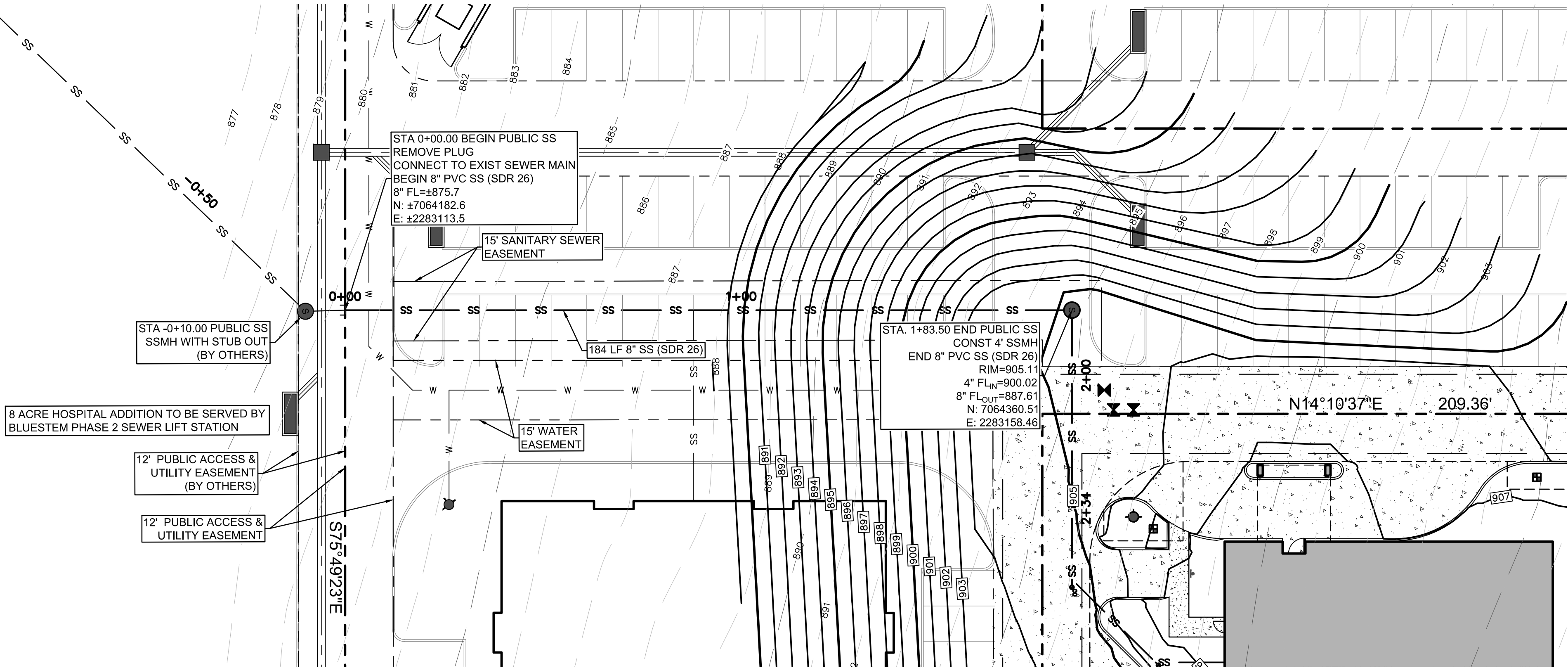
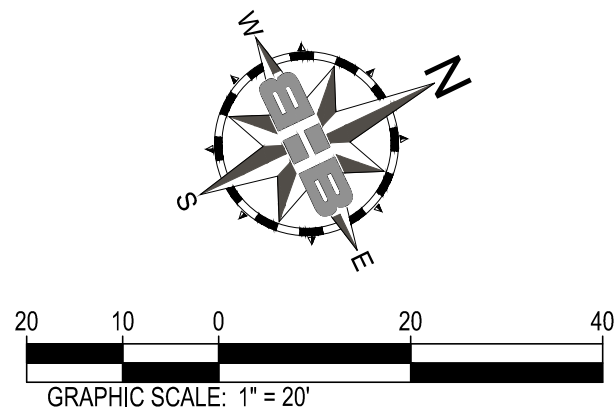
CASTLE DEVELOPMENT GROUP
Dev. on Bus. 81 / US Hwy 287

