



Physical Address: 501 South Main Street

Mailing Address: PO Box 228

Rhome, Texas 76078

Telephone: 817-636-2462

[www.cityofrhome.com](http://www.cityofrhome.com) | [citysecretary@cityofrhome.com](mailto: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

## NOTICE OF REGULAR MEETING OF THE RHOME CITY COUNCIL

**Meeting Date: Thursday, August 12, 2021**

**Location: VIA TELEPHONE CONFERENCE**

**MEETING START TIME: 6:30 PM**

**(Total Estimated Meeting Time 1 Hour and 35 Minutes)**

**NOTICE IS HEREBY GIVEN** in accordance with order of the Office of the Governor issued March 16, 2020, and most recently extended until August 31, 2021, the City Council of the City of Rhome will conduct its Regular Meeting scheduled for **6:30pm** on Thursday, August 12, 2021 by telephone conference in order to advance the public health goal of limiting face-to-face meetings (also called "social distancing") to slow the spread of the Coronavirus (COVID-19).

**This meeting will be closed to in person attendance by the public.**

A temporary suspension of the Open Meetings Act to allow telephone or videoconference public meetings has been granted by Governor Greg Abbott. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code.

Telephonic and videoconferencing capabilities will be utilized to allow individuals to address the Council. Members of the public are entitled to participate remotely **via GoToMeeting Teleconferencing. Citizens may join the GoToMeeting:**

### **Regular City Council Meeting**

Thursday, August 12, 2021 6:30PM (CDT)

### **You can dial in using your phone.**

United States (Toll Free): 1-877-309-2073

United States: 1-646-749-3129

**Access Code: 674-091-573**

Members of the public who wish to submit written comments on a listed agenda item must submit their comments to [citysecretary@cityofrhome.com](mailto:citysecretary@cityofrhome.com) no later than **4:00pm on day of meeting.**

The public will be permitted to offer public comments telephonically as provided by the agenda and as permitted by the presiding officer during the meeting.

This meeting will be recorded and the recording will be available to the public in accordance with the Open Meetings Act upon written request.

### **Call to Order and Establish a Quorum (Estimated 1 minute)**

### **Public Presentations and Input (Estimated Time Varies)**

*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](mailto:citysecretary@cityofrhome.com), prior to **4:00pm** to be recognized.*

## **Announcements from Mayor and Council Members (Estimated 2 minutes)**

August 2021 City of Rhome Events:

- Thursday, August 26, 2021 – City Council meeting at 6:30pm

## **Consent Agenda (Estimated 2 minutes)**

*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 Special Session dated July 29, 2021 **(City Secretary)**

## **Monthly Staff Reports and Board Minutes (Estimated 2 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 Parks & Recreation Board Meeting dated July 1, 2021 **(City Secretary)**

## **Public Hearing (Estimated 5 minutes)**

- D. City Council to conduct a Public Hearing to consider a request for Annexation by the City of Rhome, Texas of one tract of land, legal description being Acres: 3.600, Abst: A-634 MEP & PRR and is located on the SE corner of US Highway 287 Northbound Service Road and B.C. Rhome — and is contiguous to the current city limits of Rhome just west of Taco Casa located at 201 School Road, Rhome, Texas 76078
- E. City Council to conduct a Public Hearing to consider a request for a change in zoning of two tracts of land to Planned Development (PD):
1. Tract 1: legal description being Acres: 3.600, Abst: A-634 MEP & PRR and is located on the SE corner of US Highway 287 Northbound Service Road and B.C. Rhome - just west of Taco Casa located at 201 School Road, Rhome, Texas 76078. Current zoning - Agricultural
  2. Tract 2: legal description being Legal: Acres: 1.253, Lot: 1, Blk: 1, Subd: TACO CASA RHOME ADDITION, Abst: A-634 MEP & PRR and is located on the SE corner of US Highway 287 Northbound Service Road and B.C. Rhome - just west of Taco Casa located at 201 School Road, Rhome, Texas 76078. Current zoning - Retail

## **Regular Agenda – New Business**

- F. Discussion and any necessary action regarding a request for Annexation by the City of Rhome, Texas of one tract of land, legal description being Acres: 3.600, Abst: A-634 MEP & PRR and is located on the SE corner of US Highway 287 Northbound Service Road and B.C. Rhome — and is contiguous to the current city limits of Rhome just west of Taco Casa located at 201 School Road, Rhome, Texas 76078 **(Estimated 10 minutes/City Administrator)**
- G. Discussion and any necessary action regarding a request for a change in zoning of two tracts of land to Planned Development (PD): **(Estimated 10 minutes/City Administrator)**
1. Tract 1: legal description being Acres: 3.600, Abst: A-634 MEP & PRR and is located on the SE corner of US Highway 287 Northbound Service Road and B.C. Rhome - just west of Taco Casa located at 201 School Road, Rhome, Texas 76078. Current zoning - Agricultural
  2. Tract 2: legal description being Legal: Acres: 1.253, Lot: 1, Blk: 1, Subd: TACO CASA RHOME ADDITION, Abst: A-634 MEP & PRR and is located on the SE corner of US Highway 287 Northbound Service Road and B.C. Rhome - just west of Taco Casa located at 201 School Road, Rhome, Texas 76078. Current zoning - Retail



- H. Update and discussion regarding Rolling V Ranch Development **(Estimated 15 minutes/Peter Pincoffs)**
- I. Discussion and any necessary action regarding an Ordinance calling a Bond Election to be held November 2, 2021 and resolving other matters incident and related thereto **(Estimated 5 minutes/City Secretary)**
- J. Discussion and any necessary action regarding an Ordinance(s) pertaining to the maintenance of Right-of-Ways, Easements and Alleyways **(Estimated 10 minutes/City Administrator)**
- K. Discussion and any necessary action regarding FY2021-2022 budget amendments **(Estimated 5 minutes/City Administrator)**

#### **Regular Agenda – Old Business**

- L. Discussion and any necessary action regarding American Rescue Plan Act (ARPA) and authorize City Administrator to execute contract with OpenGov **(Estimated 5 minutes/City Administrator)**
- M. Discussion regarding Proposed Budget for Fiscal Year 2021-2022 and Proposed Tax Rate for 2022 **(Estimated 5 minutes/City Administrator)**

#### **Executive Session (Estimated 15 Minutes)**

*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
- 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
  - Iron Horse Court

#### **Reconvene into Regular Session (Estimated 3 minutes)**

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

#### **Future Agenda Items (Estimated 1 minute)**

**Adjourn (Estimated 1 minute)**

**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.**

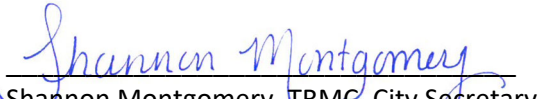
**A quorum of Parks & Recreation Board Members may be present at this meeting and its members may participate in the discussions of the items on the agenda over which they have responsibilities or authority.**

*\*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 6pm on the 9th day of August 2021.

  
Shannon Montgomery, TRMC, 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 \_\_\_\_\_, 2021.

\_\_\_\_\_, Title: \_\_\_\_\_



## Agenda Commentary

---

**Meeting Date:** Thursday, August 12, 2021

**Department:** Administration

**Contact:** Shannon Montgomery, TRMC

**Agenda Item:** A. Minutes of City Council Special Session dated July 29, 2021

---

**Type of Item:** ☐ Ordinance ☐ Resolution ☐ Contract/Agreement ☐ Public Hearing  
☐ Plat ☐ Discussion & Direction ☒ Other

---

**Summary-Background:**

Minutes of July 29, 2021 Council Meeting

---

**Funding Expected:** ☐ Revenue ☐ Expenditure ☐ N/A

**Budgeted Item:** ☐ Yes ☐ No ☐ N/A

**GL Account:** \_\_\_\_\_ **Amount:** \_\_\_\_\_

**Legal Review Required:** ☐ Yes ☐ No **Date Completed:** \_\_\_\_\_

**Engineering Review:** ☐ **FD Review:** ☐ **PD Review:** ☐ **PW Review:** ☐

---

**Supporting Documents Attached:**

Draft Minutes of July 29, 2021 Council Meeting

---

**Recommendation:**

Approve Draft Meeting Minutes

---



Physical Address: 501 South Main Street

Mailing Address: PO Box 228

Rhome, Texas 76078

Telephone: 817-636-2462

[www.cityofrhome.com](http://www.cityofrhome.com) | [citysecretary@cityofrhome.com](mailto: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 SPECIAL MEETING OF THE RHOME CITY COUNCIL

**Meeting Date: Thursday, July 29, 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

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 Secretary Shannon Montgomery

Fire Chief Darrell Fitch

Municipal Court Clerk Kristi Adams

Police Chief Eric Debus

Public Works Director Sean Densmore

### **Public Presentations and Input**

*The Council is not permitted to take action on or discuss any presentations made to the Council at this time concerning an item not listed on the agenda. The Council will hear comments during this designated time. Request form, or email, must be submitted to the City Secretary, via email to [citysecretary@cityofrhome.com](mailto:citysecretary@cityofrhome.com), prior to 4:00pm to be recognized.*

The following made Public Presentations to the Council:

- Candance Fitch – School Road, Rhome, Texas
- Lisa Ann Wilson – West First Street, Rhome, Texas (ready by City Secretary Montgomery)

### **Announcements from Mayor and Council Members**

Mayor Pro Tem McCabe clarified that the renaming of the Community Center to the Marie Moore Community Center will take place whether or not the proposed bond election passes or not.

Mayor Wilson announced the August 2021 City of Rhome Events:

- Monday, August 2, 2021 – Planning & Zoning Commission Meeting at 6pm
- Tuesday, August 3, 2021 – Monthly Bulk Trash Pick Up
- Saturday, August 7, 2021 – Coffee with a Cop at Rhome Donut Shop from 8am until 10am
- Tuesday, August 10, 2021 – Monthly Household Hazardous Waste Pick Up
- Thursday, August 12, 2021 – City Council meeting at 6:30pm

## **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 July 8, 2021 (City Secretary)**
- B. Interlocal Agreement for Animal Control Services with Wise County for Fiscal Year 2021-2022 (City Administrator)**
- C. Resolution approving Rate Tariffs between the Atmos Steering Committee and the Atmos Entergy Corporation (City Secretary)**

Motion made by Council Member Tye, seconded by Council Member Priest to approve the Consent Agenda items 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.

## **Regular Agenda – New Business**

- D. Discussion regarding Certified Taxable Values, Proposed Budget for Fiscal Year 2021-2022 and Proposed 2022 Tax Rate (City Administrator)**

City Administrator Northrop provided an update on the budget, including the certified taxable values. Northrop stated the preliminary budget was presented to Council on July 8, 2021 based on preliminary taxable values. Wise County Appraisal District released the Certified values and Wise County Tax Office has communicated the information with the cities.

Staff was asked to budget for what is necessary to maintain current service levels and to address departmental needs for the purpose of providing services for the health and safety of our residents and to continue to prepare for growth and development. These requests were prioritized and presented to the City Council in the March workshop and discussed in subsequent Council meetings throughout the Spring and early Summer.

As a reminder, Senate Bill 2 was effective in last year's budget, the calculations are more complex and the bill was essentially designed to lower the rollback rate from 8% to 3.5% and requires an election if the rate is set above what is now referred to as the Voter Approved Rate.

Northrop provided a comparison of the 2021 and 2020 Certified Numbers:

<b>Certified Values</b>	<b>2021</b>	<b>2020</b>
Total Market Value	\$217,248,134	\$201,216,046
Certified Taxable Value	\$183,857,461	\$167,913,921
Certified Total Taxable Value (after adjustments)	\$164,776,526	\$151,636,191
New Improvements	\$4,668,600	\$2,964,455
Frozen Value of 0/65 Homestead	\$19,051,753	\$16,648,800
Frozen Levy of 0/65 Homestead	\$71,301	\$68,306
No New Revenue Rate	\$0.446273/100	\$0.498422/100

Certified Values	2021	2020
Voter Approval Rate	\$0.450858/100	\$0.494146/100
De minimus Rate	\$0.928819/100	\$1.002146/100
Proposed VAR M&O Rate	\$0.257667	\$0.267316
Debt Rate	\$0.193190/100	\$0.226830/100
Total amount of Municipal Debt obligations	\$344,406	\$343,957

Next steps in the budget process include:

- August 26, 2021:
  - Budget Public Hearing
  - Required vote on the proposed FY2021-2022 budget
  - Record Vote on Proposed Tax Rate
- September 9, 2021
  - Proposed Tax Rate Public Hearing
  - Adopt FY2021-2022 budget
  - Ratify tax rate

Discussion only; no action taken.

(City Secretary Note: Presentation will be included with the Final Minutes)

**E. Discussion and any necessary action regarding a Proclamation of Appreciation to Texas Christian University for their furniture donation (City Administrator)**

Motion made by Mayor Pro Tem McCabe, seconded by Council Member Tye, to approve the Proclamation.

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.

**F. Discussion and any necessary action regarding American Rescue Plan Act (ARPA) and proposed uses (City Administrator)**

City Administrator Northrop provided a brief background on the background American Rescue Plan Act (ARPA), stating that ARPA is a federal program that offers \$350 billion to help states, counties, and tribal governments to cover increased expenditures, replenish lost revenue, and mitigate economic harm from COVID – 19. As a city under 50,000 population (Non-Entitlement Units of Local Government/NEU) we will receive the money allocated through Texas Department of Emergency Management (TDEM).

Staff has been gathering information and has attended webinars on the program, requirements and process. The City of Rhome's allocation will be approximately \$457,165. The money will be released in two 'tranches'; 50% in Fall of 2021 and 50% in Fall of 2022. The eligible uses for the funding are fairly broad to meet pandemic response and to rebuild a stronger, more equitable economy, including expenditures that support water, sewer infrastructure, technology and public health support.



The State of Texas is expected to apply for the funds August 2, 2021 and once they receive the funding, they have 30-days to disperse the pre-determined allocations (based on population) to NEUs. While TDEM is the pass-through agency, reporting requirements will be submitted to the Treasury Department. Staff has completed the required application and submission to TDEM and TDEM has confirmed our application/submission is completed.

Staff is proposing the following use(s) for the funding that meets the program's criteria of eligible uses:

Tranche #1 - \$228,000 (Fall of 2021)

Department	Eligible Uses	Amount
Admin	Data Analysis & Technology Infrastructure – STW/Open Gov	\$ 140,000
Admin	Technology Infrastructure – AV Community Center	\$ 10,000
Police	Data Analysis & Tech Infrastructure – Watchguard components and cameras	\$ 10,000
Police	Premium pay for essential workers – overtime	\$ 29,000
Fire	Data Analysis & Tech Infrastructure – radios and pagers	\$ 39,000

**Eligible Uses include:**

***“Rebuilding public sector capacity, by rehiring public sector staff and replenishing unemployment insurance (UI) trust funds, in each case up to pre-pandemic levels. Recipients may also use this funding to build their internal capacity to successfully implement economic relief programs, with investments in data analysis, targeted outreach, technology infrastructure, and impact evaluations.”***

***“Providing premium pay for essential workers”*** – essential workers have put their physical well-being at risk to meet the daily needs of their communities.

Upgrading our software to cloud-based system that provides for robustly expanding data analysis capacity for multiple city services and communicating internally/externally, providing for social distancing.

STW is our financial software program that was onboarded 2018-2019. OpenGov acquired them in 2020. OpenGov is a cloud-based software offering a comprehensive suite of services. They are recommending STW clients upgrade to the cloud-based program as beginning in the next several months, there will be no updates available for STW applications. We attended a demo of the platform and we are excited at the capability and robustness; ***providing streamlined services, reporting, forecasting, etc. via easy and interactive features that will save staff time, increase transparency and promote social distancing.*** One of our goals is to begin compiling the budget according to the best practices laid out by the Government Finance Officers Association (GFOA), which is presented in the form of a budget book and meeting specific criteria. This software would be a key step in attaining that goal.

- a. Deployment of the software takes roughly 9 months.
- b. Pricing includes one-time deployment and training cost of \$92,500 and annual lease would be \$45,000
- c. It meets the ARPA program eligibility requirements

Additionally, while initially we proposed the AV upgrades, that provide for livestreaming, in the Community Center use the Court Technology funds, it also meets the program requirements, so staff would propose to use the ARPA Funds instead of Court Technology Funds.

Tranche #2 - \$228,000 (Fall of 2022)

***“Investments in Water/Wastewater infrastructure improvements”*** – In alignment with the City's Master Water and Wastewater Plans.

OpenGov Representatives Andrew Stout and Mary Beth Gunderson provided a quick overview of the OpenGov platform.

Council Member Eason questioned whether or not the Council needed to go out for an RFP before approving the expenditure for upgrading the City's current financial system.

Northrop stated that this is an upgrade with a current vendor, the City would only be upgrading a current project and would not need to go out for a Request for Proposals. OpenGov representatives also stated that they are on the buyboard and are a sole source provider.

Consensus of Council was to delay action until the August 12, 2021 Council Meeting to confer with the City Attorney regarding the RFP process.

Discussion only; no action taken.

(City Secretary Note: Presentation will be included with the Final Minutes)

### **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:*

- G. Section 551.071 Consultation with Attorney - pending or contemplated litigation, settlement offer or to seek advice from attorney**
  - **Prairie Point Development**
- H. 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**
- I. 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**
- J. 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**
  - **Prairie Point Development**

City Administrator Northrop stated that Council would only be going into Executive Session to discuss Section 551.087 – Deliberations regarding Economic Development Negotiations relative to the Prairie Point Development.

Mayor Wilson convened into Executive Session at 7:43pm.

Mayor Wilson reconvened into Regular Session at 8:07pm.

### **Reconvene into Regular Session**

#### **K. Discussion and any necessary action as a result of Executive Session**

Motion made by Mayor Pro Tem McCabe, seconded by Council Member Tye, to authorize the City Administrator to execute a professional services agreement and PID agreement as discussed in Executive Session.

City Secretary Montgomery asked for a roll-call vote:

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

Motion carried unanimously.

### **Future Agenda Items**

No future agenda items were requested.

### **Adjourn**

Motion made by Council Member Majors, seconded by Council Member Priest 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 8:09pm.

**Minutes approved the 12th day of August 2021.**

---

Jo Ann Wilson,  
Mayor

---

Shannon Montgomery, TRMC  
City Secretary



Physical Address: 501 South Main Street

Mailing Address: PO Box 228

Rhome, Texas 76078

Telephone: 817-636-2462

[www.cityofrhome.com](http://www.cityofrhome.com) | [citysecretary@cityofrhome.com](mailto:citysecretary@cityofrhome.com)

---

## Monthly Staff Reports and Board Minutes

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



Physical Address: 501 South Main Street

Mailing Address: PO Box 228

Rhome, Texas 76078

Telephone: 817-636-2462

[www.cityofrhome.com](http://www.cityofrhome.com) | [citysecretary@cityofrhome.com](mailto:citysecretary@cityofrhome.com)

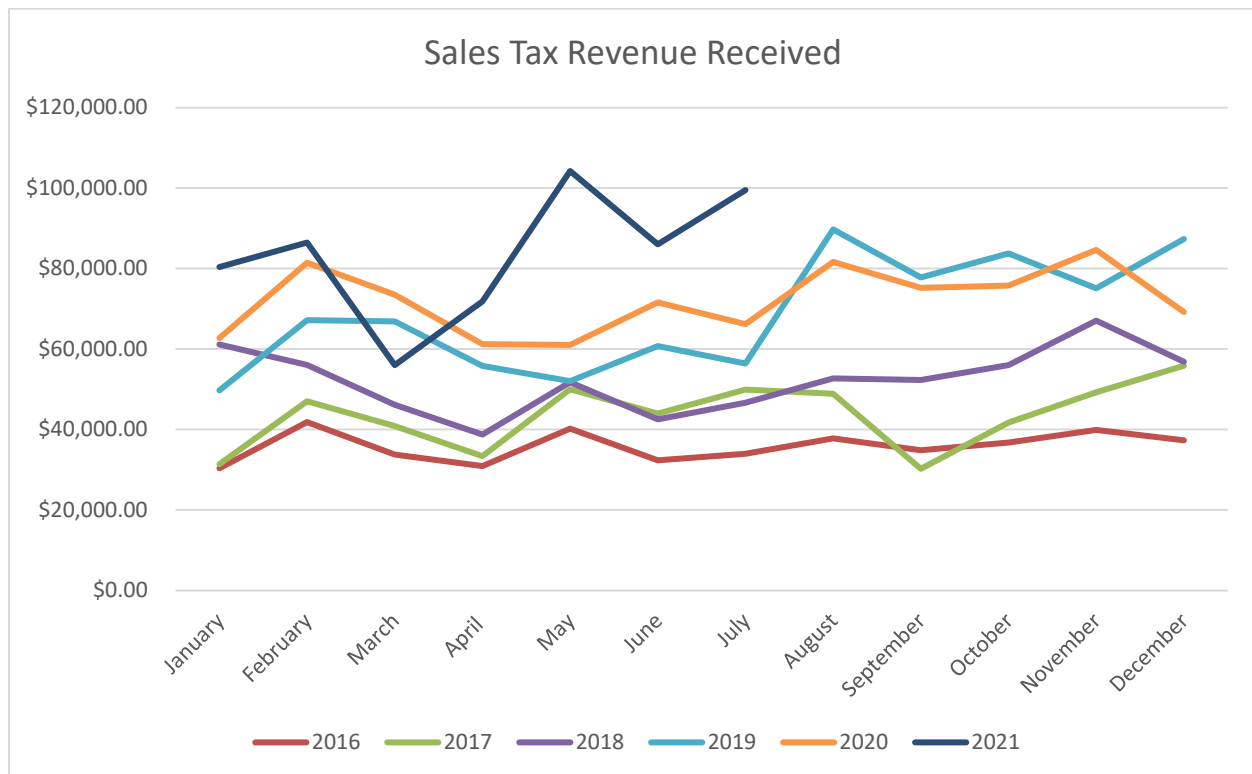
## Administration by the Numbers – July 2021

### Bank Statement Balances

Account Name	Balances as of July 31, 2020	Balances as of July 31, 2021
2017 Tax Note, Series 2017	\$216,267.37	\$19,741.04
2019 Bond Checking	\$3,282.79	\$642.79
Fire Dept Checking	\$156,545.46	\$103,458.32
Fire Dept Savings - Quarterly Statement	\$39,855.60	\$40,793.32
General Fund Checking	\$154,361.16	\$157,146.82
General Fund Savings	\$170,826.99	\$270,850.94
Hotel Motel Tax	\$70,491.25	\$77,577.91
Interest & Sinking	\$354,186.15	\$510,796.22
LOGIC	\$1,152,333.58	\$964,526.47
MC Building Security	\$31,089.64	\$34,686.57
MC Technology Fund	\$19,862.94	\$11,755.50
MC Title 7	\$4,533.37	\$4,533.84
Meter Deposits	\$90,815.68	\$100,486.50
Parks & Recreation Checking	\$21,054.13	\$28,872.06
Payroll ZBA Account	\$0.00	\$0.00
Police Grant Account	\$2,065.87	\$2,836.03
Police Seizure Funds	\$100.35	\$100.52
Rhome Beautification Fund	\$100.00	\$451.00
Rolling V	\$22,904.86	\$27,578.54
TEXSTAR	\$1,147,831.64	\$825,544.15
W/S I&S Fund	\$3,428.77	\$3,428.77
Water & Sewer Checking	\$201,944.76	\$173,662.57
<b>TOTAL</b>	<b>\$3,987,079.56</b>	<b>\$3,359,469.88</b>

## Sales Tax Revenue Received: \$99,504.10

Month Received	2016	2017	2018	2019	2020	2021
January	\$30,387.32	\$31,401.41	\$61,139.42	\$49,719.73	\$62,703.14	\$80,355.58
February	\$41,866.33	\$47,000.93	\$56,030.60	\$67,180.35	\$81,459.72	\$86,432.78
March	\$33,776.77	\$40,837.42	\$46,156.35	\$66,853.76	\$73,488.63	\$56,025.15
April	\$30,915.49	\$33,361.07	\$38,766.96	\$55,814.51	\$61,205.25	\$71,816.35
May	\$40,225.24	\$49,987.00	\$51,754.08	\$52,022.35	\$61,014.98	\$104,222.79
June	\$32,353.93	\$43,940.94	\$42,538.20	\$60,712.41	\$71,595.88	\$86,028.11
July	\$33,975.41	\$49,928.81	\$46,649.99	\$56,382.32	\$66,189.23	\$99,504.10
August	\$37,782.39	\$48,878.03	\$52,698.74	\$89,739.58	\$81,658.50	
September	\$34,844.61	\$30,263.17	\$52,300.18	\$77,788.90	\$75,181.40	
October	\$36,761.46	\$41,715.19	\$55,994.48	\$83,748.34	\$75,745.64	
November	\$39,909.64	\$49,257.27	\$67,076.39	\$75,077.06	\$84,636.19	
December	\$37,325.73	\$55,857.75	\$56,827.29	\$87,313.44	\$69,183.69	
Total	\$430,124.32	\$522,428.99	\$627,932.68	\$822,352.75	\$864,062.25	\$584,384.86





**Ordinances Passed:** None

**Resolutions Passed:**

2021-10	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 2021 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 ATTACHED EXHIBIT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; APPROVING AN ATTACHED EXHIBIT REGARDING AMORTIZATION OF REGULATORY LIABILITY; 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.
---------	---

**Requests for Information:**

Requests Received	12
Pending / Open	1
Sent for Attorney General Opinion (RFO)	0
Complete / Closed	16
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>	\$0.00
Approximate Staff Time	360 mins/6 hours
Approximate Supply Cost	\$0.00
Approximate Staff Cost	\$183.12

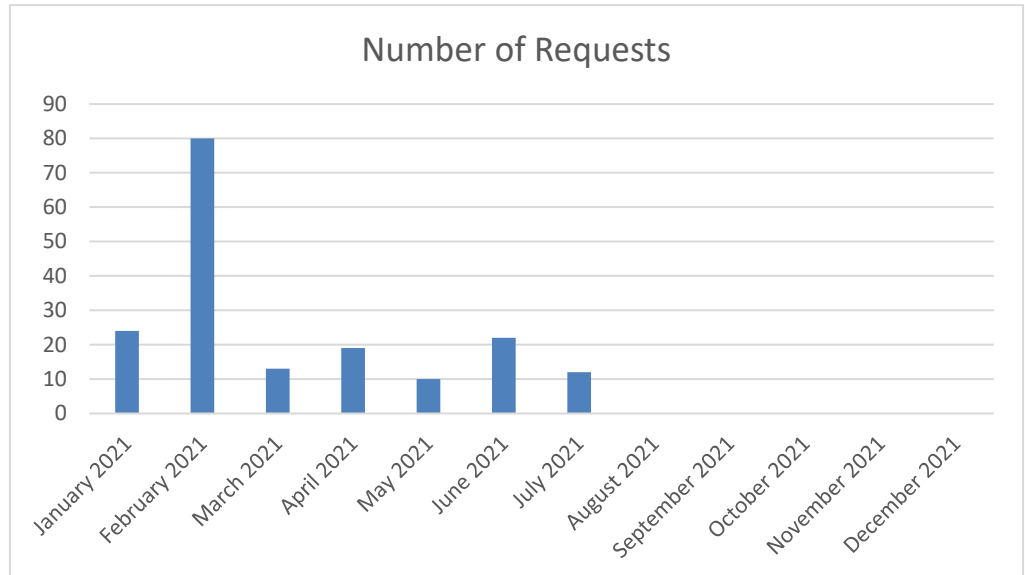
ORR Number	Requestor	Date Rec'd	Due Date	Request Description	Time in Mins
2021-100	Patricia Mitchell	6/28	7/13	Please provide a copy of the original written statement by Marie Moore that was read publicly at the June 24, 2021 council meeting.	15
2021-101	Sammy Rangwala	6/28	7/13	I am requesting a list of all residential properties in the city of RHOME that have had the water shut off, inactive meters and water delinquents any time between June 1, 2021 and June 30, 2021.	30

ORR Number	Requestor	Date Rec'd	Due Date	Request Description	Time in Mins
2021-102	Sammy Rangwala	6/28	7/13	I am requesting a list of all residential properties in the city of RHOME that have had High or Tall Grass/Weed code violations any time between June 1, 2021 and June 30, 2021.	15
2021-103	Sammy Rangwala	6/28	7/13	I am requesting a list of all residential properties in the city of RHOME that have had Fire Damage any time between June 1, 2021 and June 30, 2021.	15
2021-104	Sammy Rangwala	6/28	7/13	I am requesting a list of all residential rental properties in the city of RHOME that were registered any time between June 1, 2021 and June 30, 2021.	15
2021-105	Chris Parrott	7/1	7/16	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, 2021 - June 30, 2021.	15
2021-106	Askia Bell	7/2	7/19	I would like a list of residential properties with Code Violations over the last 30 days. I would also like a list of properties with water shut off over the last 30 days.	15
2021-107	Leads NTXPS	7/12	7/26	I would like a list of all property addresses that have has their water service turned off, shutoff and/or disconnected due to i.e., moved, abandoned, nonpayment etc. from 05/31/2021 through 06/30/2021. Properties with lawn maintenance or un-mowed lawns from 05/31/2021 through 06/30/2021. Properties with open code enforcement issues from 05/31/2021 through 06/30/2021. Properties that have been deemed as substandard or condemned structures from 05/31/2021 through 06/30/2021. Please redact any personal information as needed of the property owners. I just need the addresses of the properties and the infractions.	30
2021-108	Janine Ragas	7/16	7/30	Can you please provide us with a report of all building permits processed by your department since Jun 1, 2021?	30
2021-109	Lisa Ann Wilson	7/16	7/30	Please provide a thumb drive of the July 8, 2021 council meeting	30

ORR Number	Requestor	Date Rec'd	Due Date	Request Description	Time in Mins
2021-110	Michele Mandell	7/18	8/2	This serves as an official Open Record Request as allowed by the Public Information Act. I ask that you please do not forward links to any additional forms or online systems. I am requesting electronic copies of the following Texas Local Government Code Chapter 372 Public Improvement District ("PID") documents for each PID within the jurisdiction: 1. Each PID Petition submitted January 1, 2021 through June 30, 2021 by a property owner requesting creation of a PID. - Please include a copy of the resolution and/or ordinance approving the creation of the PID petition where applicable. 2. If applicable each Preliminary Service and Assessment Plan submitted between January 1, 2021 through June 30, 2021 for recently created and/or petitioned PIDs. 3. If applicable, each Service and Assessment Plan Update (commonly referred to as the SAP update) issued between January 1, 2021 through June 30, 2021 for existing PIDs.	30
2021-111	Monica Wofford	7/29	8/12	I'd like to request open records for the Rolling V concept plan.	30
2021-112	Stephanie Schreiner	7/23	8/6	Pursuant to the Open Records Act, this is a request for an electronic copy of all payment transactions for fiscal year 2020.	30
2021-113	Sammy Rangwala	7/30	8/13	I am requesting a list of all residential properties in the city of RHOME that have had the water shut off, inactive meters and water delinquents any time between July 1, 2021 and July 31, 2021.	30
2021-114	Sammy Rangwala	7/30	8/13	I am requesting a list of all residential properties in the city of RHOME that have had High or Tall Grass/Weed code violations any time between July 1, 2021 and July 31, 2021.	
2021-115	Sammy Rangwala	7/30	8/13	I am requesting a list of all residential rental properties in the city of RHOME that were registered any time between July 1, 2021 and July 31, 2021.	15
2021-116	Sammy Rangwala	7/30	8/13	I am requesting a list of all residential properties in the city of RHOME that have had Fire Damage any time between July 1, 2021 and July 31, 2021.	15

## YTD Requests for Information (January 2021 – December 2021)

Month	Number of Requests
January 2021	24
February 2021	80
March 2021	13
April 2021	19
May 2021	10
June 2021	22
July 2021	12
August 2021	
September 2021	
October 2021	
November 2021	
December 2021	



Requests Received	180
Pending / Open	1
Sent for Attorney General Opinion (RFO)	2
Complete / Closed	179
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>	\$0.00
Approximate Staff Time	9565 mins / 159.25 hours
Approximate Supply Cost	\$24.35
Approximate Staff Cost	\$5,005.28



Physical Address: 501 South Main Street

Mailing Address: PO Box 228

Rhome, Texas 76078

Telephone: 817-636-2462

[www.cityofrhome.com](http://www.cityofrhome.com) | [permits@cityofrhome.com](mailto:permits@cityofrhome.com)

## Building and Development

	July 2021	FY 2020 - 2021
Permits Issued:	11	132
Building Permit	2	37
Certificate of Occupancy	-	9
Electrical Permit:	3	20
Plumbing Permit:	2	15
Lights on Inspection	-	2
Mechanical	-	7
Moving Structure	1	30
Irrigation Permit	-	7
Demolition	-	2
Final Plat	1	4
Right of Way	-	9
Concrete	-	2
Solicitor	-	2
Fire Alarm	-	2
Fire Sprinkler	-	2
Specific Use	-	1
Health Permit	-	1
Zoning Change	2	2
Type:	Address:	Assoc. Permits:
Building	412 Troxell	
Final Plat	CR 4651 & 287	
Electrical	1104 Brown Cir	
Zoning Change	Zoning Change	
Zoning Change	Zoning Change	
Plumbing	300 Redbud	
Moving Structure	6550 E Hwy 114	
Electrical	1306 Renshaw	
Building	1306 Renshaw	
Plumbing	510 Troxell	
Electrical	500 Randall	

## CODE REPORT July 2021

### Case Detail Report

7/1/2021 - 7/30/2021

Case #	Case Date	Main Status	Description	End Date	Parcel Address
66	7/28/2021	Active	grass / weeds	8/7/2021	1110 MEADOWLARK DRIVE
65	7/27/2021	Active	bulk / sidewalk	8/7/2021	200 ST. JAMES COURT
64	7/27/2021	Active	bulk blocking driveway	8/7/2021	116 ST. JAMES COURT
63	7/27/2021	Active	grass/ weeds	8/7/2021	133 KINGS WAY DRIVE
61	7/15/2021	In-Active	tall grass 2nd offense	7/25/2021	115 S SCHOOL ROAD
60	7/15/2021	Active	grass/ weeds	7/25/2021	160 S DOGWOOD STREET
59	7/15/2021	Active	tall grass	7/25/2021	115 S FRONT STREET
58	7/15/2021	In-Active	grass/ weeds	7/25/2021	150 N FRONT STREET

Contract mower dispatched to 1110 Meadow Lark, 160 Dogwood, 150 Front, 115 S School Rd.





# 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 2021 – Council Fire Report

### Calls for Service Monthly:

	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	TOTAL
<b>2021</b>	81	79	70	68	69	58	<b>70</b>						<b>494</b>
<b>2020</b>	57	43	44	47	34	55	59	54	53	69	61	75	658

### Calls for Service by type:

	EMS	MVA	Structure Fires	Grass Fires	Vehicle Fires	Fire Invest.	Fire Alarms	Gas Leak	Road Hazard	Lift Assist	Other
<b>July 2021</b>	31	6	4	8	1	4	2	1	1	7	5
<b>Year-To-Date</b>	201	73	47	48	12	26	9	6	7	25	31

### Call Locations

	City	County	Auto/Mutual Aid Given	Auto/Mutual Aid Received	Cancelled	Weather Watch
<b>July 2021</b>	32	38	10	4	6	1
<b>Year-To-Date</b>	196	277	79	19	32	3

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

### Membership

<b>Current Members – 17</b>		
#	Area	+/-
7	City	-
3	In District	-
5	Out of District	-
4	Probationary	
<b>EMS Certification - 12</b>		
3	EMT Basic	-
6	Paramedics	-

4 new members going through 1-year probationary period. These 4 new members have finished: Courage to be safe, NIMS (100, 200, 700, 800), Traffic Incident Safety and CPR Certification. Currently finishing up Live Fire Prerequisite.

### **Command Staff**

- Finalizing Fiscal Budget 2021/22.
- Reviewing and updating uniforms and uniform policies.
- ISO results have been received and paperwork is being reviewed by Command Staff and City Administrator for final approval.
- Reviewing quotes on Radios and Pagers.
- Finalizing FD information to be placed on City Website in the Fire Department section.

- 
- Continue to update, Covid-19 Standard Operating Guidelines. Included in guidelines are:
    - Response to Medical calls when Covid-19 is suspected.
    - Precautions and questions on Medical calls when pre-screening questions to Covid-19 are negative.
    - Equipment and Apparatus Decontamination on all Emergency responses.
    - Handling Social Distancing with Department Personnel.
  - Guidelines established in conjunction with
    - CDC Guidelines
    - Medical Director
    - Wise County EMS

### **Station**

- Closed to non-essential personnel.
- Gear dryer in service, warranty work completed.

### **Events**

- Sept. 11 – 9/11 - 20<sup>th</sup> Anniversary gathering at the fire station. Details to be finalized in the next few days.
- Sept. 27 – Badge pinning of new members who have completed probation.

### **Apparatus**

- R17 – Turbo hose replaced – In House.
- S17 – 4 new tires.
- E217 - Updating emergency lighting.



# RHOME FIRE RESCUE

*Duty • Honor • Compassion • Service*

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

## Training

- Dr. Sensor CE
- Search and Rescue
- Online Training
- Probationary Member Skills.

## Prevention

- 12 – Prevention Administration and Field Hours.
- 2 – Follow up inspections

## Future Projects

- Inside personal lockers for members.
- Wildland Brush Truck.
- Motion stop sensors for garage doors to improve safe vehicle operations in and out along with the main benefit of safety of members and visitors entering and exiting the building.

My door is as always open if you have any questions,

Darrell Fitch

Fire Chief

Rhome Fire Rescue

# Rhome PD Council Report

July 2021



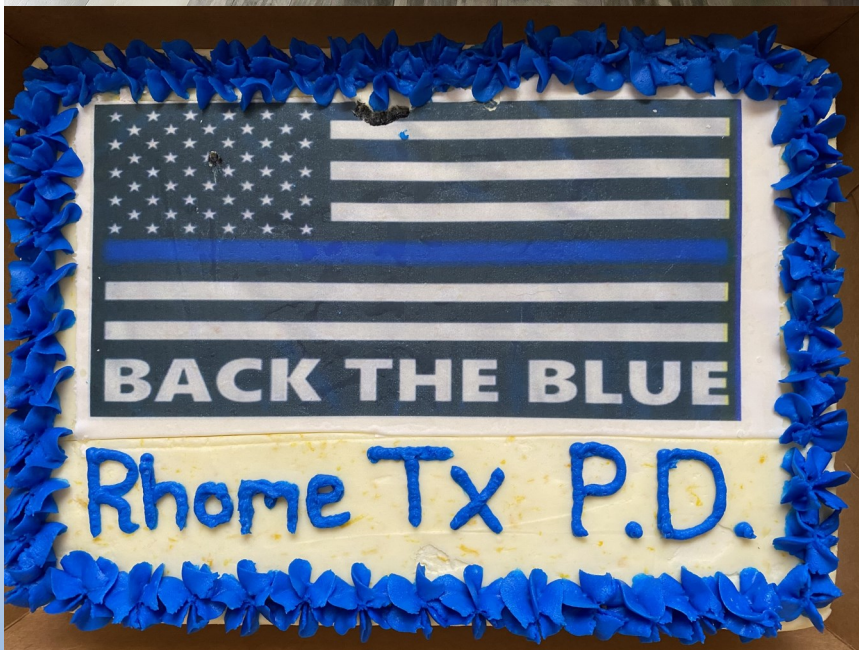
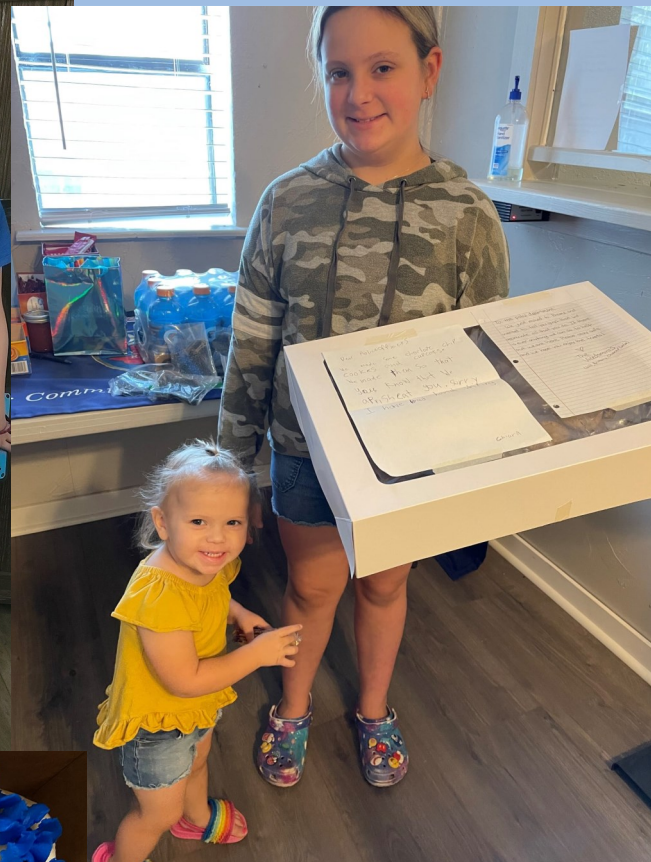
Prepared by:

A. Soultaire #310

B. Brown #301



# Rhome PD Updates



Your Rhome PD enjoyed some wonderful community outreach in July. We were blessed with some thoughtful and greatly appreciated gifts. We care for our citizens and are proud to serve them. We could never express just how thankful we are for so much community support.

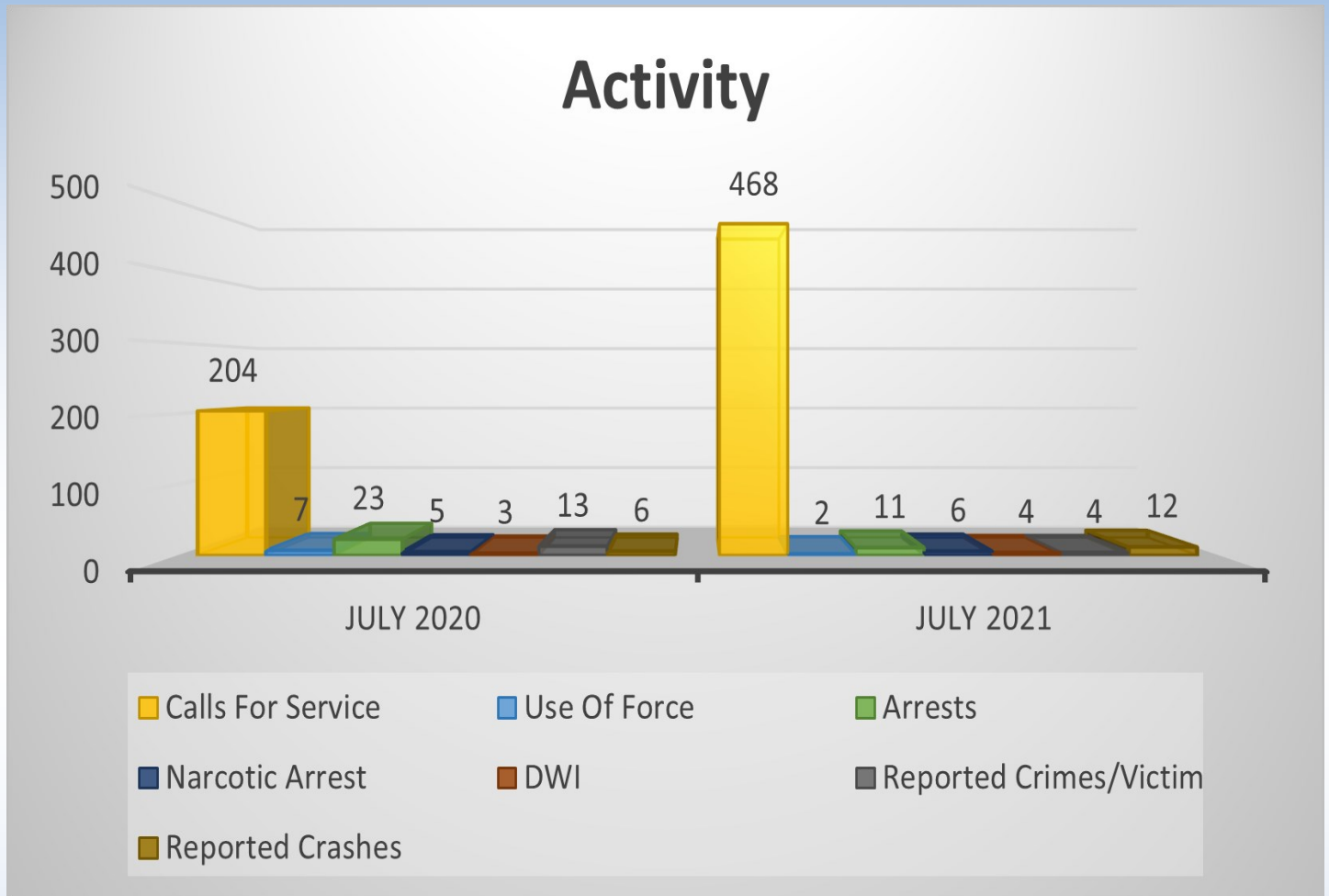
# PD Improvements



The old temporary evidence storage box has been cleared out and retired. This will be repurposed into an evidence processing station with shelves and drawers to keep supplies necessary to its purpose.

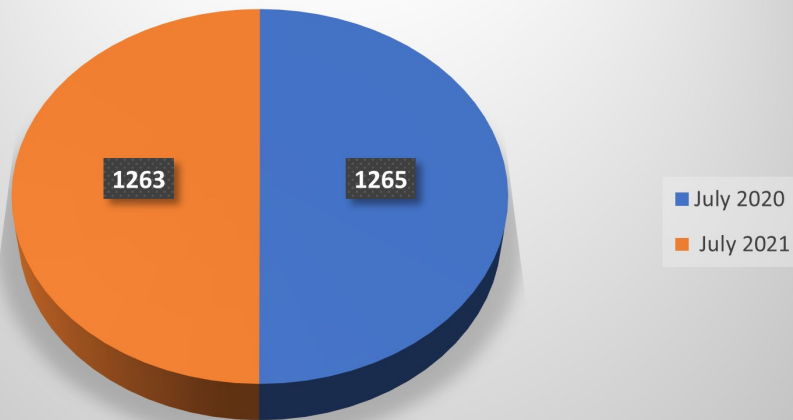


# Monthly Statistics

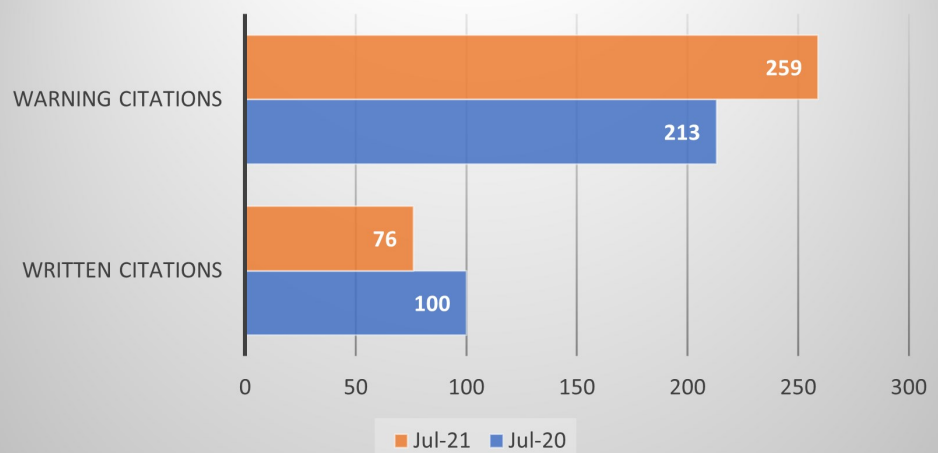


# Monthly Statistics

## Security/Business Checks



## Citations



# Narcotics Seized

<b>Methamphetamine</b>	<b>-</b>	<b>24.27 Grams</b>
<b>Cocaine</b>	<b>-</b>	<b>0.29 Grams</b>
<b>THC</b>	<b>-</b>	<b>1.36 Grams</b>
<b>Marijuana</b>	<b>-</b>	<b>19.5 LBS</b>
<b>Pills</b>	<b>-</b>	<b>4.25 Grams</b>

## Future Plans / Projects

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

- We have scheduled our first Coffee With A Cop function for early August.
- The planning for our annual National Night Out in October has begun.
- We are continuing to identify areas of improvement within the department and are implementing new policies and procedures to those ends.

Sergeant Brown and I are always available if you have any further questions.

***Eric Debus***

Chief of Police

Rhome Police Department



**To:** Cynthia Northrop-City Administrator

**From:** Sean Densmore- Director of Public Works

**Date:** Aug 2, 2021

**Re:** July Monthly Report

**Reporting:**

- 1) Monthly TCEQ Reporting: GW/PWMOR
- 2) Monthly TCEQ Reporting: Wastewater MOR
- 3) Monthly Coliform Test

**Equipment Issues:**

**Maintenance:**

- 1) Normal preventative maintenance was performed for the water system.
- 2) Normal preventative maintenance was performed for the wastewater system
- 3) Monthly preventative collection system maintenance to wastewater collection line

**Water:**

- 1) Line locates for boring contractor
- 2) Meter replacement- Install new electronic
- 3) Well site maintenance
- 4) Water service leak- 228 Kings Way

## Wastewater

East Plant; Flow- .893 million Gallons Total, Average 40.605-GPD, Rain- 1.25 inches, Temperature- 74 degrees F to 86 degrees F, average Cl<sub>2</sub> residual- 2.41 mg/l, no violations recorded at this time.

West Plant; Flow- 1.25 Million Gallons Total, Average- 54.174 GPD, Rain-.75 inches, Temperature- 76 degrees F to 89 degrees F, average Cl<sub>2</sub> residual- 2.0 Mg/L. One violation of Nh<sub>3</sub>-N Mg/L.