SW Corner of Bus. 81 & FM 3433
Wise County, Rhome ETJ, TX 76078

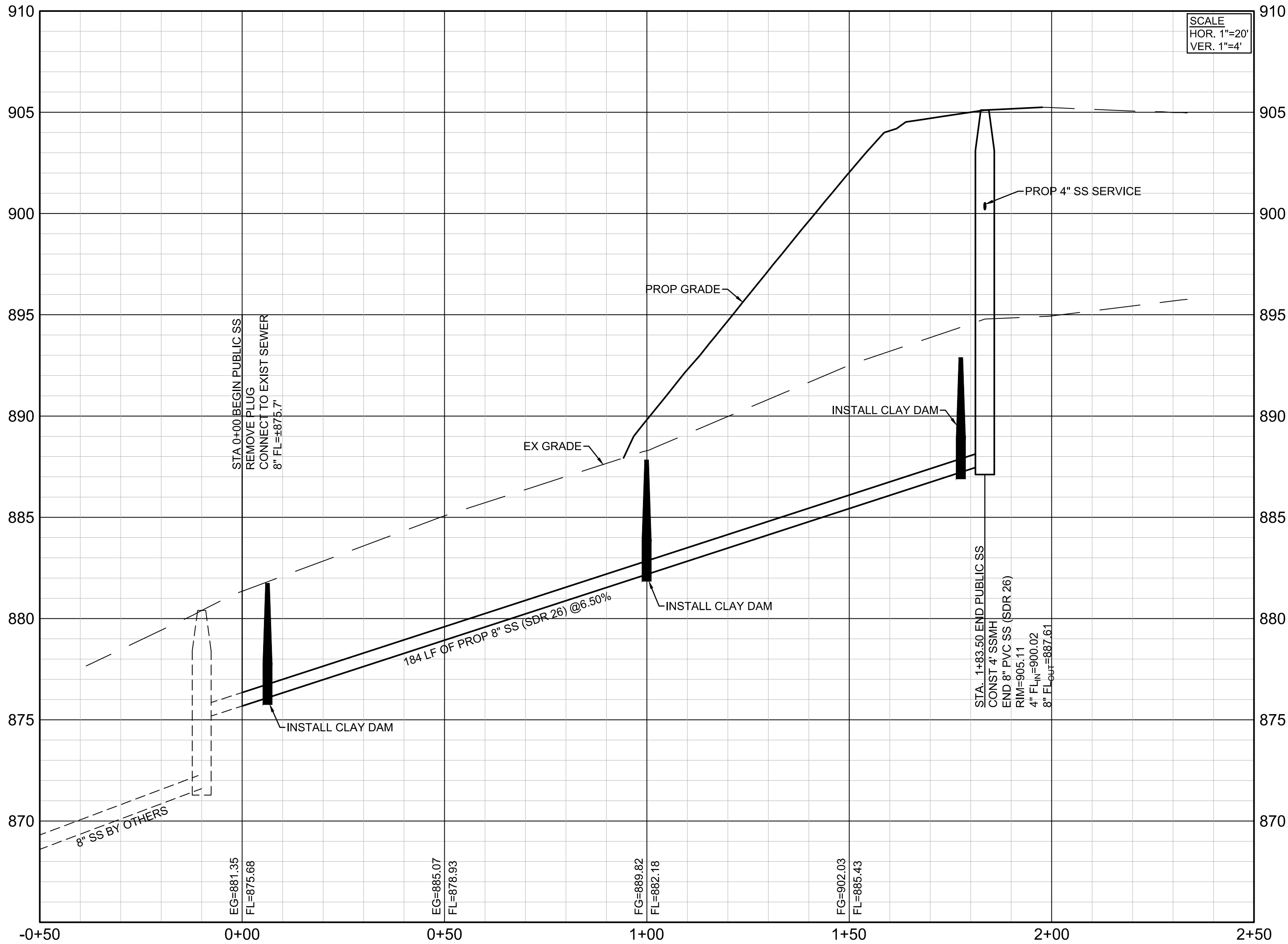
B=B
BAIRD, HAMPTON & BROWN
engineering and surveying

3801 William D. Tate Ave. Ste. 500 Grapevine, TX 76051
mail@bhb.com 817.281.8550 • bhb.com
TBE Firm #44 - TBEPLS FRM #10011302

6/22/2023 1:55PM E:\021_000\000\021_729_000 - Rhome Urgent Care Facility\01 Design & Drafting\02 Civil\29SEWER PLAN AND PROFILE.dwg PUBLIC SEWER PLAN & PROFILE



PUBLIC SEWER LINE



PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL VERIFY LOCATION & ELEVATION OF EX. UTILITIES IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S AGENT.