1. Lift Station maintenance at Love's-Pulled Pump
2. WWTP site maintenance
3. Jetted sewer lines for maintenance
4. TCEQ- Notified TCEQ of both plants overflowing due to extreme I&I from current rain events
5. East WWTP Lift Station pump has failed. The pump will need to be replaced. Working with the engineering company to gather quotes to replace all pumps. This will be a change order for the East WWTP project.
6. As previously notified in the November 2020 monthly report. TCEQ preformed an investigation on November 5, 2020, at the City of Rhome Westside WWTP based on a complaint they received that the plant was overflowing. During the investigation. Rhome received three "alleged violations"
  - a. Failure to prevent the discharge of sludge to the receiving stream. Specifically, sludge as well as solids from the headworks was documented at the outfall and in the receiving stream downstream of the outfall. No sludge was observed in the creek upstream of the outfall.
  - b. Failure to properly operate and maintain the treatment units. Specifically, the screenings container and sludge dumpster were uncovered; excessive floating sludges were observed in the secondary clarifier flowing over the weirs; and floating sludge was documented in the chlorine contact basin.
  - c. Failure to prevent the unauthorized discharge at the wastewater treatment plant. Specifically, evidence of an unauthorized discharge was documented next to the drying beds and sludge from previous unauthorized discharges were noted next to the aeration basin.

All items were corrected and TCEQ was notified of these corrections. On July 9<sup>th</sup>, 2021 the City of Rhome received official notification of penalties based on the violations from the November 5<sup>th</sup> investigation. The TCEQ order assed an administrative penalty in the amount of \$7,125. TCEQ is proposing a one-time offer to defer \$1,425 if Rhome complies to the order within the required

time frame, that is set in the ordered. The adjusted administrative penalty will be \$5,700. Staff is currently working with TCEQ to offset the administrative penalty by submitting a Supplemental Environmental Project("SEP") of repairs and upgrades staff has completed to the West WWTP since the investigation. The current repair include repairs to the air head, scum box airline, telemetry equipment and a lift Station pump. Total cost to date for those repairs are \$18,893.14. These repairs also were required to operate the West Plant more effectively and efficiently. Additional repair and upgrade are needed to the West WWTP and are outlined in the West WWTP master plan.

**Streets/Parks:**

- 1) Normal preventative maintenance –trash pickup, mow, applied ant killer
- 2) Family Park/ Veterans park- Applied Fertilizer and weed killer
- 3) Family Park- Tree trimming
- 4) Family Park- Remove dead tree
- 5) Family Park- Repair the water fountain
- 6) Veterans Park- Repair broken water sprinkler head
- 7) Veterans Park- Trimmed shrubs and pulled weed in flower bed area
- 8) Pot hole patching
- 9) Mow By well entrance
- 10) By well- Alliance Blvd- County applied dura patch material to prep for their Chip seal project
- 11) By-Well Phase II- Contractor has completed their patch work areas. They will start Chip Seal the First week of August

**Building Maintenance:**

- 1) Community center floor was repaired
- 2) Changed Air filters at City Hall
- 3) Trims trees and brush at PD
- 4) Remove old landscape timbers form PD

**Construction:**

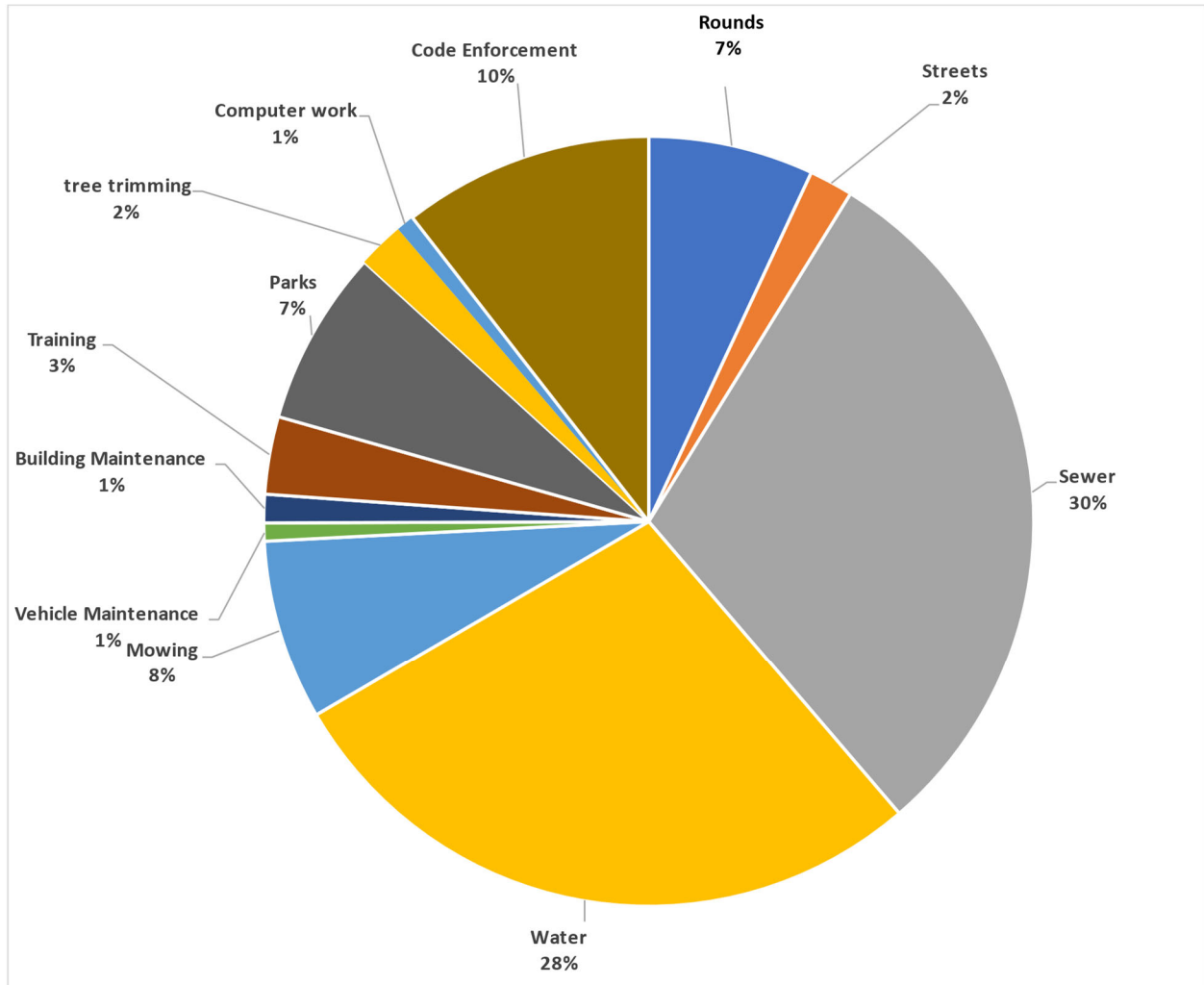
- 1) East WWTP Equalization Basin project- Install EQ basin cat walk and electrical conduit.

**Engineering:**

**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



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

**Sean Densmore**

**Public Works Director**





Physical Address: 501 South Main Street

Mailing Address: PO Box 228

Rhyme, Texas 76078

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

[www.cityofrhyme.com](http://www.cityofrhyme.com) | [cityhall@cityofrhyme.com](mailto:cityhall@cityofrhyme.com)

## MINUTES OF REGULAR MEETING OF THE RHOME PARKS & RECREATION BOARD

Meeting Date: July 1, 2021

Meeting Time: 6:00pm

**VIA TELEPHONE CONFERENCE**

**MEETING START TIME: 6:00 PM**

### **Call to Order and Establish a Quorum**

Chairperson Eason called the meeting to order at 6:07pm, called roll, and announced a quorum of Park and Recreation member present.

Park and Recreation Members Present:

Chairperson Tommie Eason

Vice Chair Kaitlyn Dilts

Board Member Cathy Coffee

Board Member Debbie Kuhleman

### **Public Presentations and Input**

*The Board is not permitted to take action on or discuss any presentations made to the Board at this time concerning an item not listed on the agenda. The Board will hear comments on specific agenda items during this designated time. A Request to Speak form must be filled out and submitted to the Board Secretary prior to the beginning of the meeting to be recognized.*

### **Regular Session**

#### **A. Discussion and any necessary action regarding the Minutes of May 6, 2021 Parks and Recreation Board Regular Session**

Motion made by Vice Chair Dilts and seconded by Board Member Coffee to accept the Meeting Minutes dated May 6, 2021 as presented.

Chairperson Eason asked for a roll call vote:

Vice Chair Dilts: Aye

Board Member Coffee: Aye

Board Member Kuhleman: Aye

Chair Eason: Aye

Motion carried unanimously.

#### **B. Oaths/Statements of Office to re-appointed and newly appointed Board Members**

City Secretary Montgomery provided over Board Member's Kaitlyn Dilts and Tommie Eason's Oath of Office.

**C. Discussion and any necessary action regarding the selection of Chair and Vice Chair of the Parks & Recreation Board**

Chair Eason nominated Vice Chair Dilts for the position of Chair, seconded by Board Member Coffee.

Chairperson Eason asked for a roll call vote:

Vice Chair Dilts:	Abstained
Board Member Coffee:	Aye
Board Member Kuhleman:	Aye
Chair Eason:	Aye

Motion carried 3-0-1 with Board Members Eason, Coffee and Kuhleman voting for and Board Member Dilts abstaining.

Board Member Coffee, seconded by Board Member Kuhleman, nominated Board Member Eason for the position of Vice Chair.

Chairperson Eason asked for a roll call vote:

Vice Chair Dilts:	Aye
Board Member Coffee:	Aye
Board Member Kuhleman:	Aye
Chair Eason:	Abstained

Motion carried 3-0-1 with Board Members Dilts, Coffee and Kuhleman voting for and Board Member Eason abstaining.

Discussion ensued to have Vice Chair Eason continue running this meeting.

**D. Discussion and any necessary action regarding the changing of the Parks & Recreation Board Meeting start time**

Motion made by Vice Chair Eason, seconded by Board Member Kuhleman, to move the start time of the Parks & Recreation Board Meetings to 6:30pm.

Vice Chairperson Eason asked for a roll call vote:

Chair Dilts:	Aye
Board Member Coffee:	Aye
Board Member Kuhleman:	Aye
Vice Chair Eason:	Aye

Motion carried unanimously.

**Future Agenda Items**

Vice Chair Eason requested an agenda item regarding the Fiscal Year 2021-2022 proposed budget.

Board Member Coffee requested an agenda item regarding the Board's roles and responsibilities.

**Adjourn**

Motion made by Chair Dilts, seconded by Board Member Coffee to adjourn.

Vice Chairperson Eason asked for a roll call vote:

Chair Dilts: Aye  
Board Member Coffee: Aye  
Board Member Kuhleman: Aye  
Vice Chair Eason: Aye

Motion carried unanimously.

Meeting Adjourned 6:16pm.

**Minutes approved the 5th day of August 2021.**

---

Kaitlyn Dilts,  
Chair

---

Julie Rutherford,  
Administrative Assistant



## Agenda Commentary

**Meeting Date:** August 12, 2021

**Department:** Admin/Community Development

**Contact:** Cynthia Northrop

**Agenda Item:** D. & F. City Council to conduct a Public Hearing to consider a request for Annexation by the City of Rhome, Texas of one tract of land, legal description being Acres: 3.600, Abst: A-634 MEP & PRR and is located on the SE corner of US Highway 287 Northbound Service Road and B.C. Rhome — and is contiguous to the current city limits of Rhome just west of Taco Casa located at 201 School Road, Rhome, Texas 76078

**Type of Item:** ☐ Ordinance ☐ Resolution ☐ Contract/Agreement ☐ Public Hearing  
☐ Plat ☐ Discussion & Direction ☒ Other

### Summary-Background:

Council and the City have been working with Quick Trip and their desire to locate a store on two tracts located; 1) located to the west of Taco Casa that is currently zoned Retail and 2) located on the (hard corner) SE corner of NB 287 and B.C. Rhome that is currently in the City of Rhome's extra-territorial jurisdiction (ETJ). They are also seeking voluntary annexation of tract currently in our ETJ.

There are several benefits to the City should the property be annexed;

1. Annexation will add the property to our tax base in addition to the expected increase to the City's sales tax revenue.
2. Annexing the property into the city limits provides the opportunity to control the use whereas if the property stayed in the ETJ, the city's only oversight would be over the platting process.
3. Annexation and the subsequent opening of Quick Trip will spur the economic growth to the south of the property as well.

Council will take action on the annexation first and then take action on the re-zoning question. This means that Council Members should base their support of the annexation contingent upon their support of the re-zoning request.

**Funding Expected:** ☐ Revenue ☐ Expenditure ☐ N/A

**Budgeted Item:** ☐ Yes ☐ No ☐ N/A

**GL Account:** \_\_\_\_\_ **Amount:** \_\_\_\_\_

**Legal Review Required:** ☒ Yes ☐ No **Date Completed:** \_\_\_\_\_

**Engineering Review:** ☒ **FD Review:** ☒ **PD Review:** ☒ **PW Review:** ☒

### Supporting Documents Attached:

Legal description, Annexation Service Plan and Ordinance

### Recommendation:

Consider approval of annexation of into Rhome City Limits

**CITY OF RHOME, TEXAS  
ORDINANCE NO. 2021-13**

**AN ORDINANCE PROVIDING FOR THE ANNEXATION INTO THE CITY OF RHOME OF PROPERTY COMPRISED OF APPROXIMATELY 3.601 ACRES DESCRIBED BELOW AND DEPICTED ON EXHIBIT "A", LOCATED WITHIN THE CURRENT ETJ OF THE CITY OF RHOME, TEXAS, FOR ALL MUNICIPAL PURPOSES; APPROVING A SERVICE PLAN FOR SUCH TERRITORY; PROVIDING FOR FILING NOTICE OF THIS ANNEXATION IN DEED RECORDS OF WISE COUNTY AND WITH THE WISE COUNTY APPRAISAL DISTRICT; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Rhome, Texas is a Type A general-law municipality located in Wise County, created in accordance with the provisions of Chapter 6 of the Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

**WHEREAS**, the property owner has submitted a proper petition requesting the annexation of the hereinafter described; and

**WHEREAS**, after proper notice was provided in accordance with Chapters 43 of the Texas Local Government Code, public hearings on the proposed annexations were held before the Rhome City Council; and

**WHEREAS**, the City and the property owner have agreed to the terms of the service plan attached as Exhibit "B"; and

**WHEREAS**, all of the property described herein is adjacent to and within the exclusive extraterritorial jurisdiction of the City of Rhome; and

**WHEREAS**, a Service Plan has been prepared and is attached to and adopted with this Ordinance; and

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

**SECTION 1. ANNEXATION**

All portions of the following parcel (the "Territory") located in Wise County, Texas, are hereby annexed to the City of Rhome as a part of the city for all municipal purposes, and the city limits are extended to include such Territory:

**BEING** a TRACT OF LAND OUT OF THE M.E.P. & P.R.R. Survey, Abstract Number 634, in the City of Rhome, Wise County, Texas, and being that same tract of land described by deed to Richard F. Young as recorded under Volume 1888, Page 294, Official Public Records, Wise County, Texas, (O.P.R.W.C.T.), the subject tract being more particularly described by metes and bounds as follows (bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83)):

**BEGINNING** at a point for the northeast corner of said Young tract and the herein described tract, said point being in the south right-of-way of State Highway 114, having a 100-foot right-of-way per State of Texas Final Right-Of-Way Map (project number 352-2-9), from which a ½ inch rebar with cap stamped, "BRITTAIN CRAWFORD" found bears South 15 degrees 02 minutes 08 seconds East, a distance of 3.65 feet;

**THENCE** South 15 degrees 02 minutes 08 seconds East, with the east line of said Young tract, a distance of 800.01 feet to a point for the southeast corner thereof, from which a 3/8 inch rebar found for the northeast corner of a tract of land described by deed to Rhome No. 1 Joint Venture as recorded under Volume 156, Page 381, (O.P.R.W.C.T.) bears South 89 degrees West, a distance of 1.70 feet;

**THENCE** South 89 degrees 38 minutes 20 seconds West, with the south line of said Young tract, a distance of 333.92 feet to a point from which a ½ inch rebar found with cap stamped, "ESLLC 1869-5637" bears South 74 degrees East, a distance of 2.43 feet, said point being in the east right-of-way of U.S. Highway 81/287, having a variable width right-of-way per State of Texas Final Right-Of-Way Map (project number(s) 31-8-36 and 13-8-34) and being the beginning of a non-tangent curve to the right, having a radius of 2,689.79 feet, with a delta angle of 02 degrees 04 minutes 40 seconds, whose chord bears North 07 degrees 55 minutes 18 seconds West, a distance of 97.54 feet;

**THENCE** with the east right-of-way of said U.S. Highway 81/287, with the west line of said Young tract, and along said non-tangent curve to the right, an arc length of 97.55 feet;

**THENCE** North 02 degrees 42 minutes 20 seconds East, with the east right-of-way of said U.S. Highway 81/287, and with the west line of said Young tract, a distance of 188.50 feet to a brass monument found;

**THENCE** North 11 degrees 58 minutes 20 seconds East, with the east right-of-way of said U.S. Highway 81/287, and with the west line of said Young tract, a distance of 464.40 feet to a concrete monument found'

**THENCE** North 44 degrees 13 minutes 54seconds East, with the northwest line of said young tract, a distance of 49.58 feet to the POINT OF BEGINNING and enclosing 3.601 acres (156,844 square feet) of land, more or less.

a proposed addition to the City of Rhome, as more particularly depicted on Exhibit "A," attached

to and incorporated in this Ordinance for all purposes. In the event a discrepancy between the description contained herein and the depiction on Exhibit "A", the depiction shall control.

## **SECTION 2. RIGHTS AND DUTIES OF OWNERS AND INHABITANTS IN NEWLY ANNEXED AREA**

The owners and inhabitants of the Territory are entitled to all of the rights and privileges of all other citizens and property owners of the City of Rhome, and are bound by all acts, ordinances, and all other legal action now in full force and effect and all those which may be subsequently adopted.

## **SECTION 3. OFFICIAL MAP**

The official map and boundaries of the City, previously adopted, are amended to include the Territory as a part of the City of Rhome, Texas. The City Administrator is directed and authorized to perform or cause to be performed all acts necessary to correct the official map of the City to add the territory annexed as required by law. A copy of the revised map shall be filed with the Wise County Appraisal District.

## **SECTION 4. FILING CERTIFIED COPY**

The City Secretary is directed to file or cause to be filed a certified copy of this ordinance in the office of the county clerk of Wise County, Texas and with the Wise County Appraisal District.

## **SECTION 5. SERVICE PLAN**

The Service Plan for the Territory, attached as Exhibit "B" and incorporated in this Ordinance, is approved in all things and made a part of this ordinance for all purposes.

## **SECTION 6. CUMULATIVE CLAUSE**

This ordinance shall be cumulative of all provisions of ordinances of the City of Rhome, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

## **SECTION 7. SEVERABILITY CLAUSE**

Should any section or part of this ordinance be held unconstitutional, illegal or invalid, or the application thereof, the unconstitutionality, illegality, invalidity or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof, but as to such remaining portions, the same shall be and remain in full force and effect.

## **SECTION 8. AREAS EXCEPTED FROM ANNEXATION**

Should this ordinance for any reason be ineffective as to any part of the area hereby annexed to the City of Rhome, such ineffectiveness of this ordinance as to any such part or parts of any such area shall not affect the effectiveness of this ordinance as to the remainder of such area. The City Council hereby declares it to be its purpose to annex to the City of Rhome every part of the area described in Section 1 of this ordinance, regardless of whether any part of such described area is hereby not effectively annexed to the City. Provided, further, that if there is included within the general description of territory set out in Section 1 of this ordinance to be hereby annexed to the City of Rhome any lands or area which are presently part of and included within the limits of any other City, Town or Village, for which permission is not granted for Rhome to annex the same is hereby excluded and excepted from the territory to be annexed hereby as fully as if such excluded and excepted area were expressly described herein, if permission has not been granted.

## **SECTION 9. ENGROSS AND ENROLL**

The City Secretary of the City of Rhome is directed to engross and enroll this ordinance by copying the caption, publication clause and effective date clause in the minutes of the City Council and by filing the ordinance in the ordinance records of the Town.

## **SECTION 10. EFFECTIVE CLAUSE**

This ordinance shall be in full force and effect from and after its passage, and it is so ordained.

**PASSED AND APPROVED** by the City Council of the City of Rhome, Texas, this the 12th day of August 2021.

---

Jo Ann Wilson,  
Mayor

[SEAL]

ATTEST:

APPROVED AS TO FORM:

---

Shannon Montgomery, TRMC  
City Secretary

---

Carvan E. Adkins,  
City Attorney



### Property Depiction



## ORDINANCE 2021-13 EXHIBIT B

### CITY OF RHOME, TEXAS ANNEXATION SERVICE PLAN

#### Property Subject to Plan (the “Annexation Area”):

BEING a TRACT OF LAND OUT OF THE M.E.P. & P.R.R. Survey, Abstract Number 634, in the City of Rhome, Wise County, Texas, and being that same tract of land described by deed to Richard F. Young as recorded under Volume 1888, Page 294, Official Public Records, Wise County, Texas, (O.P.R.W.C.T.), the subject tract being more particularly described by metes and bounds as follows (bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83)):

BEGINNING at a point for the northeast corner of said Young tract and the herein described tract, said point being in the south right-of-way of State Highway 114, having a 100-foot right-of-way per State of Texas Final Right-Of-Way Map (project number 352-2-9), from which a ½ inch rebar with cap stamped, “BRITTAIN CRAWFORD” found bears South 15 degrees 02 minutes 08 seconds East, a distance of 3.65 feet;

THENCE South 15 degrees 02 minutes 08 seconds East, with the east line of said Young tract, a distance of 800.01 feet to a point for the southeast corner thereof, from which a 3/8 inch rebar found for the northeast corner of a tract of land described by deed to Rhome No. 1 Joint Venture as recorded under Volume 156, Page 381, (O.P.R.W.C.T.) bears South 89 degrees West, a distance of 1.70 feet;

THENCE South 89 degrees 38 minutes 20 seconds West, with the south line of said Young tract, a distance of 333.92 feet to a point from which a ½ inch rebar found with cap stamped, “ESLLC 1869-5637” bears South 74 degrees East, a distance of 2.43 feet, said point being in the east right-of-way of U.S. Highway 81/287, having a variable width right-of-way per State of Texas Final Right-Of-Way Map (project number(s) 31-8-36 and 13-8-34) and being the beginning of a non-tangent curve to the right, having a radius of 2,689.79 feet, with a delta angle of 02 degrees 04 minutes 40 seconds, whose chord bears North 07 degrees 55 minutes 18 seconds West, a distance of 97.54 feet;

THENCE with the east right-of-way of said U.S. Highway 81/287, with the west line of said Young tract, and along said non-tangent curve to the right, an arc length of 97.55 feet;

THENCE North 02 degrees 42 minutes 20 seconds East, with the east right-of-way of said U.S. Highway 81/287, and with the west line of said Young tract, a distance of 188.50 feet to a brass monument found;

THENCE North 11 degrees 58 minutes 20 seconds East, with the east right-of-way of said U.S. Highway 81/287, and with the west line of said Young tract, a distance of 464.40 feet to a concrete monument found'

THENCE North 44 degrees 13 minutes 54seconds East, with the northwest line of said young tract, a distance of 49.58 feet to the POINT OF BEGINNING and enclosing 3.601 acres (156,844 square feet) of land, more or less.

**Location: City of Rhome ETJ**

**County: Wise**

Municipal services to the Annexation Area will be furnished by or on behalf of the City of Rhome, Texas, at the following levels and in accordance with the following service plan programs:

**I. PROGRAM FOR SERVICES TO BE PROVIDED ON THE EFFECTIVE DATE OF ANNEXATION**

The City will provide the following services in the Annexation Area on the effective date of the Annexation, unless otherwise noted.

**1. POLICE PROTECTION**

The City of Rhome, Texas will provide police protection commencing on the effective date of the annexation to the Annexation Area at the same or similar level of service now being provided to other areas of the City of Rhome, Texas, with similar topography, land use and population density. The need for additional service will be assessed periodically as new development occurs within the Annexation Area based on population growth, predicted future growth, call volume and response times.

**2. FIRE PROTECTION AND EMERGENCY MEDICAL SERVICE**

The City of Rhome, Texas will provide, or cause to be provided, fire protection and emergency medical service to the Annexation Area commencing on the effective date of the annexation at the same or similar level of service now being provided to other areas of the City of Rhome, Texas, with similar topography, land use and population density. The need for additional service will be assessed periodically as new development occurs within the Annexation Area based on population growth, predicted future growth, call volume and response times.

**3. SOLID WASTE COLLECTION**

The City of Rhome, Texas provides, or causes to provide, solid waste and refuse collection services within the city limits of the City of Rhome, Texas. Upon payment of any required deposits and the agreement to pay lawful service fees and charges, solid waste collection will be provided to citizens in the newly annexed areas commencing

on the effective date of the annexation provided that the annexed lot or tract is adjacent to public right-of-way and is accessible by the City's waste collection provider.

#### **4. MAINTENANCE OF WATER AND WASTEWATER FACILITIES**

Any and all water or wastewater facilities owned or maintained by the City of Rhome, Texas at the time of annexation shall continue to be maintained by the City of Rhome, Texas. Any and all water or wastewater facilities which may be acquired subsequent to the annexation of the proposed area shall be maintained by the City of Rhome, Texas, to the extent of its ownership. The newly annexed existing water mains at their existing locations shall be available for point of use extension based upon the current City's standard water extension policies now existing or as amended.

#### **5. MAINTENANCE OF ROADS AND STREETS**

Any and all roads, streets, alleyways which have been dedicated to the public, and which are owned by the City of Rhome, Texas shall be maintained to the same degree and extent that other roads, streets and alleyways are maintained in areas with similar topography, land use and population density. Any and all lighting of roads, streets, alleyways which may be positioned in a right-of-way, roadway, or utility company easement shall be maintained by the applicable utility company servicing the City of Rhome, Texas, pursuant to the current rules, regulations and fees of the City of Rhome, Texas.

### **II. PROGRAM FOR PROVIDING ADDITIONAL SERVICES**

In addition to the services identified above, the following services will be provided in the Annexation Area on the effective date of annexation, unless noted otherwise:

#### **1. MUNICIPAL ADMINISTRATION**

The City of Rhome, Texas will provide general municipal administration and administrative services commencing on the effective date of annexation.

#### **2. ENFORCEMENT OF CODES AND ORDINANCES**

Enforcement of the City's ordinances and regulatory codes will be provided within the Annexation Area on the effective date of the annexation. The City's health, environmental, building, plumbing, mechanical, electrical, and all other codes will be enforced within the Annexation Area beginning with the effective date of the annexation. The City's zoning ordinance, subdivision regulations, design standards manual and related ordinances shall be enforced in the Annexation Area beginning on the effective date of the annexation. Complaints of ordinance or regulation violations within the area will be answered and investigated by existing personnel.

### **3. INSPECTION SERVICES**

All inspection services furnished by the City of Rhome, Texas, but not mentioned above, will be provided to the Annexation Area beginning on the effective date of annexation.

### **III. SPECIFIC FINDINGS**

The City Council of the City of Rhome, Texas, finds and determines that this Service Plan will provide full municipal services to the Annexation Area commensurate with the levels of services provided in other parts of the City with the same or similar topography, land use and population density, and it will not provide a lower level of service in the area proposed to be incorporated than were in existence at the time immediately preceding the effective date of annexation.

DRAFT



## Agenda Commentary

**Meeting Date:** August 12, 2021

**Department:** Planning & Zoning

**Contact:** Cynthia Northrop

**Agenda Item:** E. & G. Discussion and any necessary action a request for a change in zoning of two tracts of land to Planned Development (PD):

1. Tract 1: legal description being Acres: 3.600, Abst: A-634 MEP & PRR and is located on the SE corner of US Highway 287 Northbound Service Road and B.C. Rhome - just west of Taco Casa located at 201 School Road, Rhome, Texas 76078. **Current zoning - Agricultural**
2. Tract 2: legal description being Legal: Acres: 1.253, Lot: 1, Blk: 1, Subd: TACO CASA RHOME ADDITION, Abst: A-634 MEP & PRR and is located on the SE corner of US Highway 287 Northbound Service Road and B.C. Rhome - just west of Taco Casa located at 201 School Road, Rhome, Texas 76078. **Current zoning - Retail**

**Type of Item:** ☐ Ordinance ☐ Resolution ☐ Contract/Agreement ☐ Public Hearing  
☐ Plat ☐ Discussion & Direction ☒ Other

### Summary-Background:

Council and the City have been working with Quick Trip and their desire to locate a store on two tracts located; 1) located on the (hard corner) SE corner of NB 287 and B.C. Rhome that is currently in the City of Rhome's extra-territorial jurisdiction (ETJ) and 2) located to the west of Taco Casa that is currently zoned Retail. They are also seeking voluntary annexation of Tract 1 currently in our ETJ.

Quick Trip is requesting Tract 1 to be re-zoned from Agricultural to Planned Development and Tract 2 to be re-zoned from Retail to Planned Development.

P&Z met on August 2, 2021 and recommended approval of request contingent upon the annexation.

As a reminder, the Planned Development zoning (see attached process/steps from our ordinance) allows for flexibility in structure with the components of the actual PD being identified upfront through the Detailed Site Plan and codified in the PD Ordinance (also attached). Staff, engineering and legal has met with QT reps and reviewed the Detailed Site Plan and confirms its general conformance with our ordinances and Comprehensive Development Plan.

**Funding Expected:** ☐ Revenue ☐ Expenditure ☐ N/A

**Budgeted Item:** ☐ Yes ☐ No ☐ N/A

**GL Account:** \_\_\_\_\_ **Amount:** \_\_\_\_\_

**Legal Review Required:** ☒ Yes ☐ No **Date Completed:** \_\_\_\_\_

**Engineering Review:** ☒ **FD Review:** ☒ **PD Review:** ☒ **PW Review:** ☒

### Supporting Documents Attached:

PD Detailed site plan, Pd Process/Steps, PD Ordinance, Signage and Landscaping packages

### Recommendation:

Consider approval of Zoning request to PD contingent upon annexation of Tract 1



Physical Address: 501 South Main Street

Mailing Address: PO Box 228

Rhome, Texas 76078

Telephone: 817-636-2462

[www.cityofrhome.com](http://www.cityofrhome.com) | [cityadministrator@cityofrhome.com](mailto:cityadministrator@cityofrhome.com)

### Application for a Zoning District Change

(Please print all responses)

#### PART 1. Applicant Information

Name of Applicant/Agent: QT South LLC.

Street Address of Applicant: 4705 South 129th East Ave.

City / State / Zip of Applicant:  
Tulsa Oklahoma, 74134

Telephone Number of Applicant:  
(817) 786-3182

Fax Number of Applicant:

#### PART 2. Property Owner Information

Name of Property Owner: Rhome Taco Casa LLC

Street Address of Property Owner: 515 Sandy Beach Road

City / State / Zip of Property Owner:  
Azle, TX 76020

Telephone Number of Property Owner:

Fax Number of Property Owner:

Legal description of property where zoning district change is being requested:

Lot 1 Block A, Taco Casa Addition Rhome Addition

Street address at location where zoning district change is being requested:

#### PART 3. Description of Request

Current Zoning:  
Retail

Proposed Zoning:  
PD

Proposed use of property:  
Convenience store with motor fuel sales

Reason for change: To join two properties into one for development of a new QuikTrip

Survey or map attached as required by this form: ☒ Yes ☐ No

The following is to be completed only if a person other than the owner is making this application and must be notarized.

I, \_\_\_\_\_, owner of the previously described property, do hereby certify that I have given my permission to \_\_\_\_\_, to make this zoning application and to change the zoning to \_\_\_\_\_.

I hereby certify that the above information is correct to the best of my knowledge:

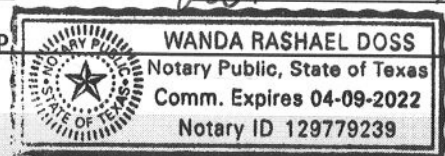
Date: 7-20-21

Your Name (printed) W. NIAH PREECE IV

Signature

Notarized by:

STAMP



#### PART 4: Office Use Only

P & Z Public Hearing Date: \_\_\_\_\_

Taxes Paid? ☐ Yes ☐ No

City Council Hearing Date: \_\_\_\_\_

Liens Paid? ☐ Yes ☐ No

Zoning District Change Approved:

☐ Yes ☐ No Ord. No. \_\_\_\_\_

Assessments

Paid? ☐ Yes ☐ No

Stipulations: \_\_\_\_\_

Case Number: \_\_\_\_\_

Fee \$ \_\_\_\_\_

Plus \$ 25.00 Per acre \_\_\_\_\_

Total Fee \_\_\_\_\_

This application will not be scheduled for public hearing until the application fee is received.



## Zoning District Change Submittal Requirements

The following materials must be submitted at the time an application is made for a zoning district change. The application packet will be considered incomplete until all of the following items are submitted.

### Item

### Submitted

#### **1. Completed Application for a Zoning District Change**



The application for a Zoning District Change is furnished on the first page of this form. All necessary documents shall be submitted to the Zoning Administrator not less than twenty (30) days prior to the regular meeting of the Planning and Zoning Commission.

#### **2. Filing Fee**



The current filing fee for a Zoning District change is \$750 (1-10 acres) or \$1500 (10+ acres) plus \$25.00 per acre.

#### **3. Property Map**



The applicant shall submit six (6) copies of a map of the property, to scale, indicating the proposed area of the Zoning District change request as well as a digital copy submitted to [cityadministrator@cityofrhome.com](mailto:cityadministrator@cityofrhome.com)

#### **4. Legal Description of Property**



The applicant shall submit six (6) copies of the legal description for the area of the Zoning District change request as well as a digital copy to same email address above.

#### **Additional Note:**

The developer/property owner shall place at least one sign on the property to be rezoned. The sign shall be furnished by the applicant. Such sign shall, if possible, be located adjacent to a public street. Such sign shall be erected on or before the first date of the first notice to property owners required by law. The applicant will remove the sign immediately after final action by the City Council, or upon withdrawal of the request of the applicant, whichever comes first. The sign shall state the property posted is under consideration by the City for a zoning change and shall contain the City's telephone number and office to contact for specific information about hearing dates regarding the requested zoning action. The continued maintenance of the sign shall not be deemed a condition necessary to the granting of any zoning change or the holding of any public hearing.









Physical Address: 501 South Main Street

Mailing Address: PO Box 228

Rhome, Texas 76078

Telephone: 817-636-2462

www.cityofrhome.com | cityadministrator@cityofrhome.com

### Application for a Zoning District Change

(Please print all responses)

#### PART 1. Applicant Information

Name of Applicant/Agent: QT South LLC.

Street Address of Applicant: 4705 South 129th East Ave.

City / State / Zip of Applicant:  
Tulsa Oklahoma, 74134

Telephone Number of Applicant:  
(817) 786-3182

Fax Number of Applicant:

#### PART 2. Property Owner Information

Name of Property Owner: Richard Young

Street Address of Property Owner: PO Box 7

City / State / Zip of Property Owner:  
Rhome, TX 76078

Telephone Number of Property Owner:

Fax Number of Property Owner:

Legal description of property where zoning district change is being requested:

Street address at location where zoning district change is being requested:

#### PART 3. Description of Request

Current Zoning:  
Retail

Proposed Zoning:  
PD

Proposed use of property:  
Convenience store with motor fuel sales

Reason for change: To join two properties into one for development of a new QuikTrip

Survey or map attached as required by this form: ☒ Yes ☐ No

The following is to be completed only if a person other than the owner is making this application and must be notarized.

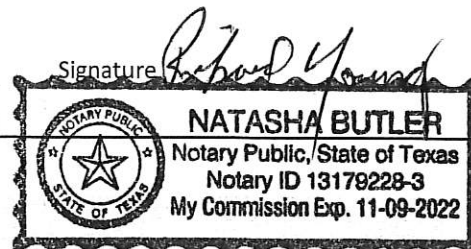
I, Richard F. Young, owner of the previously described property, do hereby certify that I have given my permission to QT South LLC, to make this zoning application and to change the zoning to a PD

I hereby certify that the above information is correct to the best of my knowledge:

Date: 7/21/21 Your Name (printed) Richard F Young

Notarized by: Natasha Butler

STAMP



#### PART 4: Office Use Only

P & Z Public Hearing Date: \_\_\_\_\_

Taxes Paid? ☐ Yes ☐ No

City Council Hearing Date: \_\_\_\_\_

Liens Paid? ☐ Yes ☐ No

Zoning District Change Approved:

☐ Yes ☐ No Ord. No. \_\_\_\_\_

Assessments

Paid? ☐ Yes ☐ No

Stipulations: \_\_\_\_\_

Case Number: \_\_\_\_\_

Fee \$ \_\_\_\_\_

Plus \$ 25.00 Per acre \_\_\_\_\_

Total Fee \_\_\_\_\_

This application will not be scheduled for public hearing until the application fee is received.

## Zoning District Change Submittal Requirements

The following materials must be submitted at the time an application is made for a zoning district change. The application packet will be considered incomplete until all of the following items are submitted.

### Item

### Submitted

#### **1. Completed Application for a Zoning District Change**



The application for a Zoning District Change is furnished on the first page of this form. All necessary documents shall be submitted to the Zoning Administrator not less than twenty (30) days prior to the regular meeting of the Planning and Zoning Commission.

#### **2. Filing Fee**



The current filing fee for a Zoning District change is \$750 (1-10 acres) or \$1500 (10+ acres) plus \$25.00 per acre.

#### **3. Property Map**



The applicant shall submit six (6) copies of a map of the property, to scale, indicating the proposed area of the Zoning District change request as well as a digital copy submitted to [cityadministrator@cityofrhome.com](mailto:cityadministrator@cityofrhome.com)

#### **4. Legal Description of Property**



The applicant shall submit six (6) copies of the legal description for the area of the Zoning District change request as well as a digital copy to same email address above.

#### **Additional Note:**

The developer/property owner shall place at least one sign on the property to be rezoned. The sign shall be furnished by the applicant. Such sign shall, if possible, be located adjacent to a public street. Such sign shall be erected on or before the first date of the first notice to property owners required by law. The applicant will remove the sign immediately after final action by the City Council, or upon withdrawal of the request of the applicant, whichever comes first. The sign shall state the property posted is under consideration by the City for a zoning change and shall contain the City's telephone number and office to contact for specific information about hearing dates regarding the requested zoning action. The continued maintenance of the sign shall not be deemed a condition necessary to the granting of any zoning change or the holding of any public hearing.

**EXHIBIT "A"**

A part of the M.E.P. & P.R.R. Survey, Abstract No. 634, situated in the City of Rhome, Wise County, Texas and also being a part of that certain 47 acre tract of land conveyed to O. F. Young et ux Audie Mae Young by deed dated July 11, 1959, and recorded in [Volume 225, Page 223](#), Deed Records, Wise County, Texas and described by metes and bounds as follows:

Commencing at the Northwest corner of above said 47 acre tract;

Thence North 88 degrees 30 minutes East 2,782.4 feet;

Thence South 66 degrees 18 minutes 14 seconds East 29.3 feet to the beginning point of the tract herein described, said beginning point being in the East R.O.W. line of US Highway 81 & 287, also being in the South line of State Highway 114;

Thence along the East ROW line of US Highway 81 & 287, the following calls:

South 44 degrees 16 minutes West 49.9 feet;

South 12 degrees 04 minutes 164.4 feet;

South 02 degrees 48 minutes West 188.5 feet to the beginning of a curve to the left with a radius of 2,689.79 feet;

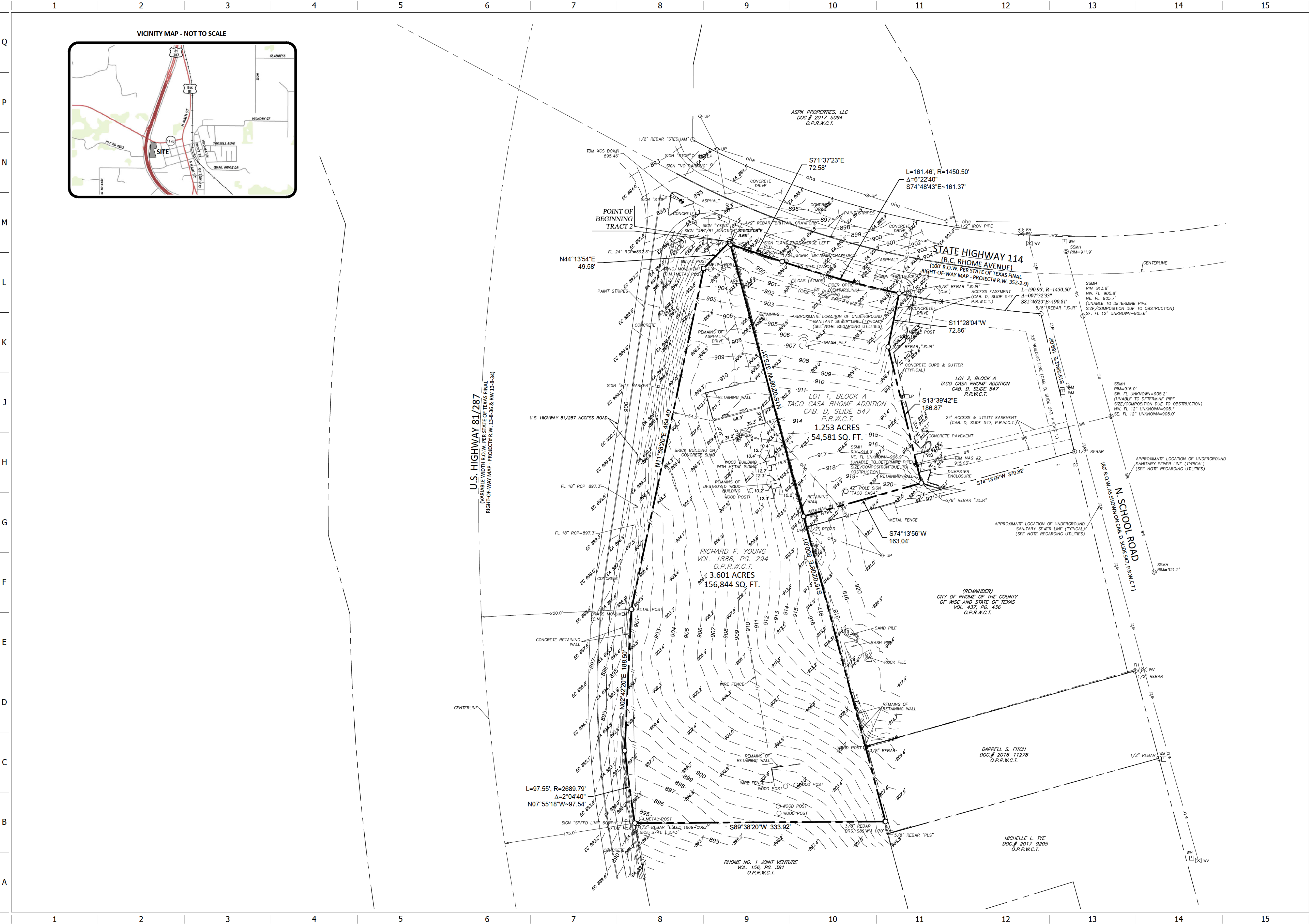
Thence along said curve to the left 97.6 feet to a point for corner in the North line of WRIGHT ADDITION according to the plat recorded in Volume 3, Page 175, Surveyor's Records of Wise County, Texas;

Thence North 89 degrees 44 minutes East 333.1 feet along the North line of said WRIGHT ADDITION, to a point for corner;

Thence North 14 degrees 52 minutes West 800.01 feet to the place of beginning and containing 3.6 acres of land.

**NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.**





**BCS**  
**BARTON CHAPA**  
**SURVEYING**

5200 State Highway 121  
Colleyville, Texas 76034  
Phone: 817-864-1957  
info@bcsdw.com  
TBPLS Firm #10194474

BCS PROJECT NO.: 2020.040.003

**QuikTrip No. 1873**

**LOT 1, BLOCK A, TACO CASA RHYME ADDITION  
AND A TRACT OF LAND OUT OF THE  
M.E.P. & P.R.R. SURVEY, ABSTRACT# 634  
CITY OF RHYME, WISE COUNTY, TEXAS**

**QT**

© COPYRIGHT QUIKTRIP CORPORATION 2011  
ANY UNAUTHORIZED USE, REPRODUCTION,  
PUBLICATION, DISTRIBUTION, OR SALE IN  
WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