CAUTION!!!
BURIED UTILITIES IN THE AREA. CONTRACTOR SHALL CONTACT TEXAS (811) AND COORDINATE WITH UTILITY COMPANIES TO LOCATE ALL LINES IN THE AREA PRIOR TO CONSTRUCTION.

GENERAL NOTES

1. ALL LINES, GRADES, CONSTRUCTION STAKING AND LAYOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S AGENT.
3. CONTRACTOR SHALL IMPLEMENT AND MAINTAIN EROSION AND SEDIMENTATION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.
4. SEDIMENT THAT IS ERODED FROM THE CONSTRUCTION SITE AND DEPOSITED ONTO ADJACENT PROPERTIES SHALL BE REMOVED BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.
5. ALL DIMENSIONS ARE TO FACE OF CURB OR EDGE OF PAVEMENT UNLESS SHOWN OR INDICATED OTHERWISE.
6. EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH MUNICIPAL AND FRANCHISE UTILITY COMPANIES AND LOCATING ALL UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION.
7. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, OVERHEAD UTILITY POLES AND GUY LINES THROUGHOUT CONSTRUCTION.
8. CONTRACTOR SHALL CALL "811" AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
9. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LATEST EDITION OF THE CITY'S DESIGN STANDARDS AND THE NCTCOG PUBLIC WORKS CONSTRUCTION STANDARDS STANDARD SPECIFICATIONS.

PROJECT BENCHMARKS

TBM #1 - TXDOT MONUMENT
4.5" BRASS DISC LOCATED AT
SOUTHEAST CORNER OF FM 3433
AND US 287
N: 7,064,759.11
E: 2,283,669.06
ELEVATION: 910.19'

TBM #2 - TXDOT MONUMENT
4.5" BRASS DISC LOCATED ON
THE EAST SIDE OF
FM 3433
N: 7,064,017.78
E: 2,283,432.29
ELEVATION: 882.59'

B=B
BAIRD, HAMPTON & BROWN
engineering and surveying

3801 William D. Tate Ave. Ste. 500 Grapevine, TX 76051
mail@bhb.com 817.281.8550 • bhb.com
TBPE Firm #44 • TBPLS FRM #1001302

CASTLE DEVELOPMENT GROUP
Dev. on Bus. 81 / US Hwy 287
SW Corner of Bus. 81 & FM 3433
Wise County, Rhome ETJ, TX 76078

PUBLIC SEWER PLAN & PROFILE

NO.	DESCRIPTION	DATE

THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF
PETER J. CARAVANO, P.E.
TEXAS NO. 144763
IT IS NOT INTENDED FOR
CONSTRUCTION, BIDDING
OR PERMIT PURPOSES.
06/22/2023

PROJECT NUMBER: 2021.729.000
DATE: 06/22/2023 DRAWN BY: DP
DESIGN BY: PC CHECKED BY: AB

SHEET

9



July 11, 2023

Peter Caravano, P.E.
Baird, Hampton, and Brown

**RE: Rhome Hospital Addition
Preliminary Plat Review (Intersection of FM 3433 and U.S. Highway 287)
KHA No. 061274207**

Dear Mr. Pincoffs,

As requested, Kimley-Horn and Associates, Inc. has reviewed the Preliminary Plat submittal for the Rhome Hospital Addition, in accordance with the *City of Rhome Code of Ordinances* and the *Rolling V Development Agreement*. The Preliminary Plat appears to be in general conformance with the City of Rhome Code of Ordinances and ready for approval at Planning and Zoning Commission and City Council.

We appreciate the opportunity to be of continued service to the City of Rhome. If you have any questions or comments, please do not hesitate to call.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.