PROTOTYPE:  
DIVISION: DALLAS / FORT WORTH  
GF. NO.: 200952T  
DRAWN BY: BCS  
SCALE: 1" = 60'  
ISSUE DATE: 12-30-2020

REV	DATE	DESCRIPTION

SHEET TITLE:  
ALTA / NSPS  
LAND TITLE SURVEY

SHEET NUMBER:  
**1 OF 3**

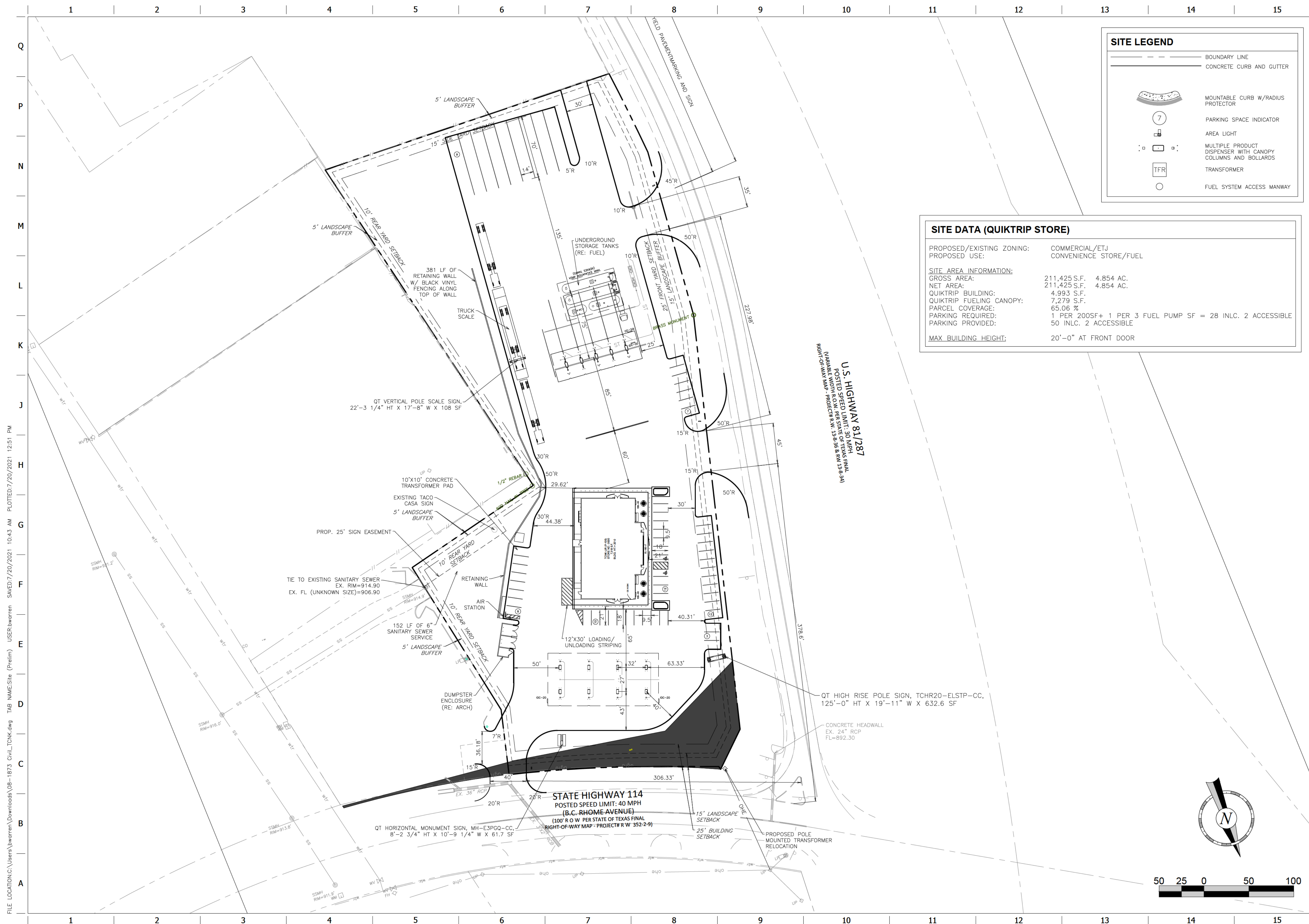


August 12, 2021 Council Agenda Packet

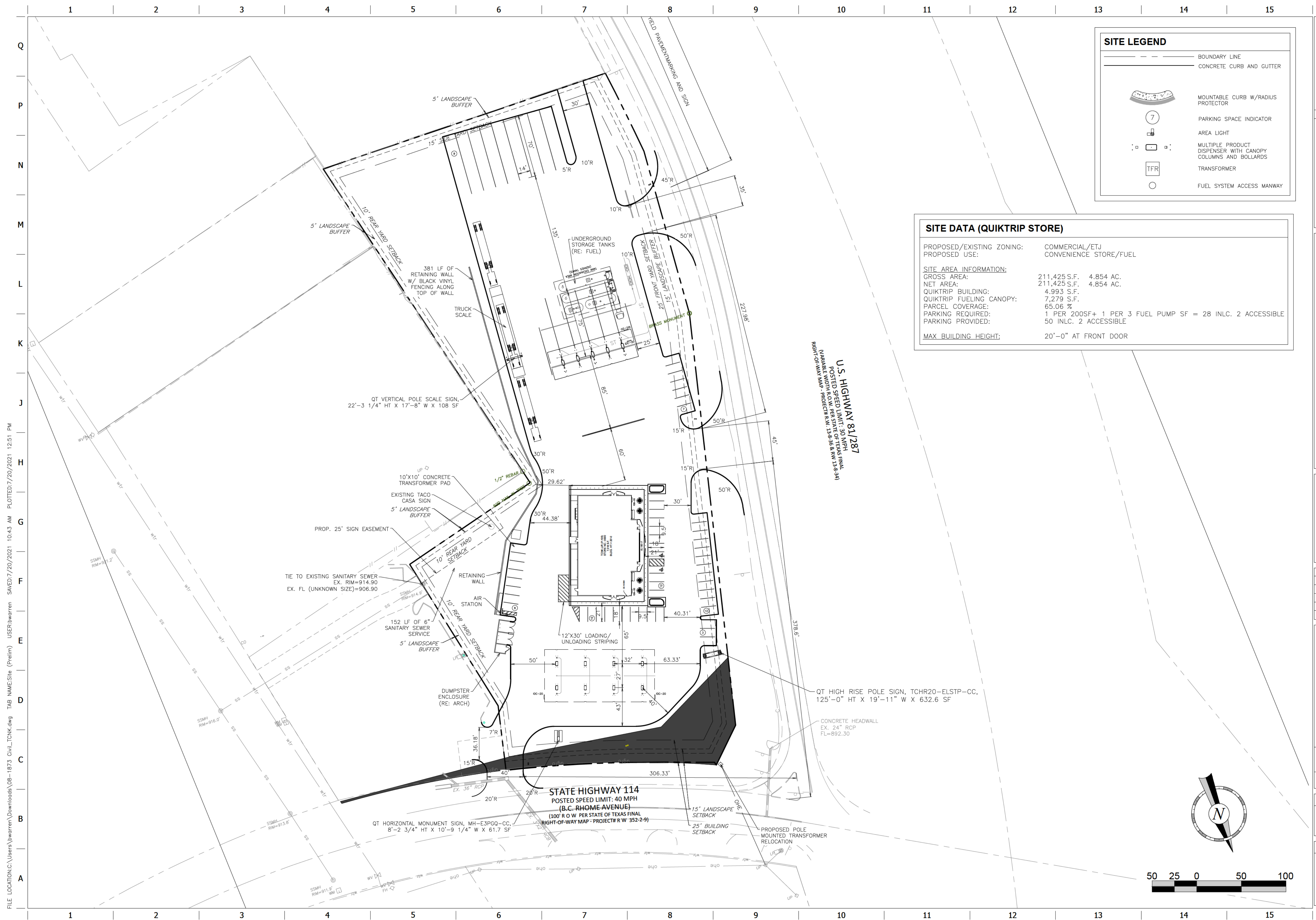


	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	SURVEY LEGEND														
	EXISTING UTILITIES														
Q	<div><div><div><div><div></div><div>ohc</div></div><div><div></div><div>ugc</div></div><div><div></div><div>ohc</div></div><div><div></div><div>uge</div></div><div><div></div><div>ohfo</div></div><div><div></div><div>ugfo</div></div><div><div></div><div>gas</div></div><div><div></div><div>fm</div></div></div><div><div><div></div><div>irr</div></div><div><div></div><div>ss</div></div><div><div></div><div>st</div></div><div><div><div></div><div></div><div></div></div><div>oht</div></div><div><div></div><div>ugt</div></div><div><div></div><div>wtr</div></div></div><div><div><div>□</div><div>Utility Pedestal/Riser—Plus Type Of Utility</div></div><div><div>⊕</div><div>Utility Pole—Plus Type Of Utility</div></div><div><div>⊕</div><div>Utility Pole W/Light</div></div><div><div>⊕</div><div>Utility Pole W/Transformer</div></div><div><div>⊙</div><div>Utility Manhole (Plus Type/ℓ's)</div></div><div><div>⊞</div><div>Utility Meter (Plus Type)</div></div><div><div>⊞</div><div>Utility Valve (Plus Type)</div></div><div><div>CO ⊙</div><div>Utility Clean Out (Plus Type/Size)</div></div><div><div>—</div><div>Guy Wire</div></div><div><div><div></div></div><div>Light Pole (Plus # Heads/Direction Shown Graphically)</div></div><div><div><div></div></div><div>Architectural/Spot Light (Plus # Heads/Direction Shown Graphically)</div></div><div><div><div></div></div><div>Fire Hydrant</div></div><div><div><div></div></div><div>Curb Inlet</div></div><div><div><div></div></div><div>Area Inlet</div></div><div><div><div></div></div><div>Junction Box</div></div><div><div><div></div></div><div>Headwall (Plus Type/Size)</div></div><div><div><div></div></div><div>CET/FES (Concrete End Treatment/Flared End Section — Plus Size)</div></div><div><div><div></div></div><div>Rip—Rap</div></div><div><div><div></div></div><div>QuikTrip Monument Sign (Horizontal)</div></div><div><div><div></div></div><div>QuikTrip Monument Sign (Vertical)</div></div><div><div><div></div></div><div>Single Post Sign (Plus Type/Verbiage)</div></div><div><div><div></div></div><div>Multi—Post Sign/Billboard (Plus Type/Verbiage Shown To Scale On Plans)</div></div><div><div><div></div></div><div>Decidious Tree (Plus Size/Type — Dripline Shown To Scale On Plans)</div></div><div><div><div></div></div><div>Evergreen Tree (Plus Size/Type — Dripline Shown To Scale On Plans)</div></div><div><div><div></div></div><div>Palm Tree (Plus Size/Type — Dripline Shown To Scale On Plans)</div></div><div><div><div></div></div><div>Traffic Arrows</div></div><div><div><div></div></div><div>Traffic Signal W/Mast Arm</div></div><div><div><div></div></div><div>Traffic Signal</div></div><div><div><div></div></div><div>Traffic Control Box</div></div><div><div><div></div></div><div>Gate</div></div><div><div><div></div></div><div>Mail Box</div></div><div><div><div></div></div><div>Marsh/Swamp</div></div><div><div><div></div></div><div>Monitor Well</div></div><div><div><div></div></div><div>MPD (Multiple Product Dispenser)</div></div><div><div><div></div></div><div>Bollard</div></div></div></div></div>														
P															
N															
M															
L															
K															
J															
H															
G															
F															
E															
D															
C															
B															
A															
	EXISTING FEATURES														
	<div><div><div><div><div></div><div>Center Line</div></div><div><div></div><div>Property R/W Line (QT Net)</div></div><div><div></div><div>Section Line</div></div><div><div></div><div>Property R/W Lot Line (Others)</div></div><div><div><div></div><div></div><div></div></div><div>Curb Line</div></div><div><div><div></div><div></div><div></div></div><div>Edge Of Asphalt</div></div><div><div><div></div><div></div><div></div></div><div>Edge Of Concrete</div></div><div><div><div></div></div><div>Fire Lane</div></div><div><div><div></div><div></div><div></div></div><div>Railroad</div></div><div><div><div></div><div>700</div></div><div>Major Contour</div></div><div><div><div></div><div>701</div></div><div>Minor Contour</div></div><div><div><div></div><div>TC 750.50</div><div>G 750.00</div></div><div>Curb &amp; Gutter Elevation</div></div><div><div><div></div><div>750.17 X</div></div><div>Spot Elevation</div></div><div><div><div></div></div><div>Flow Line (Ditch, Creek, Stream)</div></div><div><div><div></div></div><div>Wall</div></div><div><div><div></div></div><div>Parking Block</div></div><div><div><div></div></div><div>Hedge/Tree Line</div></div><div><div><div></div><div>//</div></div><div>Wood Fence</div></div><div><div><div></div><div>x</div></div><div>Chain Link Fence</div></div><div><div><div></div><div>//</div></div><div>Wrought/Ornamental Iron Fence</div></div><div><div><div></div><div>C</div><div>C</div></div><div>Guardrail</div></div></div></div></div>														
	CONTROL LEGEND														
	<div><div><div><div><div></div><div>Brass Cap</div></div><div><div></div><div>Control Point</div></div><div><div></div><div>Property Corner (Found)</div></div><div><div></div><div>Property Corner (Set)</div></div><div><div><div></div></div><div>R/W Monument Found</div></div><div><div><div></div></div><div>Benchmark</div></div></div></div></div>														
	ABREVIATION STANDARDS FOR QT SURVEYS														
	<div><div><div><div><div>ASPH</div><div>Asphalt</div></div><div><div>BC</div><div>Back Of Curb</div></div><div><div>B/B</div><div>Back To Back</div></div><div><div>BW</div><div>Bottom Of Wall</div></div><div><div>C/C</div><div>Center To Center</div></div><div><div>C&amp;G</div><div>Curb &amp; Gutter</div></div><div><div>CONC</div><div>Concrete</div></div><div><div>FC</div><div>Face Of Curb</div></div><div><div>F/F</div><div>Face To Face</div></div><div><div>G</div><div>Gutter</div></div><div><div>GRV</div><div>Gravel</div></div><div><div>TC</div><div>Top Curb</div></div><div><div>TW</div><div>Top Of Wall</div></div><div><div>WWF</div><div>Woven Wire Fabric</div></div><div><div>CB</div><div>Catch Basin</div></div><div><div>DGDI</div><div>Double Grate Drop Inlet</div></div><div><div>FES</div><div>Flared End Section</div></div><div><div>GI</div><div>Grate Inlet</div></div><div><div>SGDI</div><div>Single Grate Drop Inlet</div></div><div><div>TG</div><div>Top Grate</div></div><div><div>EB</div><div>Electric Box</div></div><div><div>EM</div><div>Electric Meter</div></div><div><div>EP</div><div>Electric Pedestal</div></div><div><div>FH</div><div>Fire Hydrant</div></div><div><div>FFV</div><div>Fuel Fill Valve</div></div><div><div>GM</div><div>Gas Meter</div></div><div><div>GR</div><div>Gas Riser</div></div><div><div>GV</div><div>Gas Valve</div></div><div><div>GUY</div><div>Guy Wire</div></div><div><div>ICV</div><div>Irrigation Control Valve</div></div><div><div>LP</div><div>Light Pole</div></div><div><div>SMH</div><div>Storm Sewer Manhole (Plus Size)</div></div><div><div>SSMH</div><div>Sanitary Sewer Manhole (Plus Size)</div></div><div><div>TCB</div><div>Traffic Control Box</div></div><div><div>TS</div><div>Traffic Sign</div></div><div><div>UMH</div><div>Utility Manhole (Plus Type/Size)</div></div><div><div>UP</div><div>Utility Pole (Plus Type)</div></div><div><div>UPL</div><div>Utility Pole W/Light (Plus Type/Direction)</div></div><div><div>UPT</div><div>Utility Pole W/Transformer (Plus Type/# Of Transformers)</div></div><div><div>WM</div><div>Water Meter</div></div><div><div>WV</div><div>Water Valve</div></div><div><div>CGMP</div><div>Corrogated Galvanized Metal Pipe (Plus Size)</div></div><div><div>DIP</div><div>Ductile Iron Pipe (Plus Size)</div></div><div><div>HDWL</div><div>Headwall (Plus Size)</div></div><div><div>PVC</div><div>Polyvinylchloride Pipe (Plus Size)</div></div><div><div>RCB</div><div>Reinforced Concrete Box (Plus Size)</div></div><div><div>RCP</div><div>Reinforced Concrete Pipe (Plus Size)</div></div><div><div>TP</div><div>Top Of Paving</div></div><div><div>VCP</div><div>Vitrified Clay Pipe (Plus Size)</div></div></div><div><div><div>STA</div><div>Station</div></div><div><div>ELEV</div><div>Elevation</div></div><div><div>ℓ</div><div>Flow Line</div></div><div><div>ℓ</div><div>Center Line</div></div><div><div>ℓ</div><div>Property Line</div></div><div><div>FF</div><div>Finished Floor</div></div><div><div>NG</div><div>Natural Ground</div></div><div><div>(T)BM</div><div>(Temporary) Bench Mark</div></div><div><div>POB</div><div>Point Of Beginning</div></div><div><div>TPOB</div><div>True Point Of Beginning</div></div><div><div>POC</div><div>Point Of Commencing</div></div><div><div>PC</div><div>Point Of Curve</div></div><div><div>PI</div><div>Point Of Intersection</div></div><div><div>PT</div><div>Point Of Tangency</div></div><div><div>R</div><div>Radius</div></div><div><div>L</div><div>Length</div></div><div><div>Δ</div><div>Delta (Central Angle)</div></div><div><div>CD</div><div>Chord Distance</div></div><div><div>CB</div><div>Chord Bearing</div></div><div><div>DB</div><div>Deed Book</div></div><div><div>PB</div><div>Plat Book</div></div><div><div>B</div><div>Book</div></div><div><div>P</div><div>Page</div></div><div><div>F.I.R.M.</div><div>Federal Insurance Rate Map</div></div><div><div>FND</div><div>Found (Plus Item)</div></div><div><div>DIA</div><div>Diameter</div></div><div><div>AC</div><div>Acres</div></div><div><div>CY</div><div>Cubic Yards</div></div><div><div>LF</div><div>Linear Feet</div></div><div><div>SF</div><div>Square Feet</div></div><div><div>±</div><div>Plus/Minus</div></div><div><div>LNA</div><div>Limits Of No Access</div></div><div><div>ESMT</div><div>Easement (Plus Type/Size)</div></div><div><div>HWY</div><div>Highway</div></div><div><div>INT/HWY</div><div>Interstate Highway</div></div><div><div>RD</div><div>Road</div></div><div><div>RR</div><div>Railroad</div></div><div><div>R/W</div><div>Right—Of—Way</div></div><div><div>DS</div><div>Downspout</div></div><div><div>FCE</div><div>Fence (Plus Type)</div></div><div><div>FP</div><div>Flag Pole</div></div><div><div>GP</div><div>Guard Post</div></div><div><div>TYP</div><div>Typical</div></div><div><div>A/C</div><div>Air Conditioner</div></div><div><div>BLDG</div><div>Building</div></div><div><div>COR</div><div>Corner</div></div><div><div>B/L</div><div>Building Setback</div></div><div><div>MB</div><div>Mail Box</div></div></div></div></div>														
	LEGEND OF ABBREVIATIONS														
	<div><div><div><div><div>D.R.T.C.T.</div><div>DEED RECORDS, TARRANT COUNTY, TEXAS</div></div><div><div>P.R.T.C.T.</div><div>PLAT RECORDS, TARRANT COUNTY, TEXAS</div></div><div><div>O.P.R.T.C.T.</div><div>OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS</div></div><div><div>INST. NO.</div><div>INSTRUMENT NUMBER</div></div><div><div>C.M.</div><div>CONTROLLING MONUMENT</div></div><div><div>SQ. FT.</div><div>SQUARE FEET</div></div><div><div>ROW</div><div>RIGHT OF WAY</div></div><div><div>CRS</div><div>CAPPED REBAR SET</div></div></div></div></div>														
	Z:\Project Data\Survey\040 - QuikTrip\2020\003 - QT # 1873 - Rhone\Drawings														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15













LANDSCAPE REQUIREMENTS		
	REQUIRED ORDINANCE	PROVIDED
INTERIOR PARKWAY	STATE HIGHWAY 114	
	MINIMUM 15' WIDE BUFFER	15' PROVIDED
	STATE HIGHWAY 287	
	MINIMUM 15' WIDE BUFFER	15' PROVIDED
INTERIOR PARKWAY	1 TREE PER 60 LF OF FRONTAGE = 14 LARGE TREES	14 LARGE TREES PROVIDED
	STATE HIGHWAY 287	
STREETSCAPE REQUIREMENTS	20% OF STREETSCAPE AREA MUST BE LANDSCAPE 86,387 SF= CANOPY AREA (7280 SF)= 80,066 SF X0.20=15,822 SF	25,184 SF=31.5% PROVIDED
	STATE HIGHWAY 114	
SIDE YARD REQUIREMENTS	15' MINIMUM WIDTH ADJACENT TO FRONTAGE	15' WIDTH PROVIDED
	5' MINIMUM WIDTH BUFFER WHEN NOT ADJACENT TO FRONTAGE OR SINGLE FAMILY	5' WIDTH PROVIDED
BACK YARD REQUIREMENTS	5' MINIMUM WIDTH BUFFER WHEN NOT ADJACENT TO FRONTAGE OR SINGLE FAMILY	5' WIDTH PROVIDED
GENERAL TREE REQUIREMENTS	SECTION 37 PART "G" MINIMUM LANDSCAPE REQUIREMENTS	
	TOTAL LANDSCAPE AREA (10%) = 21,143 SF	PROVIDED = (26.7%) 56,388 SF
	MINIMUM 50% OF TREES SHALL BE LARGE TREES	PROVIDED
	1 TREE PER 400 SF OF PARKING LOT LANDSCAPE AREA (2,180 SF)=2,180 SF/400 SF= 6 TREES	6 TREES PROVIDED
	1 TREE LOCATED ALL PARKING TERMINUS	PROVIDED
	MINIMUM CALIPER SIZE OF 3" AT TIME OF PLANING	PROVIDED
	MUST BE SELECTED FROM APPROVED TREE LIST	PROVIDED PER LIST
GENERAL TREE REQUIREMENTS	1 TREE LOCATED WITHIN 60' FROM ALL PARKING SPACES	PROVIDED

© COPYRIGHT QUIKTRIP CORPORATION 2011  
UNAUTHORIZED USE, REPRODUCTION,  
PUBLICATION, OR SALE IN  
WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

PROTOTYPE: P-105 (02/01/21)
DIVISION:
VERSION: 001
DESIGNED BY: SB
DRAWN BY: SB
REVIEWED BY: JES

[illegible]

SHEET TITLE:	
PRELIMINARY HORIZONTAL	
SHEET NUMBER:	
4	







**SECTION 29**  
**PD - PLANNED DEVELOPMENT DISTRICT**

**29.1 GENERAL DESCRIPTION AND PURPOSE:**

The Planned Development District is a district in which planned associations of uses developed as integral land use units such as industrial districts, offices, commercial or service centers, shopping centers, residential developments of multiple or mixed housing including attached single-family dwellings or any appropriate combination of uses which may be planned, developed or operated as integral land use units either by a single owner or a combination of owners. A PD District may be used to permit new or innovative concepts in land utilization not permitted by other zoning districts in this Ordinance. While greater flexibility is given to allow special conditions or restrictions that would not otherwise allow the development to occur, procedures are established herein to ensure against misuse of increased flexibility.

**29.2 PERMITTED USES:**

An application for a PD District shall specify the base district and the use or the combination of uses proposed. Uses that may be permitted in a PD are specified in the Use Charts ([Section 34](#)) and must be specified, if not permitted in the base district. In the case of residential PD districts for single-family or duplex categories, the proposed lot area shall be no smaller than the lot sizes allowed in the base zoning district, except for minor reductions in a small percentage of the lots, in order to provide improved design. In selecting a base zoning district the uses allowed in the base district must be similar or compatible with those allowed in the PD. A PD designation may not be applied to the TC, Town Center District, except for residential development in Sub-district D. PD designations shall not be attached to SUP requirements. Specific Use Permits allowed in a base zoning district are allowed in a PD only if specifically identified at the time of PD approval.

**29.3 PLANNED DEVELOPMENT REQUIREMENTS:**

- A. Development requirements for each separate PD District shall be set forth in the amending Ordinance granting the PD District and shall include, but may not be limited to, uses, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, lighting, project phasing or scheduling, management associations, and other requirements as the City Council and Planning and Zoning Commission may deem appropriate.
- B. In the PD District, uses shall conform to the standards and regulations of the base zoning district to which it is most similar. The base zoning district shall be stated in the granting ordinance. All applications to the City shall list all requested deviations from the standard requirements set forth throughout this Ordinance, applications without this list will be considered incomplete. The Planned Development District shall conform to all other sections of the ordinance unless specifically excluded in the granting ordinance.
- C. The ordinance granting a PD District shall include a statement as to the purpose and intent of the PD granted therein. A specific list is required of modifications in each district or districts and a general statement citing the reason for the PD request.
- D. The minimum acreage for a planned development request shall be one (1) acre.

**29.4 ESTABLISHING A PLANNED DEVELOPMENT DISTRICT:**

In establishing a Planned Development District in accordance with this section, the City Council shall approve and file as part of the amending Ordinance appropriate plans and standards for each Planned Development District. To facilitate understanding of the request during the review and public hearing process, the Planning and Zoning Commission and City Council shall require a Conceptual Plan of the proposed project. A Detailed Site Plan may be submitted in lieu of the Conceptual Plan.

- A. Conceptual Plan - This plan shall be submitted by the applicant at the time of the PD request. The plan shall show the applicant's intent for the use of the land within the proposed Planned Development District in a graphic manner and, as may be required, supported by written documentation of proposals and standards for development. The City may prepare application form(s) which further describe and explain the following requirements:

1. Residential Conceptual Plan - A Conceptual Plan for residential land use shall show general use, thoroughfares and preliminary arrangements. For residential development such as multifamily, which does not propose individual platted lots; the conceptual plan shall set forth the size, type, and location of buildings and building sites, access, density, building height, fire lanes, screening, parking areas, landscaped areas, project scheduling, and other pertinent development data.

2. Nonresidential Conceptual Plan - A Conceptual Plan for uses other than residential uses shall set forth the land use proposals in a manner which adequately illustrates the type and nature of the proposed development. Data which may be submitted by the applicant, or required by the Planning and Zoning Commission or City Council, may include, but is not limited to, the types of use(s), topography and boundary, physical features, existing streets, alleys and easements, location of future public facilities, building height and location, parking ratios, project scheduling and other information, which adequately describes the proposed development and which provides data for approval to be used in drafting the final Detailed Site Plan.

B. Detailed Site Plan - The Detailed Site Plan shall set forth the final plans for development of the Planned Development District and shall conform to the data presented and approved on the Conceptual Plan. Changes in the Detailed Site Plan that differ from the original Conceptual Plan but do not alter the basic relationship of the proposed development to adjacent property (the uses permitted, increase the density, building height, coverage, off-street parking ratio, reduce the yards provided at the boundary of the site, and does not significantly alter the landscape plans) may be authorized by the City Council. Approval of the Detailed Site Plan shall be the basis for issuance of a building permit, but does not release the applicant's responsibility to submit plans to the Building Official for a building permit.

For any residential district, AG through 2F, a preliminary plat shall qualify as the detailed Site Plan. The Detailed Site Plan may be submitted for the total area of the PD or for any sections or part as approved on the Conceptual Plan.

1. The Detailed Site Plan shall include:

a. For nonresidential developments, a site inventory analysis including a scale drawing showing major existing vegetation, natural watercourses, creeks or bodies of water and an analysis of planned changes in such natural features as a result of the development. This should include a delineation of any floodprone areas.

b. A scale drawing showing any proposed public or private streets and alleys; building sites or lots; and areas reserved as parks, parkways, playgrounds, utility easements, school sites, street widening and street changes; the points of ingress and egress from existing streets; general location and description of existing and proposed utility services, including size of water and sewer mains; the location and width for all curb cuts and the land area of all abutting sites and the zoning classification thereof on an accurate survey of the tract with a topographical contour interval of not more than five feet (5').

c. A site plan for proposed building complexes showing the location of separate buildings and the minimum distance between buildings, and between building and property lines, street lines, and alley lines. Also to be included on the site plan is a plan showing the arrangement and provision of off-street parking.

d. A conceptual landscape plan showing turf areas, screening walls, ornamental planting, wooded areas and trees to be planted.

e. An architectural plan showing elevations and signage style to be used throughout the development in all districts except single-family and two-family may be required by the Planning and Zoning Commission or City Council if deemed appropriate.

f. A Detailed Site Plan may have supplemental data describing standards, regulations, or other data pertinent to the development of the Planned Development District as appropriate to adequately explain or understand the request.

## 29.5 Approval Process and Procedure:

The procedure for establishing a Planned Development District shall follow the procedure for zoning amendments as set forth in [Section 10](#). This procedure is further expanded as follows for approval of Conceptual and Detailed Site Plans.

A. The Planning and Zoning Commission shall recommend and the City Council shall approve a Conceptual Plan or Detailed Site Plan in public hearings. One public hearing at the Planning and Zoning Commission and one at the City Council for the PD request is adequate when:

1. Information on the Conceptual Plan and attached application is sufficient to determine the appropriate use of the land and the Detailed Site Plan will not deviate substantially from it; or,
2. The applicant submits adequate data with the request for the Planned Development District to fulfill the requirement for a Detailed Site Plan.

B. If the Detailed Site Plan conforms substantially to the Conceptual Site Plan as approved by the City Council, then a public hearing on the Detailed Site Plan is not required. The staff shall review the Detailed Site Plan for conformance to the Conceptual Plan and other requirements set forth for a Detailed Site Plan. Approval of a Detailed Site Plan by the City Council is required after review by the Planning and Zoning Commission prior to issuance of a building permit.

If the Detailed Site Plan is not in conformance with the Conceptual Plan, then a public hearing is required by the Planning and Zoning Commission and City Council prior to approval of the Detailed Site Plan. After approval by the City Council, a building permit may be issued for the project.

C. The amending ordinance establishing the Planned Development District shall not be approved until the Conceptual or Detailed Site Plan is approved.

1. The Detailed Site Plan may be approved in sections. When a Site Plan is approved in sections, then separate approvals for subsequent sections or phases will be required.
2. A Detailed Site Plan shall be submitted for approval within one (1) year from the date of approval of the Conceptual Plan. If a Detailed Site Plan is not submitted within one (1) year, the Conceptual Plan is subject to review by the Planning and Zoning Commission and City Council. If some portion of the project is not started within two (2) years, the Planning and Zoning Commission and City Council may review the original Conceptual Plan or Detailed Site Plan to ensure its continued validity. If the City determines the Conceptual Plan is not valid, a new Conceptual Plan must be approved prior to a Detailed Site Plan for the PD District. Although a new Conceptual Plan or Detailed Site Plan may be required to be approved, this does not affect the validity of the PD in terms of uses, density, and other development standards permitted in the PD.

D. When a Planned Development District is being considered, a written form from the appropriate official (i.e. the City Engineer, or his designated representative) discussing the impact on planning, engineering, water utilities, electric, sanitation, building inspection, tax, police, fire, and traffic, as well as written comments from the applicable public agencies, shall be submitted to the Planning and Zoning Commission prior to the Commission making any recommendations to the City Council.

#### 29.6 PD Districts Referenced on Zoning Map:

All Planned Development Districts approved in accordance with the provisions of this Ordinance in its original form, or by subsequent amendments thereto, shall be referenced on the Zoning District Map, and a list of such Planned Development Districts, together with the category of uses permitted therein, shall be maintained as part of this Ordinance - [Appendix A-1](#).

#### 29.7 Existing PD Districts:

Prior to adoption of this Ordinance, the City Council has established various Planned Development Districts, which are to be continued in full force and effect. The ordinances or parts of ordinances approved prior to this Ordinance, as specified in [Appendix A-1](#), shall remain in full force and effect and are the conditions, restrictions, regulations and requirements which apply to the respective Planned Development Districts shown on the Zoning Map at the date of adoption of this Ordinance.

#### 29.8 Uses or Developments Allowed Only by PD Districts:

Because of the uniqueness of the following uses in Rhome, they shall be permitted by PD designation only:

##### A. Single-Family Attached Dwelling (Townhouse)

##### 1. General Purpose and Description:

Single-family attached homes or townhouses allow for the development of attached, zero lot line units on individually platted lots.

##### 2. Height Regulations:



Maximum Height - Two and one-half (2-1/2) stories for the main structures, one (1) story for accessory buildings.

3. Area Regulations:

a. Minimum Front Yard - Twenty feet (20').

b. Minimum Rear Yard - Twenty feet (20').

c. Side Yard Regulations:

(1) Single-family attached dwellings need not have a side yard except that a minimum fifteen-foot (15') side yard is required adjacent to a street. The ends of any two adjacent building complexes or row of buildings shall be at least twenty feet (20') apart. The required side yards shall be designated upon a plat approved by the City Council.

(2) A complex of attached single-family dwellings shall have a minimum length of three dwelling units and shall not exceed one hundred fifty feet (150') in length or the width of six attached units.

d. Size of Lots:

(1) Minimum Lot Area - Two thousand seven hundred (2,700) square feet.

(2) Minimum Lot Width - Twenty-five feet (25').

(3) Minimum Lot Depth - Ninety feet (90').

(4) Maximum Lot Coverage - Eighty-five percent (85%), including main and accessory buildings.

(5) Minimum Dwelling Unit Size - One thousand two hundred (1,200) square feet per unit.

e. Parking Regulations:

(1) Two (2) enclosed spaces on the same lot as the main structure (see [Section 36](#), additional requirements).

(2) In addition, parking shall be available for visitors, recreational use, clubhouse, or sales office. Designated visitor parking spaces shall be provided in common areas at a ratio of one (1) guest/visitor space per four (4) units.

f. Open Space Requirement - All single-family attached developments shall provide usable open space at the same ratio as specified in [Section 20.6](#) (N) and (O).

B. Patio Homes

1. General Purpose and Description:

Patio homes allow for development of detached "zero lot line" homes in a modified residential district which encourage greater use of the side yard areas. Clustered lot patterns, with a common usable open space system, can be incorporated as an integral part of the development.

2. Height Regulations:

Maximum Height - Two and one-half (2-1/2) stories for the main structure; one (1) story for accessory buildings.

3. Area Regulations:

a. Minimum Front Yard - Twenty-five feet (25').

b. Minimum Rear Yard - Twelve feet (12'); twenty feet (20') for a structure accommodating required off-street parking, if provided access from a dedicated or private alley.

c. Side Yard Regulations:

(1) Side Yard Setback: Side yard setbacks are one foot maximum on one side and nine feet (9) on the opposite side. The dwelling shall be no closer than ten feet (10') between the face of exterior walls of neighboring dwelling units.

(2) No roof overhang, gutter or extension from a wall will be allowed to extend into a neighboring property.

(3) The closest exterior roofline to an adjacent property shall be storm guttered if the general slope of the roof falls toward the neighboring property.

(4) Each adjacent lot shall provide an access or use easement of a minimum three feet (3'), adjacent to the "zero" (one foot) side or there must be a three foot (3') setback from the adjacent "zero" side to allow the property owner access for maintenance of his dwelling.

(5) The majority of one side of the structure shall be located within three feet (3') of one side lot line. The building wall that faces the "zero" side of the lot shall not have any doors, windows, ducts, grills, vents, or other openings.

(6) Minimum side yard setback adjacent to a street right-of-way is fifteen feet (15').

d. Size of Lots:

(1) Minimum Lot Area - Five thousand (5,000) square feet.

(2) Minimum Lot Width - Fifty feet (50').

(3) Minimum Lot Depth - Ninety feet (90').

e. Maximum Lot Coverage - Fifty percent (50%) total, including main and accessory buildings.

f. Minimum Area of Dwelling Unit - Each unit shall have a minimum floor area of one thousand two hundred (1,200) square feet.

4. Parking Regulations:

Two (2) enclosed spaces on the same lot as the main structure (see [Section 36](#), Off-Street Parking and Loading Requirements)

C. Mobile Home Development

1. General Purpose and Description:

The purpose of these regulations is to provide for HUD-code mobile homes. Every mobile home community, whether consisting of a mobile home development, park or subdivision, hereafter created, constructed, enlarged or extended within the City shall comply with the standards of this section governing design and construction of improvements and the placement of mobile homes.

The following requirements shall be met or exceeded to allow for approval of a special use permit for a mobile home development, park or subdivision.

2. Type of Mobile Home Development:

A mobile home subdivision shown on a land subdivision plat approved by the City Council and filed for record and designed specifically for mobile home development. Said mobile home parks or subdivision shall not have a density of more than one (1) dwelling unit per acre.

3. Height Regulations:

a. Principal structure: One (1) story not to exceed fifteen feet (15').

b. Accessory structure: One (1) story not to exceed fifteen feet (15'), except storage buildings which shall not exceed ten feet (10') in height.

4. Area Regulations:

a. Minimum Front Setback - Twenty-five feet (25').

b. Minimum Rear Yard - Twenty-five feet (25').

c. Minimum Side Yard - Ten feet (10')

However, if the side yard abuts a dedicated street or highway right-of-way, the setback shall be thirty feet (30') from the right-of-way of the dedicated street. Whenever a mobile home development, a park or subdivision is located adjacent to an existing or zoned residential district without any division such as a dedicated public street, park or permanent open space, all principal buildings or structures shall be set back a minimum of forty feet (40') from the adjoining property line. The setback area shall contain appropriate landscape improvements, fencing, berms or trees to adequately buffer adjoining uses.

d. Size of Lots:

(1) Mobile home - Only one (1) single-family mobile home shall be permitted on each lot of record or each plot within a mobile home subdivision. Each lot of record within a mobile home subdivision shall contain a minimum of one (1) acre.

(2) Mobile home sites are restricted to existing dedicated mobile home districts.

e. Minimum square footage per dwelling unit is fourteen hundred (1,400) square feet.

f. Parking Regulation:

(1) Two (2) enclosed spaces per dwelling unit.

(2) Any accessory uses such as a clubhouse, common recreational center or office shall be required to provide parking according to [Section 36](#).

(3) Adequate guest and visitor parking shall be provided.

(4) Mobile home space access - No mobile home space shall have direct access to a major or collector street (60' wide or larger). Each mobile home space shall have direct access to an internal residential street. Internal streets shall be provided to allow access to public streets for the rapid and safe movement of vehicles used for emergency purposes. Each emergency access or internal street shall have a clear unobstructed width of thirty-four feet (34') and shall have a turnaround of eighty feet (80') diameter; corners of intersecting streets shall have sufficient turning area to permit free movement of emergency vehicles. All streets within a mobile home development, park or subdivision shall be constructed to meet City standards and shall include rolled curb and gutter.

5. Other Requirements:

a. Development Standards - All mobile home developments, parks or subdivisions shall be constructed in accordance with all relevant ordinances and regulations of the City of Rhome, except as otherwise specified within this section of the Ordinance.

All mobile home structures located within a mobile home development, park or subdivision shall be manufactured to either meet or exceed the current Housing and Urban Development mobile home manufacturing standards, as well as any additional standards, as required by the City.

No mobile home, house trailer, dwelling or other structure permitted in the mobile home special use district may be erected, altered, placed, moved or converted on any lot or tract unless it is in conformity with all minimum area regulations specified in this section of the Ordinance.

b. The following shall be permitted as accessory uses within a mobile home subdivision:

(1) Mobile home rental office.

(2) Common swimming pool no nearer than one hundred twenty feet (120') to any residentially zoned districts.

(3) Laundry room for the use of residents.

(4) Garbage storage on a concrete pad, no nearer than one hundred twenty feet (120') to any residentially zoned district or fifty feet (50') to any residence within the mobile home subdivision, and not within the front setback. Garbage storage shall be screened by a masonry fence at least six feet (6') in height ([Section 40](#)).

(5) Toilet and shower facilities when used in conjunction with a swimming pool or community or recreational building. Such facilities shall not otherwise be permitted.

(6) Community or recreational building.

(7) One (1) storage building per lot one hundred twenty (120) square feet or less, and having no plumbing.

When any of the foregoing permitted accessory uses are detached from the principal single-family dwelling, said uses shall be located not less than forty-five feet (45') from the front line, twenty feet (20') from any street right-of-way, and six feet (6') from rear and side lot lines.

c. Accessory Buildings:

(1) Storage facilities shall not be within any required front, side or rear yard and shall have a minimum capacity of two hundred (200) cubic feet per mobile home space. These shall be provided for each space or in compounds located within one hundred feet (100') of each space. Wherever provided storage facilities shall be constructed of noncombustible materials.

(2) Additional accessory buildings, including office for the park, community facilities, house for owner or manager, not exceeding ten percent (10%) of the lot area shall be permitted behind any building line;

provided, however, such accessory buildings shall be solely for the convenience and necessity of the inhabitants of the park.

d. Mobile Home Space Improvements:

- (1) Paving - Each mobile home space shall have a five-inch thick reinforced concrete pad for the purpose of placing the mobile home and shall be of at least the same length and width of the mobile home placed upon it.
- (2) Sanitary Facilities - Each mobile home space shall contain underground water and sewer connections to the City water system.
- (3) Anchoring Devices - Each mobile home space shall be provided with tie-down anchors as provided by state and federal regulations.
- (4) Utilities - All utility service shall be underground.
- (5) Skirting - All skirting shall be of brick, stone, or other masonry or material of equal characteristics or comparable and matching extruded metal material to exterior siding of the mobile home with the necessary vents, screens, and/or openings, and shall be installed prior to occupancy of the mobile home.
- (6) Refuse Containers - All refuse and refuse containers shall be screened from view of all public streets adjacent to the property.

e. Fencing - A permanent privacy screen of masonry or natural stone construction shall be constructed around the perimeter of the mobile home subdivision. Screening fence shall be at least six feet (6') in height and shall be erected along the entire length of the perimeter of the property and it shall be permanently and adequately maintained by the owner of the property. Said screening shall be erected prior to occupancy of the mobile home development, park, or subdivision.

f. Landscaping - Landscaping shall be provided in accordance with the provisions of [Section 37](#) of this Ordinance.

g. Minimum Usable Open Space - Not less than twenty-five percent (25%) of the gross site area shall be devoted to open space, including required yards and buffer areas. Open space shall not include areas covered by structures, parking areas, driveways and internal streets.

A portion of the minimum open space equivalent to two hundred fifty (250) square feet per dwelling unit or a minimum of one-half (1/2) acre, whichever is greater, shall be devoted to planned and permanent usable recreation areas. The amount, location, and type of usable recreation space shall be shown on the site plan.

h. Buffer Area Regulations - Whenever a mobile home subdivision is located adjacent to an existing or zoned residential district or lower density development, without any division such as a dedicated public street, park or permanent open space, all principal buildings or structures shall be set back a minimum of forty feet (40') from the adjoining property line. The setback area shall contain appropriate landscape improvements, fencing, berms or trees to adequately buffer adjoining uses.

D. Private Street Residential Development

1. General and Description

A Private Street Residential Development is any development that contains a group of lots that have no frontage on a publicly dedicated street and are accessible by way of a private street or access easement. Such subdivisions may also limit access to lots or dwelling units by the use of a gate, security guard or other active means of limiting access.

2. Approval Criteria

A private street development may be permitted in the Planned Development zoning district subject to the following approval criteria:

- a. A private street development shall not cross an existing or proposed thoroughfare as shown on the City's Thoroughfare Plan, or any existing public street.
- b. A private street development shall not cross or disrupt an existing or proposed public pedestrian pathway, hike and bike trail or park as shown on the City's Master Plan.
- c. A private street shall not be an arterial or collector street, affect the circulation of local traffic or

have a negative impact on planning for the area. A traffic impact study may be required to show the impact of the limited access development on public streets. The location and number of entrance/exit gates shall be determined based on the traffic study and on a case-by-case basis.

d. The primary access for a private street development shall be from an arterial or collector street as shown on the City's Thoroughfare Plan.

e. To prevent an undesirable concentration of private street developments in any one area of the City, a private street development shall not be directly adjacent to another private street development and no more than two private street developments may face a street within any one-mile segment except as part of a master planned community involving several subdivisions.

### 3. Petition to Convert to Private Streets

Existing public street subdivisions may request a Specific Use Permit (SUP) for a private street subdivision subject to the approval criteria for Planned Development (PD) plus the following additional criteria:

a. An application for a private street subdivision must be accompanied by a petition containing the signatures of the owners of 100% of the existing lots in the subdivision requesting approval of the SUP for a private street subdivision.

b. A property owners' association must be formed or an existing association's bylaws must be changed to accept the responsibility of maintaining the streets. Applicants must agree to maintain the streets and other private appurtenances to City standards thereafter. Any changes thereafter to the property owners' association documents, regarding the streets, must be approved by the City Council.

c. The original final plat for the property must be vacated and a new plat showing the streets as private must be filed. Any appraisal or surveying required to convey the rights-of-way to the property owners' association will be at the cost of the property owners.

d. The subdivision must substantially meet the Subdivision Ordinance requirements for private streets.

**CITY OF RHOME, TEXAS  
ORDINANCE NO. 2021-14**

**AN ORDINANCE AMENDING THE ZONING CODE OF RHOME, CHANGING THE ZONING OF CERTAIN PROPERTIES, SPECIFICALLY ACRES: 3.600, ABST: A-634 MEP & PRR AND IS LOCATED ON THE SE CORNER OF US HIGHWAY 287 NORTHBOUND SERVICE ROAD AND B.C. RHOME, CURRENTLY ZONED AS AG (AGRICULTURAL), AND ACRES: 1.253, LOT: 1, BLK: 1, SUBD: TACO CASA RHOME ADDITION, ABST: A-634 MEP & PRR AND IS LOCATED ON THE SE CORNER OF US HIGHWAY 287 NORTHBOUND SERVICE ROAD AND B.C. RHOME, CURRENTLY ZONED R (RETAIL), TO PD (PLANNED DEVELOPMENT) TO ALLOW FOR ADDITIONAL USES AND DESIGN REQUIREMENTS; PROVIDING FOR THE AMENDMENT OF THE OFFICIAL ZONING MAP TO REFLECT SUCH CHANGES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE, PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Rhome is a Type A general law city acting under its powers granted to it pursuant to state law, including Chapters 6 and 211 of the Texas Local Government Code; and

**WHEREAS**, pursuant to Chapter 211 of the Local Government Code, the City has adopted a comprehensive zoning ordinance and map regulating the location and use of buildings, other structures and land for business, industrial, residential or other purposes, and providing for a method to amend said ordinance and map for the purpose of promoting the public health, safety, morals and general welfare, all in accordance with a comprehensive plan; and

**WHEREAS**, a change in the zoning of the properties listed below was requested by persons or entities having a proprietary interest in those properties; and

**WHEREAS**, a public hearing was at a meeting of the Planning and Zoning Commission on August 2, 2021, and the City Council on August 12, 2021, with respect to the proposed use changes described herein; and

**WHEREAS**, all requirements of law dealing with notice to other property owners, publication and all procedural requirements have been complied with in accordance with the comprehensive zoning ordinance and chapter 211 of the Local Government Code; and

**WHEREAS**, the City Council does hereby deem it advisable and in the public interest to amend The Comprehensive Zoning Ordinance, as amended, as described herein; and

**WHEREAS**, the proposed change is consistent with the City's comprehensive land use plan.

**WHEREAS**, this ordinance and its attached Exhibits A, B, and C, shall encompass the only documents that create and govern the Planned Development District Zoning over the property described herein.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RHOME, TEXAS;**

### **SECTION 1 PROPERTY RE-ZONED**

THAT, The Zoning Code of Rhome, as amended, is hereby amended by rezoning the following properties:

Tract 1 being Legal: Acres: 1.253, Lot: 1, Blk: 1, Subd: TACO CASA RHOME ADDITION, Abst: A-634 MEP & PRR and is located on the SE corner of US Highway 287 Northbound Service Road and B.C. Rhome - just west of Taco Casa located at 201 School Road, Rhome, Texas 76078. Current zoning - Retail

Tract 2 being Acres: 3.600, Abst: A-634 MEP & PRR and is located on the SE corner of US Highway 287 Northbound Service Road and B.C. Rhome - just west of Taco Casa located at 201 School Road, Rhome, Texas 76078. Current zoning – Agricultural

to PD (Planned Development), with uses permitted as set forth in Section 4 of this Ordinance. Tract 1 and Tract 2 are more fully described in Exhibit A attached hereto.

### **SECTION 2 ACCORDANCE WITH COMPREHENSIVE PLAN AND PURPOSES OF ZONING**

The City Council finds that the changes to the zoning districts, boundaries, regulations and uses as herein established have been made in accordance with the City's zoning code and comprehensive plan for the purpose of promoting the health, safety, morals and general welfare of the community. They have been designed to efficiently plan, control and organize development, lessen congestion in the streets, secure safety from fire, panic, flood and other dangers, provide adequate light and air, prevent overcrowding of land, avoid undue concentration of population, and facilitate the adequate provision of transportation, water, sewerage, parks and other public requirements. They have been made after a full and complete hearing with reasonable consideration among other things of the character of the district and its peculiar suitability for the particular uses and with a view of conserving the value of the buildings and encouraging the most appropriate use of land throughout the community.



**SECTION 3**  
**DIRECTION TO AMEND THE OFFICIAL ZONING MAP**

The City Administrator is hereby directed to amend the official zoning map to reflect the changes in uses approved herein.

**SECTION 4**  
**PROPERTY SUBJECT TO ZONING ORDINANCE**

The use of the properties hereinabove described shall be subject to all the applicable regulations contained in the Zoning Code of Rhome and all other applicable and pertinent ordinances of the City of Rhome, Texas, for the zoning district into which they have been assigned. The Planned Development District created herein affecting above-referenced properties shall be specifically subject to the regulations applicable to the R Retail zoning district except in the following respects:

1. The only permitted uses shall be those uses permitted in the R Retail zoning district and specifically, a gas station with diesel bays and a convenience store that is allowed to sell alcohol in accordance with Texas Alcohol Beverage Commission rules and regulations.
2. The Detailed Site Plan attached hereto as Exhibit B is hereby incorporated into this amending ordinance, and shall be referenced on the zoning district map, and such Detailed Site Plan constitutes part of the Zoning Code of Rhome, and governs use of the properties referenced above. To the extent that the attached Detailed Site Plan differs from the regulations applicable to the R Retail zoning district, the Detailed Site Plan shall control.
3. Area Requirements. For the purposes of these regulations the two tracts being rezoned are to be considered one single lot in accordance with the Detailed Site Plan.
  - a. The yard setbacks for the front, rear, and side yards will be five (5') feet.
  - b. The maximum lot coverage shall be 75%.
4. Lighting Requirements: Pole lights surrounding the diesel fueling area will be allowed at the maximum height of thirty-five (35') feet. All other pole lighting will be at a maximum of twenty-two (22') feet.
5. Landscaping Requirements: Landscaping shall conform to the conceptual landscaping plan provided and attached hereto as Exhibit C.
6. Signage Requirements:
  - a. Movement and Directional Control Signs: Movement and Directional Control Signs may be a maximum size of fifteen (15 sq. ft.) square feet. Lettering shall be a maximum of 8" inches in the event the directional sign is an Attached Sign.



- b. Detached Signs - Number of Signs: one (1) Monument sign will be allowed on each frontage, one (1) Freeway sign, four (4) Movement and Directional Control signs, and one (1) truck scale sign will be allowed for a total of eight (8) signs.
- c. Detached Signs - Sizes: Each Monument Sign may be a maximum of ten (10') feet in height, and have a maximum display area of ninety (90') feet. The Freeway sign may be a maximum of one hundred and twenty-five (125') feet in height and have a maximum display area of seven hundred (700 sq. ft.) square feet. Truck scale sign may be a maximum of twenty-three (23') feet and have a maximum display area of one hundred and fifteen (115 sq. ft.) square feet.
- d. Attached Signs: There shall be no limit on the number of attached signs. Each Attached Sign shall not exceed twenty (20 sq. ft.) square feet in size except that one Attached Sign may be one hundred and ninety (190 sq. ft.) square feet. The total maximum effective area of all the attached signs shall not exceed 15% of the entire exterior surface area of the building with no maximum percentage of sign coverage on any given building facade.

## **SECTION 5**

### **SUBSTANTIAL CONFORMANCE – SITE PLAN**

The following may be modified from the configuration shown on the Detailed Site Plan and in the manner and/or degree prescribed herein and shall constitute compliance with the "Zoning Ordinance" as contemplated by Section 41(A)(6)(a) of the Zoning Code of Rhome or be deemed minor changes as contemplated by Section 41(B)(2) of the Zoning Code of Rhome. Such modifications shall be permitted on the Site Plan.

1. Landscaping Plan - Modifications shall be deemed as minor unless there is a reduction in the total number of shrubs and or trees proposed.
2. Relocation of light standards - Modifications shall be deemed as minor unless there is an increase in light trespass upon any adjacent residentially zoned property.
3. Drive locations – Each drive location illustrated on the Detailed Site Plan may be relocated laterally as much as twenty-five (25') feet in either direction as necessary to address Texas Department of Transportation requirements. Appurtenant site plan revisions necessary to accomplish site shall also be permitted.
4. Site plan – Reductions to lot coverage and/or building size shall be deemed as minor changes. Changes resulting in an increase of lot coverage and/or building size of less than ten (10%) per cent shall be deemed minor revisions.

**SECTION 6**  
**PLANNED DEVELOPMENT DISTRICT DESIGNATION**

THAT, Appendix A-1, "Planned Development Districts" of the Zoning Code of Rhome, as amended, is hereby amended by adding the following Planned Development District:

August 12, 2021 – QuickTrip

**SECTION 7**  
**ORDINANCE CUMULATIVE**

This Ordinance shall be cumulative of all other ordinances of the City of Rhome affecting zoning and land use, and shall not repeal any of the provisions of such ordinances except in those instances where provisions of such ordinances are in direct conflict with the provisions of this ordinance in which case the provisions of this ordinance shall control.

**SECTION 8**  
**PENALTY**

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense. In addition, any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance may be subjected to such civil penalties as authorized by law.

**SECTION 9**  
**RESERVATION OF RIGHTS AND REMEDIES FOR ACCRUED VIOLATIONS**

All rights or remedies of the City are expressly saved as to any and all violations of the Zoning Code of Rhome, as amended, or any other ordinance affecting zoning and land use that have accrued at the time of the effective date of this Ordinance and as to such accrued violations and all pending litigation, both civil and criminal, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the Courts.

**SECTION 10  
SEVERABILITY**

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

**SECTION 11  
PUBLICATION**

The City Secretary of the City of Rhome is hereby directed to publish in the official newspaper of the City the caption, penalty clause, and effective date clause of this ordinance as required by law.

**SECTION 12  
EFFECTIVE DATE**

This ordinance shall be in full force and effect from and after its passage and publication as required by law, and it is so ordained.

**PASSED AND APPROVED** by the City Council of the City of Rhome, Texas, this the 12th day of August 2021.

\_\_\_\_\_  
Jo Ann Wilson,  
Mayor

[SEAL]

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Shannon Montgomery, TRMC  
City Secretary

\_\_\_\_\_  
Carvan E. Adkins,  
City Attorney

## **EXHIBIT A** (Property Description)

**TRACT 1:** Lot 1, Block A of TACO CASA RHOME ADDITION, an Addition to the City of Rhome, Wise County, Texas according to the Plat thereof, recorded in Cabinet D, Slide 547, Plat Records of Wise County, Texas.

**TRACT 2: BEING** a tract of land out of the M.E.P. & P.R.R. Survey, Abstract Number 634, in the City of Rhome, Wise County, Texas, and being that same tract of land described by deed to Richard F. Young as recorded under Volume 1888, Page 294, Official Public Records, Wise County, Texas, (O.P.R.W.C.T.), the subject tract being more particularly described by metes and bounds as follows (bearings are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83)):

**BEGINNING** at a point for the northeast corner of said Young tract and the herein described tract, said point being in the south right-of-way of State Highway 114, having a 100 foot right-of-way per State of Texas Final Right-Of-Way Map (project number 352-2-9), from which a 1/2 inch rebar with cap stamped, "BRITAIN CRAWFORD" found bears South 15 degrees 02 minutes 08 seconds East, a distance of 3.65 feet;

**THENCE** South 15 degrees 02 minutes 08 seconds East, with the east line of said Young tract, a distance of 800.01 feet to a point for the southeast corner thereof, from which a 3/8 inch rebar found for the northeast corner of a tract of land described by deed to Rhome No. 1 Joint Venture as recorded under Volume 156, Page 381, (O.P.R.W.C.T.) bears South 89 degrees West, a distance of 1.70 feet;

**THENCE** South 89 degrees 38 minutes 20 seconds West, with the south line of said Young tract, a distance of 333.92 feet to a point from which a 1/2 inch rebar found with cap stamped, "ESLLC 1869-5627" bears South 74 degrees East, a distance of 2.43 feet, said point being in the east right-of-way of U.S. Highway 81/287, having a variable width right-of-way per State of Texas Final Right-Of-Way Map (project number(s) 13-8-36 and 13-8-34) and being the beginning of a non-tangent curve to the right, having a radius of 2,689.79 feet, with a delta angle of 02 degrees 04 minutes 40 seconds, whose chord bears North 07 degrees 55 minutes 18 seconds West, a distance of 97.54 feet;

**THENCE** with the east right-of-way of said U.S. Highway 81/287, with the west line of said Young tract, and along said non-tangent curve to the right, an arc length of 97.55 feet;

**THENCE** North 02 degrees 42 minutes 20 seconds East, with the east right-of-way of said U.S. Highway 81/287, and with the west line of said Young tract, a distance of 188.50 feet to a brass monument found;

**THENCE** North 11 degrees 58 minutes 20 seconds East, with the east right-of-way of said U.S. Highway 81/287, and with the west line of said Young tract, a distance of 464.40 feet to a concrete monument found;

**THENCE** North 44 degrees 13 minutes 54 seconds East, with the northwest line of said Young tract, a distance of 49.58 feet to the **POINT OF BEGINNING** and enclosing 3.601 acres (156,844 square feet) of land, more or less.