Texas Registration No. F-928

A handwritten signature in blue ink, appearing to read "Kyle Welden P.E.", with a stylized flourish at the end.

Kyle Welden, P.E.

KLW/sdw

Copy to: Ms. Amanda DeGan, City Administrator
Ms. Patricia Mitchell, City Mayor
Ms. Shaina Odom, City Secretary
Mr. Scott Estes, Fire Chief
Mr. Konstantine Bakintas, P.E., Baird, Hampton, and Brown
Mr. Jesse Gober, Castle Development Group
Mr. Andrew Miller, Castle Development Group



June 22, 2023

Kyle Welden, P.E.

City Engineer

City of Rhome

(817) 335-6511

kwelden@kimley-horn.com

**RE: Rhome Hospital Addition – Preliminary Plat Review Comment Response Letter
KHA No. 061274207; BHB No. 2021.729.000**

Kyle,

Please see the responses below to the review comments received April 24th, 2023. Additionally, refer to the revised documents enclosed.

Kimley-Horn Review Comments:

1. *The adjacent proposed Lot 66X for Bluestem Phase 2 appears to be labeled incorrectly. This shall be revised to match Bluestem Phase 2 Final Plat.*

The lots on the Bluestem Phase 2 final plat were renumbered; the preliminary plat for the Hospital Addition was updated to reflect the new lot numbers. Per the Bluestem Phase 2 Final Plat, the entire lot immediately south of the Hospital Addition is being dedicated as an open space, utility, and drainage easement.

2. *There appears to be a 24' public access and utility easement that encroaches on the Bluestem, Phase 2 property. This access and utility easement is not shown in the Bluestem, Phase 3 construction plans. Easement on an adjacent lot not included as part of the Final Plat can not be dedicated on this plat. The easement width shall be adjusted accordingly.*

This item was further discussed with the Bluestem development team; A 12' access easement for this drive was added to the Bluestem Phase 2 final plat. This is a future drive which will be platted and constructed with a later phase; it will not be included on the final plat for the Urgent Care.

3. *Based on recent conversations with the Developer and City Staff it is our understanding that sanitary sewer service for this development is being considered to be served by the West Wastewater Treatment Plant. If this is the case, provisions for flow from the existing Wells Fargo and Seven Hills Market need to be in place prior to final approval of the Plat.*

After further discussion with the Bluestem development team sewer flows from this site will be directed to a lift station being constructed with the Bluestem Phase 2 development.

Please feel free to contact me if you have any questions or concerns at 817-251-8550 or pcaravano@bhbinc.com.

Sincerely:

BAIRD, HAMPTON & BROWN



Peter Caravano, PE, CFM
Civil Engineer, Project Manager

CC: Amanda DeGan, City Administrator
Shania Odom, City Secretary
Jesse Gober & Andrew Miller, Castle Development Group
Austin Baird, P.E, Baird, Hampton & Brown

ENCLOSURES: Revised Preliminary Plat Submittal

E:\2021.000.000\2021.729.000 - RHOME URGENT CARE FACILITY\03 DOCUMENTS\03 CIVIL\04 COMMENT RESPONSE\PRELIMINARY PLAT COMMENT RESPONSE 2.DOCX



501 South Main Street | PO Box 228

Rhome, Texas 76078

Telephone: 817-636-2462

www.cityofrhome.com | citysecretary@cityofrhome.com

July 12, 2023

Eagle C Stores

RE: Public Hearings for Replat Request

Dear Eagle C Stores

The City of Rhome Planning and Zoning Commission will hold a Public Hearing on Monday, August 7, 2023 at 6:00 pm for the purpose of hearing comments regarding a change to the plat of properties being legally described as:

Acres: 4.41, Abst: A0743, Block 26 27 28 PT 29, A-743 SMITH CSL 6.928 ACRES BLOCK 26 27 28 PT 29, and A-743 SMITH CSL 1.072 ACRES BLOCK 26 27 28 PT 29

In addition, the City of Rhome City Council will hold a Public Hearing on Thursday, August 10, 2023 at 6:00 pm on the same matter.

Both meetings will be held at the Rhome Community Center, 261 North School Road, Rhome, Texas.