DRAFT



Q  
P  
N  
M  
L  
K  
J  
H  
G  
F  
E  
D  
C  
B  
A

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

FILE LOCATION: C:\Users\barren\Downloads\08-1873\_Civil\TCHK.dwg TAB NAME: Site (Prelim) USER: barren  
SAVED: 7/20/2021 10:43 AM PLOTTED: 7/20/2021 12:51 PM

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

Q  
P  
N  
M  
L  
K  
J  
H  
G  
F  
E  
D  
C  
B  
A

**SITE LEGEND**

- BOUNDARY LINE
- CONCRETE CURB AND GUTTER
- MOUNTABLE CURB W/RADIUS PROTECTOR
- PARKING SPACE INDICATOR
- AREA LIGHT
- MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS
- TRANSFORMER
- FUEL SYSTEM ACCESS MANWAY

**SITE DATA (QUIKTRIP STORE)**

PROPOSED/EXISTING ZONING: COMMERCIAL/ETJ  
PROPOSED USE: CONVENIENCE STORE/FUEL

**SITE AREA INFORMATION:**

GROSS AREA:	211,425 S.F.	4,854 AC.
NET AREA:	211,425 S.F.	4,854 AC.
QUIKTRIP BUILDING:	4,993 S.F.	
QUIKTRIP FUELING CANOPY:	7,279 S.F.	
PARCEL COVERAGE:	65.06 %	
PARKING REQUIRED:	1 PER 200SF+ 1 PER 3 FUEL PUMP SF = 28 INCL. 2 ACCESSIBLE	
PARKING PROVIDED:	50 INCL. 2 ACCESSIBLE	
MAX. BUILDING HEIGHT:	20'-0" AT FRONT DOOR	

**STATE HIGHWAY 114**  
POSTED SPEED LIMIT: 40 MPH  
(B.C. RHOME AVENUE)  
(100' R.O.W. PER STATE OF TEXAS FINAL RIGHT-OF-WAY MAP - PROJECT# R.W. 352-2-9)

**U.S. HIGHWAY 81/287**  
POSTED SPEED LIMIT: 30 MPH  
(VARIABLE WIDTH R.O.W. PER STATE OF TEXAS FINAL RIGHT-OF-WAY MAP - PROJECT# R.W. 150-36 & R.W. 13-8-34)

**QUICKTRIP No. 1873**  
12345 S. MAIN STREET  
ANYTOWN, USA

**QT**

© COPYRIGHT QUICKTRIP CORPORATION 2011  
ANY UNAUTHORIZED USE, REPRODUCTION, PUBLICATION, DISTRIBUTION, OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

PROTOTYPE: P-106 (05/01/21)  
DIVISION:  
VERSION: 001  
DESIGNED BY:  
DRAWN BY:  
REVIEWED BY:

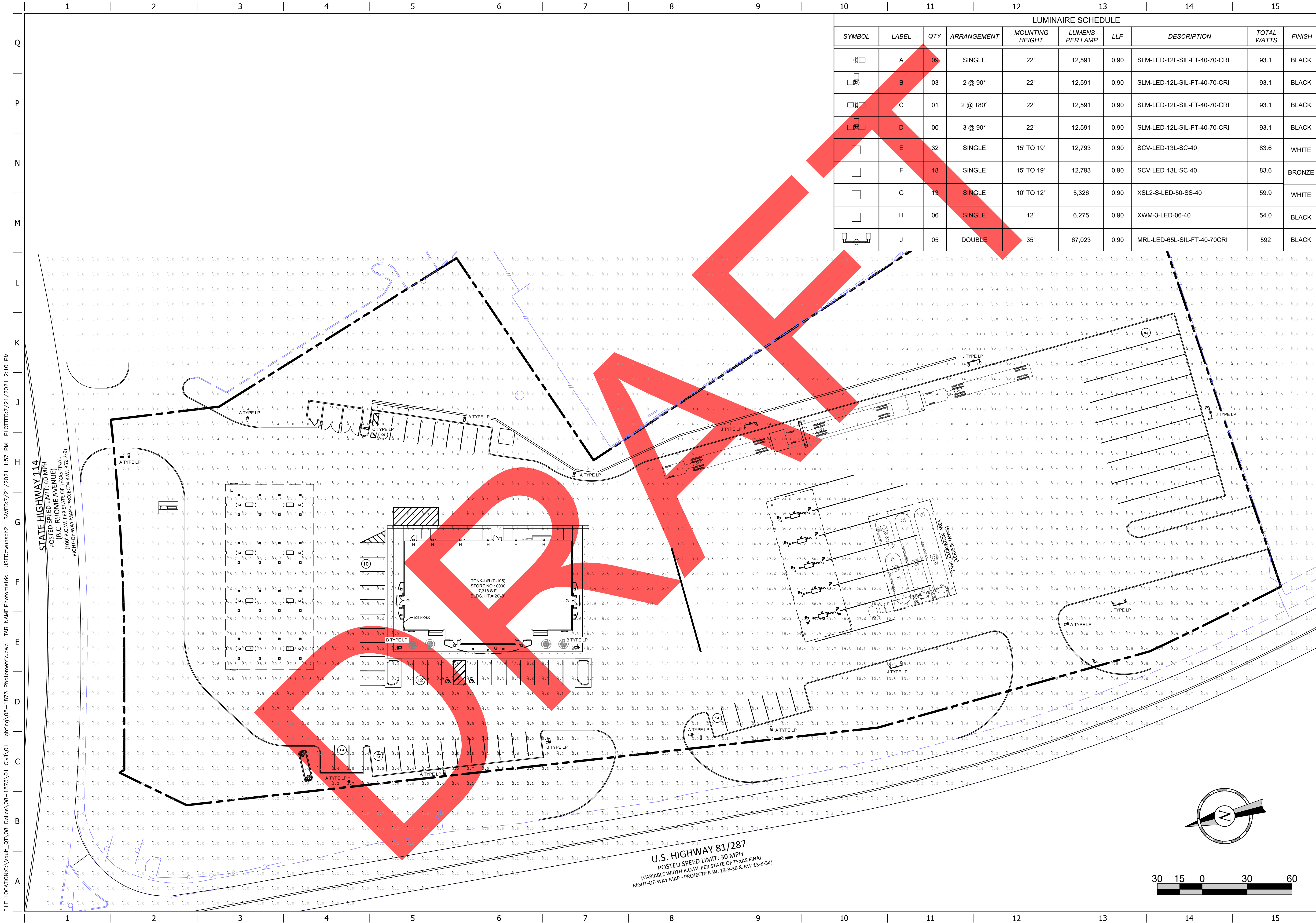
REV. DATE DESCRIPTION

SHEET TITLE:  
PRELIMINARY SITE PLAN

SHEET NUMBER:  
2

50 25 0 50 100





LUMINAIRE SCHEDULE									
SYMBOL	LABEL	QTY	ARRANGEMENT	MOUNTING HEIGHT	LUMENS PER LAMP	LLF	DESCRIPTION	TOTAL WATTS	FINISH
	A	09	SINGLE	22'	12,591	0.90	SLM-LED-12L-SIL-FT-40-70-CRI	93.1	BLACK
	B	03	2 @ 90°	22'	12,591	0.90	SLM-LED-12L-SIL-FT-40-70-CRI	93.1	BLACK
	C	01	2 @ 180°	22'	12,591	0.90	SLM-LED-12L-SIL-FT-40-70-CRI	93.1	BLACK
	D	00	3 @ 90°	22'	12,591	0.90	SLM-LED-12L-SIL-FT-40-70-CRI	93.1	BLACK
	E	32	SINGLE	15' TO 19'	12,793	0.90	SCV-LED-13L-SC-40	83.6	WHITE
	F	18	SINGLE	15' TO 19'	12,793	0.90	SCV-LED-13L-SC-40	83.6	BRONZE
	G	13	SINGLE	10' TO 12'	5,326	0.90	XSL2-S-LED-50-SS-40	59.9	WHITE
	H	06	SINGLE	12'	6,275	0.90	XWM-3-LED-06-40	54.0	BLACK
	J	05	DOUBLE	35'	67,023	0.90	MRL-LED-65L-SIL-FT-40-70CRI	592	BLACK

PROJECT NO.:#####

QuikTrip No. 1873

U.S. HIGHWAY 81/287 & STATE HIGHWAY 114

RHOME, TX

© 2011 QUIKTRIP CORPORATION. ALL RIGHTS RESERVED. ANY UNAUTHORIZED USE, REPRODUCTION, PUBLICATION, DISTRIBUTION, OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

PROTOTYPE:

DIVISION: 08

VERSION: 001

DESIGNED BY:

DRAWN BY: TRW

REVIEWED BY:

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:

SHEET TITLE:





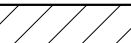
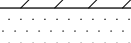
PHOTOMETRIC SITE PLAN

SHEET NUMBER:

C160



**ORDINANCE 2021-14**  
**EXHIBIT C - LANDSCAPING PLAN**

Landscape Schedule					
USE	SYMBOL	COMMON NAME <i>Botanical Name</i>	MINIMUM SIZE/ HEIGHT/SPREAD	QUANTITIES	COMMENTS
SHRUBS		LOROPETALUM (CHINESE FRINGE FLOWER) <i>Loropetalum chinense</i> var. <i>rubrum</i>	HEIGHT/SPREAD RATIO = 3:2 15"ø X 10" HT MIN	64	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR LANDSCAPE BED LOCATIONS AND SHRUB SPACING
		NEEDLE POINT HOLLY <i>Ilex Cornuta "Needle Point"</i>	HEIGHT/SPREAD RATIO = 3:2 24"ø X 16" HT MIN	14	
		JAPANESE BOXWOOD <i>Buxus Microphylla</i>	HEIGHT/SPREAD RATIO = 1:1 36"ø X 36" HT MIN	74	
FRONTAGE TREES		CHINESE PISTACHE <i>Pistacia Chinensis</i>	3" CALIPER 12' HT	20	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR TREE PLACEMENT, AND PLANTING SPECIFICATIONS
MISC		TIFWAY 419 BERMUDA SOD		56,388 S.F.	CONTRACTOR TO VERIFY TREE TYPE, LOCATION, SIZE, HEIGHT, AND SPREAD WITH OFF REPRESENTATIVE PRIOR TO INSTALLATION
		BERMUDA SEED		27,443 S.F.	

LANDSCAPE REQUIREMENTS		
	REQUIRED ORDINANCE	PROVIDED
INTERIOR PARKWAY	STATE HIGHWAY 114	
	MINIMUM 15' WIDE BUFFER	15' PROVIDED
	STATE HIGHWAY 287	
	MINIMUM 15' WIDE BUFFER	15' PROVIDED
STREETSCAPE REQUIREMENTS	1 TREE PER 60 LF OF FRONTAGE = 14 LARGE TREES	14 LARGE TREES PROVIDED
	STATE HIGHWAY 287	
	20% OF STREETSCAPE AREA MUST BE LANDSCAPE 86,387 SF-CANOPY AREA (7280 SF)= 80,066 SF X0.20=15,822 SF	25,184 SF=31.5% PROVIDED
SIDE YARD REQUIREMENTS	STATE HIGHWAY 114	
	15' MINIMUM WIDTH ADJACENT TO FRONTAGE	15' WIDTH PROVIDED
	5' MINIMUM WIDTH BUFFER WHEN NOT ADJACENT TO FRONTAGE OR SINGLE FAMILY	5' WIDTH PROVIDED
BACK YARD REQUIREMENTS	5' MINIMUM WIDTH BUFFER WHEN NOT ADJACENT TO FRONTAGE OR SINGLE FAMILY	5' WIDTH PROVIDED
	SECTION 37 PART "G" MINIMUM LANDSCAPE REQUIREMENTS	
GENERAL TREE REQUIREMENTS	TOTAL LANDSCAPE AREA (10%) = 21,143 SF	PROVIDED = (26.7%) 56,388 SF
	MINIMUM 50% OF TREES SHALL BE LARGE TREES	PROVIDED
	1 TREE PER 400 SF OF PARKING LOT LANDSCAPE AREA (2,180 SF)=2,180 SF/400 SF= 6 TREES	6 TREES PROVIDED
	1 TREE LOCATED ALL PARKING TERMINUS	PROVIDED
	MINIMUM CALIPER SIZE OF 3" AT TIME OF PLANING	PROVIDED
	MUST BE SELECTED FROM APPROVED TREE LIST	PROVIDED PER LIST
	1 TREE LOCATED WITHIN 60' FROM ALL PARKING SPACES	PROVIDED

PRELIMINARY  
FOR REVIEW ONLY  
THESE DOCUMENTS ARE FOR  
DESIGN REVIEW ONLY AND  
NOT INTENDED FOR THE  
PURPOSES OF CONSTRUCTION,  
BIDDING OR PERMIT. THEY  
WERE PREPARED BY, OR  
UNDER THE SUPERVISION OF:  
JONATHAN E. SCHINDLER  
P.E.# 108864  
DATE: July 21, 2021

PROJECT NO.:QT20005



5200 State Highway 121  
Colleyville, Texas 76034  
Phone: 817-488-4960  
Texas Firm No: 15874

QuikTrip No. 1873



© COPYRIGHT QUIKTRIP CORPORATION 2011  
ANY UNAUTHORIZED USE, REPRODUCTION,  
PUBLICATION, DISTRIBUTION, OR SALE IN  
WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

PROTOTYPE: P-105 (02/01/21)
DIVISION:
VERSION: 001
DESIGNED BY: SB
DRAWN BY: SB
REVIEWED BY: JES

[illegible]

SHEET TITLE:

SHEET NUMBER:

HEET NUMBER:









**QuikTrip**

4705 South 129th East Ave.  
Tulsa, OK 74134-7008  
P.O. Box 3475  
Tulsa, OK 74110-1700

August 12, 2021 Council Agenda Packet

Store #  
1873

Serial #  
08-1873-TCNKP

Scale:

Issue Date:

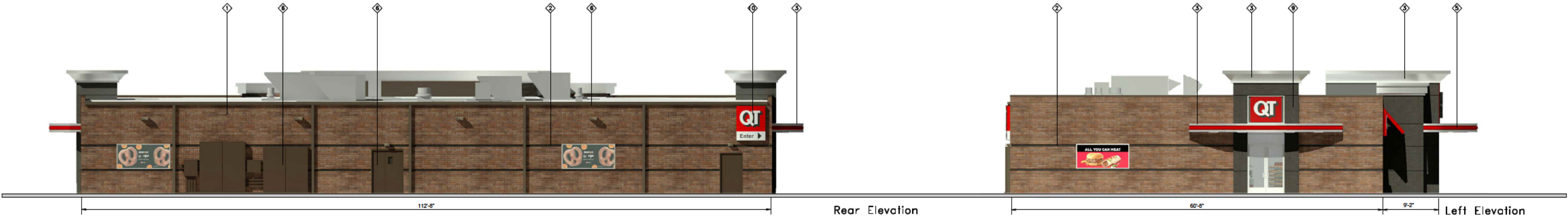
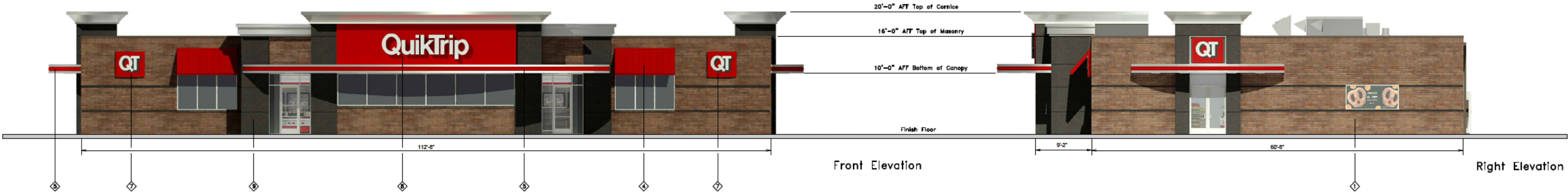
Address:  
SEC HWY 114 and HWY 81


Drawn By:  
JK

Rev/Notes:

City, State:  
Rhome TX

COPYRIGHT © 2011 QUIKTRIP CORPORATION DESIGN PATENTS  
QUIKTRIP PLANS ARE THE EXCLUSIVE PROPERTY OF QUIKTRIP CORPORATION, TULSA,  
OKLAHOMA. THESE PLANS ARE PROTECTED IN THEIR ENTIRETY BY DOMESTIC AND  
INTERNATIONAL COPYRIGHT AND PATENT STATUTES. ANY UNAUTHORIZED USE, REPRODUCTION,  
PUBLICATION, DISTRIBUTION OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.





**QuikTrip.**

4705 South 129th East Ave.  
Tulsa, OK 74134-7008  
P.O. Box 3475  
Tulsa, OK 74101-3475  
(918) 515-1700

Store # 1873

Serial # 08-1873-TCNK

Scale:

Issue Date:

Address: SEC HWY 114 and HWY 81

Drawn By: JK

Rev/Notes:

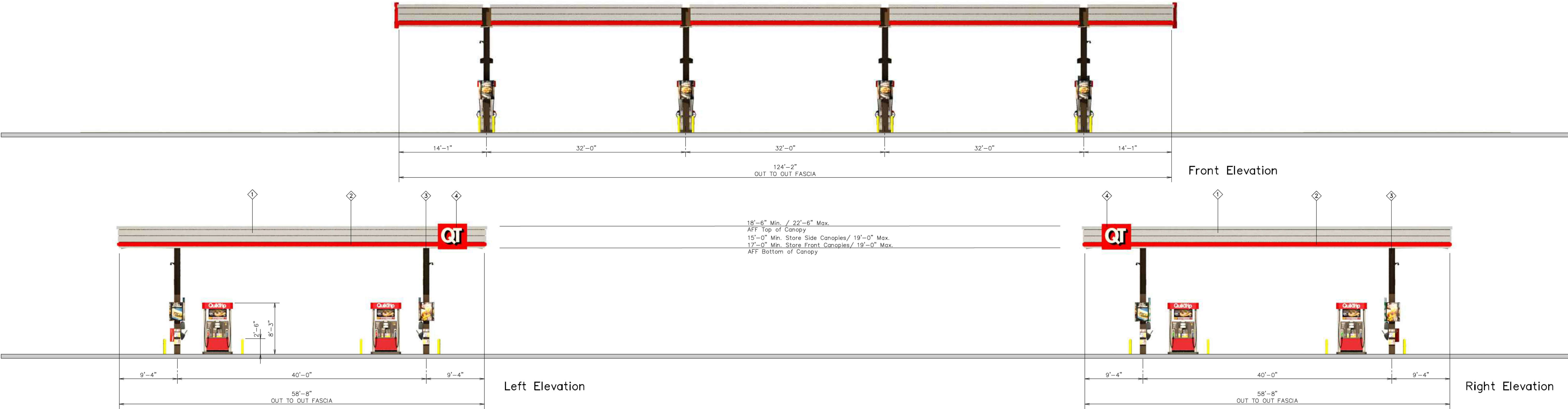
City, State: Rhome TX


COPYRIGHT © 2011 QUIKTRIP CORPORATION DESIGN PATENTS  
QUIKTRIP PLANS ARE THE EXCLUSIVE PROPERTY OF QUIKTRIP CORPORATION, TULSA, OKLAHOMA. THESE PLANS ARE PROTECTED IN THEIR ENTIRETY BY DOMESTIC AND INTERNATIONAL COPYRIGHT AND PATENT STATUTES. ANY UNAUTHORIZED USE, REPRODUCTION, PUBLICATION, DISTRIBUTION OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

②	FINISH	MANUFACTURER	SPECIFICATION
1	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2	MIDNIGHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3	BRUSHED ALUMINUM	REYNOLDS	PASCA
4	QT RED	SHERWIN-WILLIAMS	STANDING SEAM AWNING
5	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
6	QT BROWN	SHERWIN-WILLIAMS	METAL/PAIN
7	IDB-20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
8	CL-60K	ALLEN INDUSTRIES	SIGNAGE
9	GRANITE	ATO	AT1000 EPS
10	IDB-DV	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE

Page 83 of 152





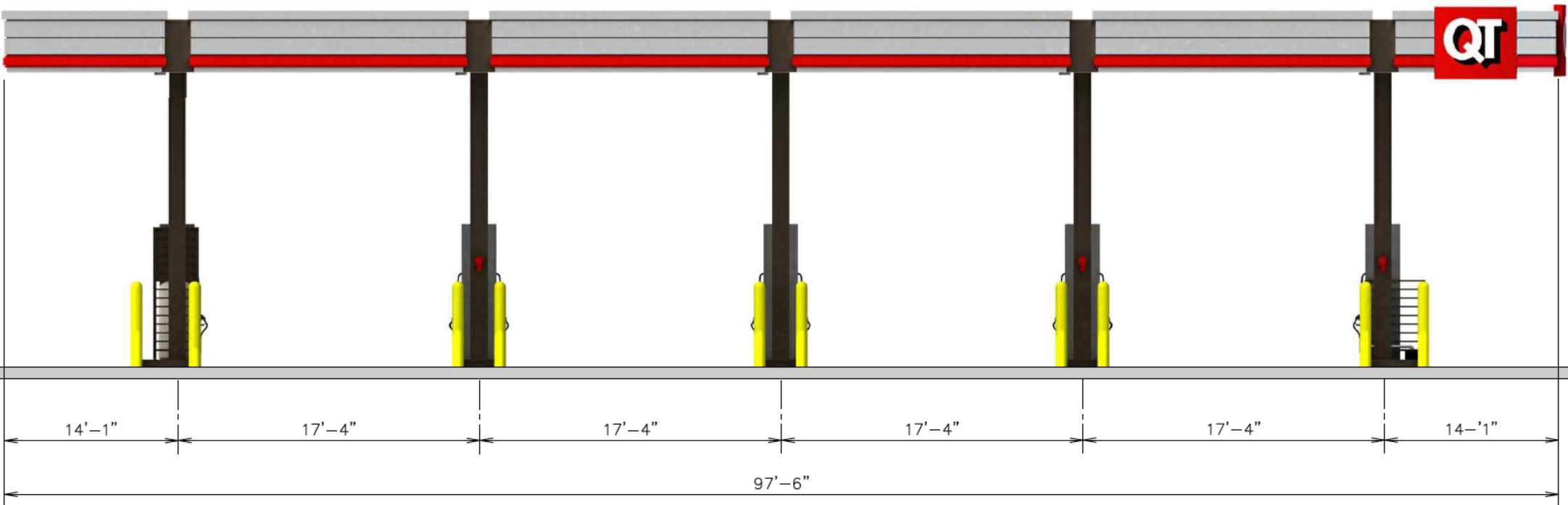


**QuikTrip.**  
4705 South 129th East Ave.  
Tulsa, OK 74134-7008  
P.O. Box 3475  
Tulsa, OK 74101-3475  
(918) 615-7700

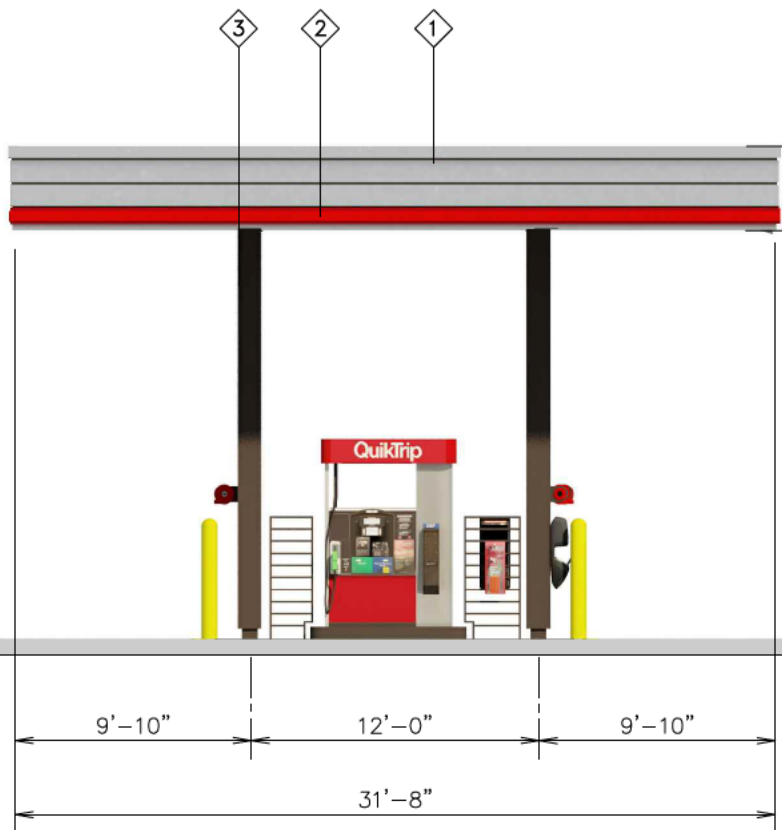
Store # <b>1873</b>		Double Stack 8 Canopy Elevations		Address: <b>SEC HWY 114 and HWY 81</b>		City, State: <b>Rhome, TX</b>	
Serial # <b>08-1873-GD08</b>	Scale: <b>1/8"=1'-0"</b>	Issue Date: <b>04.06.21</b>	Drawn By: <b>BP</b>	Rev/Notes:	COPYRIGHT © 2011 QUIKTRIP CORPORATION DESIGN PATENTS QUIKTRIP PLANS ARE THE EXCLUSIVE PROPERTY OF QUIKTRIP CORPORATION, TULSA, OKLAHOMA. THESE PLANS ARE PROTECTED IN THEIR ENTIRETY BY DOMESTIC AND INTERNATIONAL COPYRIGHT AND PATENT STATUTES. ANY UNAUTHORIZED USE, REPRODUCTION, PUBLICATION, DISTRIBUTION OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.		