You are welcome to attend both Public Hearings to provide oral testimony. Both agendas will be posted no later than 72 hours prior to the meeting at <http://www.cityofrhome.com/calendar.html>.

The agendas will have call in information for LIVE streaming. If you prefer, you may return the enclosed Notification Reply Form in person to City Hall, 501 South Main Street, Rhome, Texas, by mail to PO Box 228, Rhome, Texas 76078, or by email to City Secretary at citysecretary@cityofrhome.com. The City Secretary will read your comments at both meetings.

Please do not hesitate to contact City Administrator Amanda DeGan at 817-636-2462 or by email at cityadministrator@cityofrhome.com if you have any questions or concerns regarding this request.

Sincerely,

Shaina Odom
City Secretary



501 South Main Street | PO Box 228

Rhome, Texas 76078

Telephone: 817-636-2462

www.cityofrhome.com

cityadministrator@cityofrhome.com

PUBLIC HEARING NOTIFICATION REPLY

**Public Hearing
Notice for
Properties:**

Acres: 4.41, Abst: A0743, Block 26 27 28 PT 29, A-743 SMITH CSL 6.928 ACRES BLOCK 26 27 28 PT 29, and A-743 SMITH CSL 1.072 ACRES BLOCK 26 27 28 PT 29

Type of Request: Re Plat
P&Z PH Date Monday, August 7, 2023 at 6 pm

City Council PH Date: Thursday, August 10, 2023 at 6 pm

PLEASE PRINT LEGIBLY

Property Owner Name:

Property Owner Address:

Property Owner Telephone:

Property Owner Email:

PLEASE CHECK ONE

☐ I am **IN FAVOR** of the Request

☐ I am **OPPOSED** to the Request

COMMENTS

Property Owner Signature _____



Search Here: ▼

Enter Address, Name, or ID



Interactive Map

(<https://wise-cad.com/interactive-map/>)

791566

Online Protest

(<https://eprotest.wise-cad.com/>)

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775444

200000734

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791049

FM 3433

3433

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0 150 300ft

App State

Click to restore the map extent
to the last saved state.



TO:	Wise County Messenger	DATE:	July 12, 2023
FROM:	Shaina Odom City Secretary	PAGES:	1
RUN DATE:	1 Time: Friday, July 21, 2023	SUBJECT:	Legal Notices

CITY OF RHOME, TEXAS

NOTICE OF PUBLIC HEARING PROPOSED REPLAT

The Rhome Planning & Zoning Commission of the City of Rhome, Texas will conduct a Public Hearing on Monday, August 7, 2023 at 6 pm and City of Rhome City Council will hold a Public Hearing on Thursday, August 10, 2023 at 6 pm, respectively, where all interested persons will have the right to appear and be heard on the proposed replat by the City of Rhome, Texas of one tract of land; tract being legally described as Acres: 4.41, Abst: A0743, Block 26 27 28 PT 29, A-743 SMITH CSL 6.928 ACRES BLOCK 26 27 28 PT 29, and A-743 SMITH CSL 1.072 ACRES BLOCK 26 27 28 PT 29.

Please check www.cityofrhome.com for meeting details. You are welcome to attend all Public Hearings to provide oral testimony. Written testimony is also accepted, addressed to City Secretary, City of Rhome, PO Box 228, Rhome, Texas 76078 or by email to citysecretary@cityofrhome.com. If you have any questions, please contact City Administrator Amanda DeGan at 817-636-2462 or cityadministrator@cityofrhome.com.



Physical Address: 501 South Main Street

Mailing Address: PO Box 228

Rhome, Texas 76078

Telephone: 817-636-2462 | Metro: 817-638-2758

www.cityofrhome.com cityadministrator@cityofrhome.com

AGENDA ITEM 2



Physical Address: 501 South Main Street

Mailing Address: PO Box 228

Rhode, Texas 76078

Telephone: 817-636-2462 | Metro: 817-638-2758

www.cityofrhode.com cityadministrator@cityofrhode.com

AGENDA ITEM 3



Physical Address: 501 South Main Street

Mailing Address: PO Box 228

Rhome, Texas 76078

Telephone: 817-636-2462 | Metro: 817-638-2758

www.cityofrhome.com cityadministrator@cityofrhome.com

AGENDA ITEM 4