①	FINISH	MANUFACTURER	SPECIFICATION
1	BRUSHED ALUMINUM	REYNOLBOND	CANOPY
2	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
3	QT BROWN	SHERWIN - WILLIAMS	METAL PAINT
4	IDC-20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
5	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK

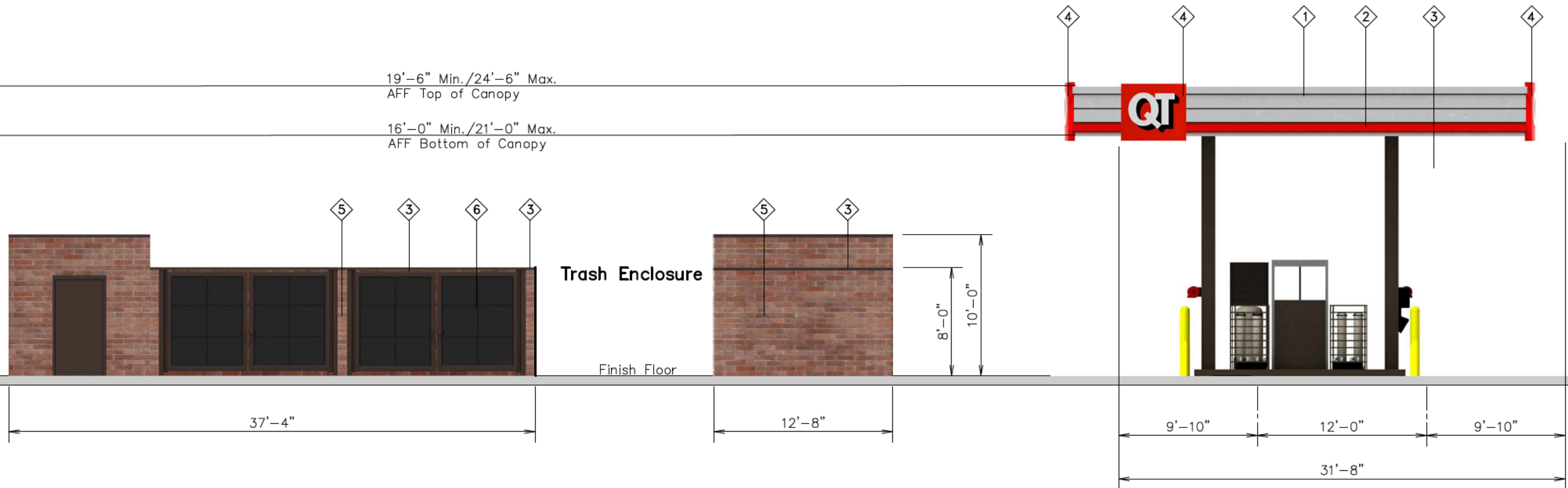




Front Elevation



Left Elevation



Right Elevation



**QuikTrip.**

4705 South 129th East Ave.  
Tulsa, OK 74134-7008  
P.O. Box 3475  
Tulsa, OK 74101-3475  
(918) 615-7700

Store #

1873

4 Bay Diesel Canopy

Address:

SEC HWY 114 and HWY 81

City, State:

Rhome, TX

Serial #

08-1873-DV04

Scale:

1/8"=1'-0"

Issue Date:

04.06.21

Drawn By:

BP

Rev/Notes:

COPYRIGHT © 2011 QUIKTRIP CORPORATION DESIGN PATENTS  
QUIKTRIP PLANS ARE THE EXCLUSIVE PROPERTY OF QUIKTRIP CORPORATION, TULSA,  
OKLAHOMA. THESE PLANS ARE PROTECTED IN THEIR ENTIRETY BY DOMESTIC AND  
INTERNATIONAL COPYRIGHT AND PATENT STATUTES. ANY UNAUTHORIZED USE, REPRODUCTION,  
PUBLICATION, DISTRIBUTION OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

②	FINISH	MANUFACTURER	SPECIFICATION
1	BRUSHED ALUMINUM	IREYNBOND	CANOPY
2	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
3	QT BROWN	SHERWIN - WILLIAMS	METAL PAINT
4	100-20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
5	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
6	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH







### Project Information

Client **QuikTrip.**

Location  
**Various**

## File Gen3 Scales Sign

Project Manager  
**Betsy Swan**

Sales  
**Tom Allen**

Design  
**Sid Nowell**

Date / Description	Amount
10/1/2018	100.00
10/2/2018	200.00
10/3/2018	300.00
10/4/2018	400.00
10/5/2018	500.00
10/6/2018	600.00
10/7/2018	700.00
10/8/2018	800.00
10/9/2018	900.00
10/10/2018	1000.00
10/11/2018	1100.00
10/12/2018	1200.00
10/13/2018	1300.00
10/14/2018	1400.00
10/15/2018	1500.00
10/16/2018	1600.00
10/17/2018	1700.00
10/18/2018	1800.00
10/19/2018	1900.00
10/20/2018	2000.00
10/21/2018	2100.00
10/22/2018	2200.00
10/23/2018	2300.00
10/24/2018	2400.00
10/25/2018	2500.00
10/26/2018	2600.00
10/27/2018	2700.00
10/28/2018	2800.00
10/29/2018	2900.00
10/30/2018	3000.00
10/31/2018	3100.00
11/1/2018	3200.00
11/2/2018	3300.00
11/3/2018	3400.00
11/4/2018	3500.00
11/5/2018	3600.00
11/6/2018	3700.00
11/7/2018	3800.00
11/8/2018	3900.00
11/9/2018	4000.00
11/10/2018	4100.00
11/11/2018	4200.00
11/12/2018	4300.00
11/13/2018	4400.00
11/14/2018	4500.00
11/15/2018	4600.00
11/16/2018	4700.00
11/17/2018	4800.00
11/18/2018	4900.00
11/19/2018	5000.00
11/20/2018	5100.00
11/21/2018	5200.00
11/22/2018	5300.00
11/23/2018	5400.00
11/24/2018	5500.00
11/25/2018	5600.00
11/26/2018	5700.00
11/27/2018	5800.00
11/28/2018	5900.00
11/29/2018	6000.00
11/30/2018	6100.00
12/1/2018	6200.00
12/2/2018	6300.00
12/3/2018	6400.00
12/4/2018	6500.00
12/5/2018	6600.00
12/6/2018	6700.00
12/7/2018	6800.00
12/8/2018	6900.00
12/9/2018	7000.00
12/10/2018	7100.00
12/11/2018	7200.00
12/12/2018	7300.00
12/13/2018	7400.00
12/14/2018	7500.00
12/15/2018	7600.00
12/16/2018	7700.00
12/17/2018	7800.00
12/18/2018	7900.00
12/19/2018	8000.00
12/20/2018	8100.00
12/21/2018	8200.00
12/22/2018	8300.00
12/23/2018	8400.00
12/24/2018	8500.00
12/25/2018	8600.00
12/26/2018	8700.00
12/27/2018	8800.00
12/28/2018	8900.00
12/29/2018	9000.00
12/30/2018	9100.00
12/31/2018	9200.00
1/1/2019	9300.00
1/2/2019	9400.00
1/3/2019	9500.00
1/4/2019	9600.00
1/5/2019	9700.00
1/6/2019	9800.00
1/7/2019	9900.00
1/8/2019	10000.00
1/9/2019	10100.00
1/10/2019	10200.00
1/11/2019	10300.00
1/12/2019	10400.00
1/13/2019	10500.00
1/14/2019	10600.00
1/15/2019	10700.00
1/16/2019	10800.00
1/17/2019	10900.00
1/18/2019	11000.00
1/19/2019	11100.00
1/20/2019	11200.00
1/21/2019	11300.00
1/22/2019	11400.00
1	

04/06/11 Issue Date  
04/08/11 Graphic layouts added w/color ref.  
05/22/12 Design Option 1  
10/08/12 Fab'd top box / LED details  
10/15/12 call box amperage note (page 7)  
06/04/17 Revised to "Certified Scales"

**Client Review Status**

Allen Industries, Inc. requires that an "Approved" drawing be obtained from the client prior to any production release or production release revision.

☐ Approved    ☐ Approved as Noted    ☐ Revise & Resubmit

Name \_\_\_\_\_

Title \_\_\_\_\_ Date \_\_\_\_\_

## Notes

[illegible]

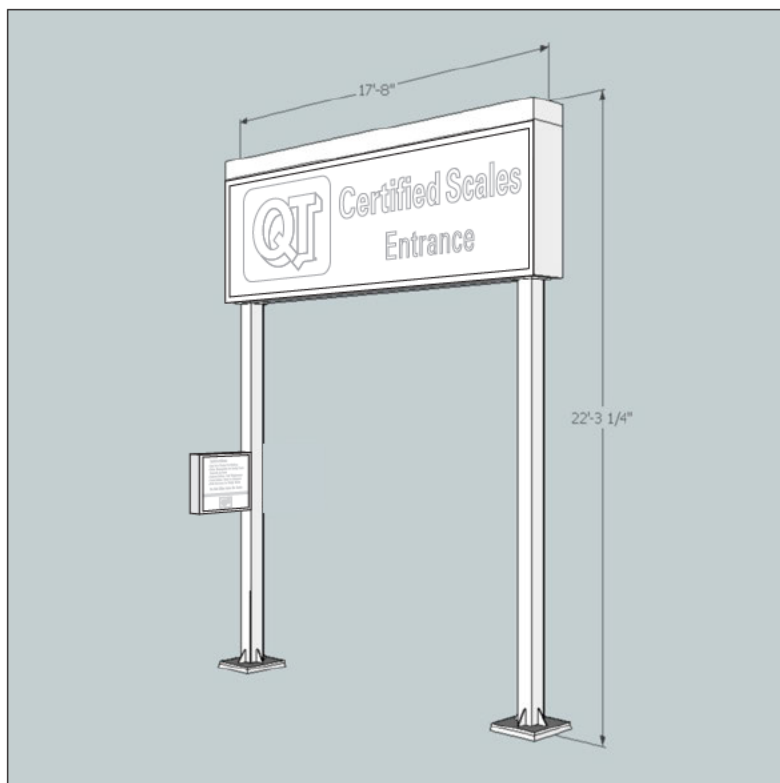
## Declaration

The Drawing / Design illustrated is the property of QuikTrip Corporation and Allen Industries, Inc. The production, copying, or use hereof is prohibited without written consent. Any infringement will be subject to legal action.

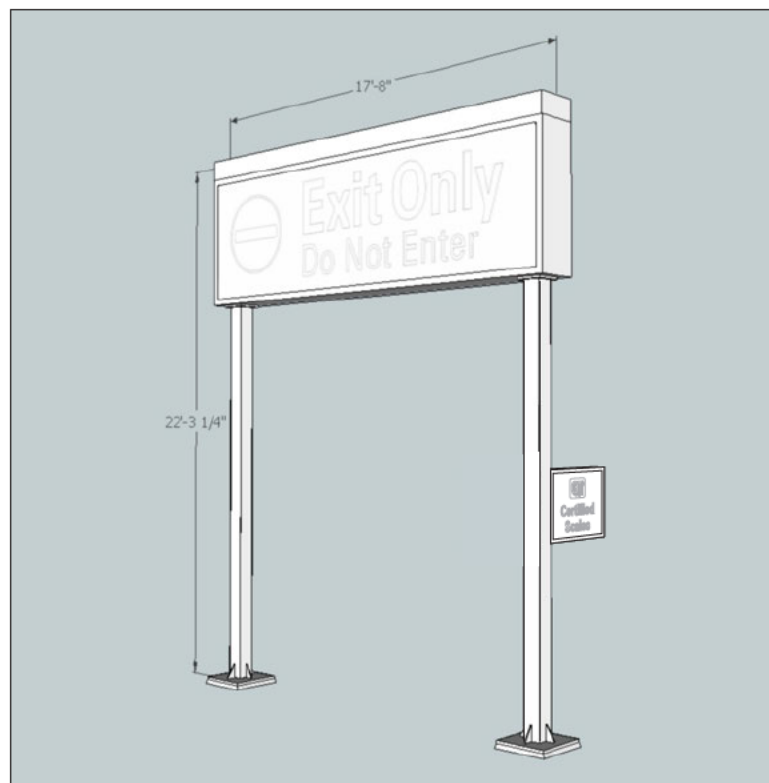


**Corporate Signage Division**  
6434 Burnt Poplar Road, Greensboro, NC 27409  
**Phone 800-967-2553 Fax 336-668-2791**

*Because Image Is Everything™*



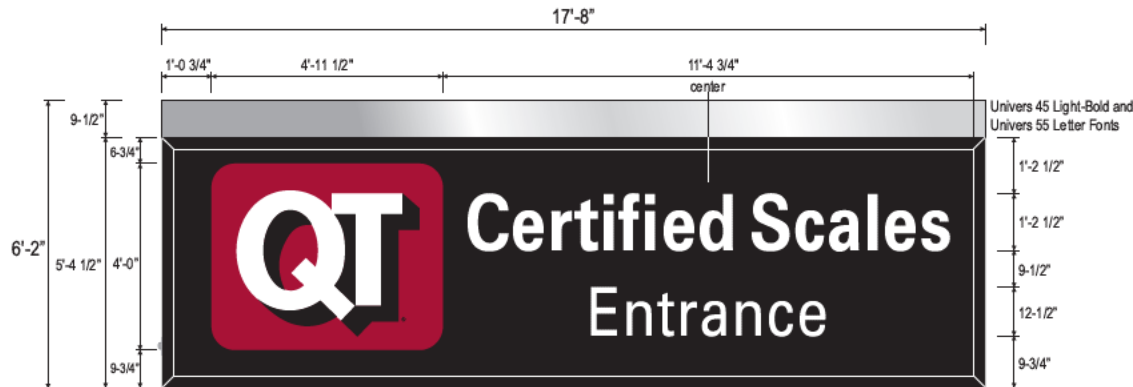
**Front Side / Front of Call Box**  
Scale NTS



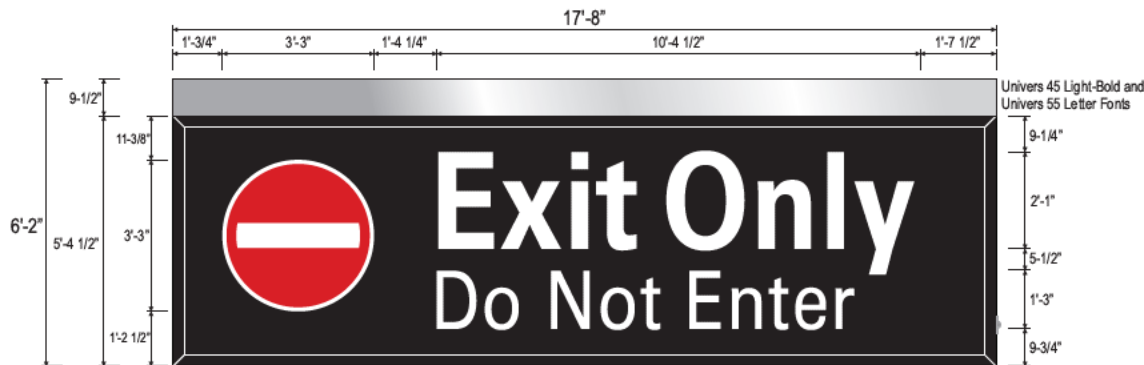
**Back Side / Back of Call Box**  
Scale NTS

**Design Option 1**  
**Graphic Layout and Sizes Illustrated provided by the**  
**QT - TC Scales Art, Vertical Pole Sign, TC Series,**  
**Issue Date 4/20/12**

**Regarding Fabrication Fit & Finish of All QT Signs:**  
 Visible fabrication seams and welded joints are to be sanded smooth, filled and finished to QT specifications. Any visible fasteners are to be countersunk and have painted heads. Face retainers must fit flush and have even, minimal seams. Any variation from this directive must be brought to the attention of QT Quality Control Manager without delay.



**Front Side - Graphic Layout Scale 3/8" = 1'-0"**



**Back Side - Graphic Layout Scale 3/8" = 1'-0"**



**Gen III Scale Sign**  
**Design Option 1**

**Project Information**

Client **QuikTrip**

Location  
 Various

File <b>Gen3 Scales Sign</b>	Project Manager <b>Betsy Swan</b>
Sales <b>Tom Allen</b>	Design <b>Sid Nowell</b>

**Date / Description**

04/06/11 Issue Date  
 04/08/11 Graphic layouts added w/color ref.  
 05/22/12 Design Option 1  
 10/08/12 Fab'd top box / LED details  
 10/15/12 call box amperage note (page 7)  
 06/04/17 Revised to "Certified Scales"

**Client Review Status**

Allen Industries, Inc. requires that an ☐ Approved drawing be obtained from the client prior to any production release or production release revision.  
☐ Approved ☐ Approved as Noted ☐ Revise & Resubmit  
 Name \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_

**Notes**

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Declaration**

The Drawing / Design illustrated is the property of QuikTrip Corporation and Allen Industries, Inc. The production, copying, or use hereof is prohibited without written consent. Any infringement will be subject to legal action.

**Allen Industries**  
 Corporate Identity Programs  
 Corporate Signage Division  
 6434 Burnt Poplar Road, Greensboro, NC 27409  
 Phone 800-967-2553 Fax 336-668-2791  
*Because Image Is Everything™*



**Gen III Scale Sign  
Design Option 1**

**Project Information**

Client **QuikTrip**

Location  
Various

File <b>Gen3 Scales Sign</b>	Project Manager <b>Betsy Swan</b>
Sales <b>Tom Allen</b>	Design <b>Sid Nowell</b>

**Date / Description**

04/06/11	Issue Date
04/08/11	Graphic layouts added w/color ref.
05/22/12	Design Option 1
10/08/12	Fab'd top box / LED details
10/15/12	call box amperage note (page 7)
06/04/17	Revised to "Certified Scales"

**Client Review Status**

Allen Industries, Inc. requires that an ☐ Approved drawing be obtained from the client prior to any production release or production release revision.

☐ Approved ☐ Approved as Noted ☐ Revise & Resubmit

Name \_\_\_\_\_ Date \_\_\_\_\_

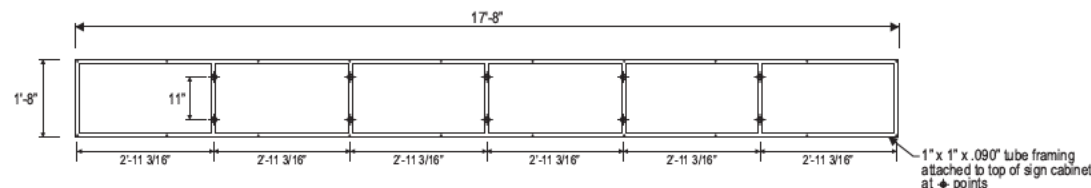
**Notes**

**Note: QT Responsible for all sign engineering, engineered steel requirements, sign footings, sign installation requirements/specifications and sign permits.**

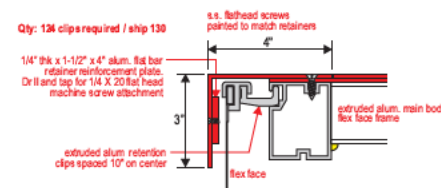
**Declaration**

The Drawing / Design illustrated is the property of QuikTrip Corporation and Allen Industries, Inc. The production, copying, or use hereof is prohibited without written consent. Any infringement will be subject to legal action.

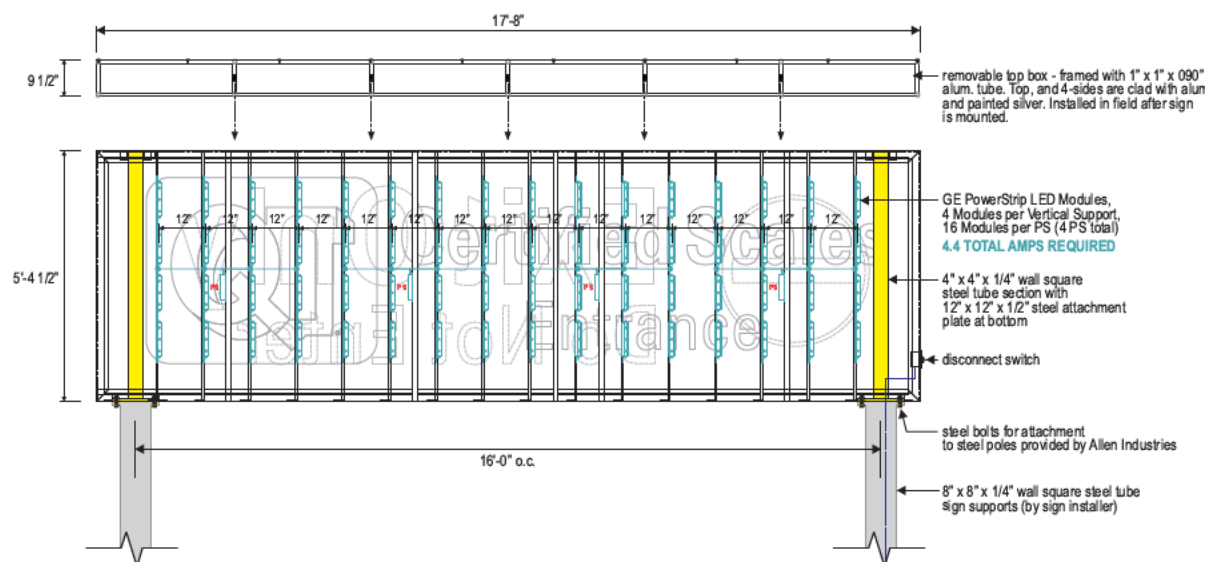
**Allen Industries**  
Corporate Identity Programs  
Corporate Signage Division  
6434 Burnt Poplar Road, Greensboro, NC 27409  
Phone 800-967-2553 Fax 336-668-2791  
*Because Image Is Everything™*



**Top View**

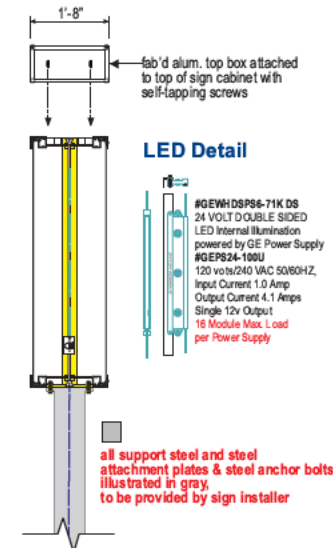


**Sign Frame Retainer  
Side View Section Detail  
Scale 1/4" = 1"**



**Front View - Scales Pole Sign  
Scale 3/8" = 1'-0"**

Design Option 1 Requires Additional GE PowerStrip LED Modules and Power Supply due to the larger sized graphics to be illuminated.



**Side View**

**Regarding Fabrication Fit & Finish of All QT Signs:**  
Visible fabrication seams and welded joints are to be sanded smooth, filled and finished to QT specifications. Any visible fasteners are to be countersunk and have painted heads. Face retainers must fit flush and have even, minimal seams. Any variation from this directive must be brought to the attention of QT Quality Control Manager without delay.



**Gen III Scale Sign  
Design Option 1**

**Project Information**

Client **QuikTrip**

Location  
**Various**

File **Gen3 Scales Sign**

Project Manager  
**Betsy Swan**

Sales  
**Tom Allen**

Design  
**Sid Nowell**

**Date / Description**

04/06/11 Issue Date  
04/08/11 Graphic layouts added w/color ref.  
05/22/12 Design Option 1  
10/08/12 Fab'd top box / LED details  
10/15/12 call box amperage note (page 7)  
06/04/17 Revised to "Certified Scales"

**Client Review Status**

Allen Industries, Inc. requires that an ☐ Approved drawing be obtained from the client prior to any production release or production release revision.

☐ Approved ☐ Approved as Noted ☐ Revise & Resubmit

Name \_\_\_\_\_ Date \_\_\_\_\_

**Notes**

**Note: QT Responsible for all sign engineering, engineered steel requirements, sign footings, sign installation requirements/specifications and sign permits.**

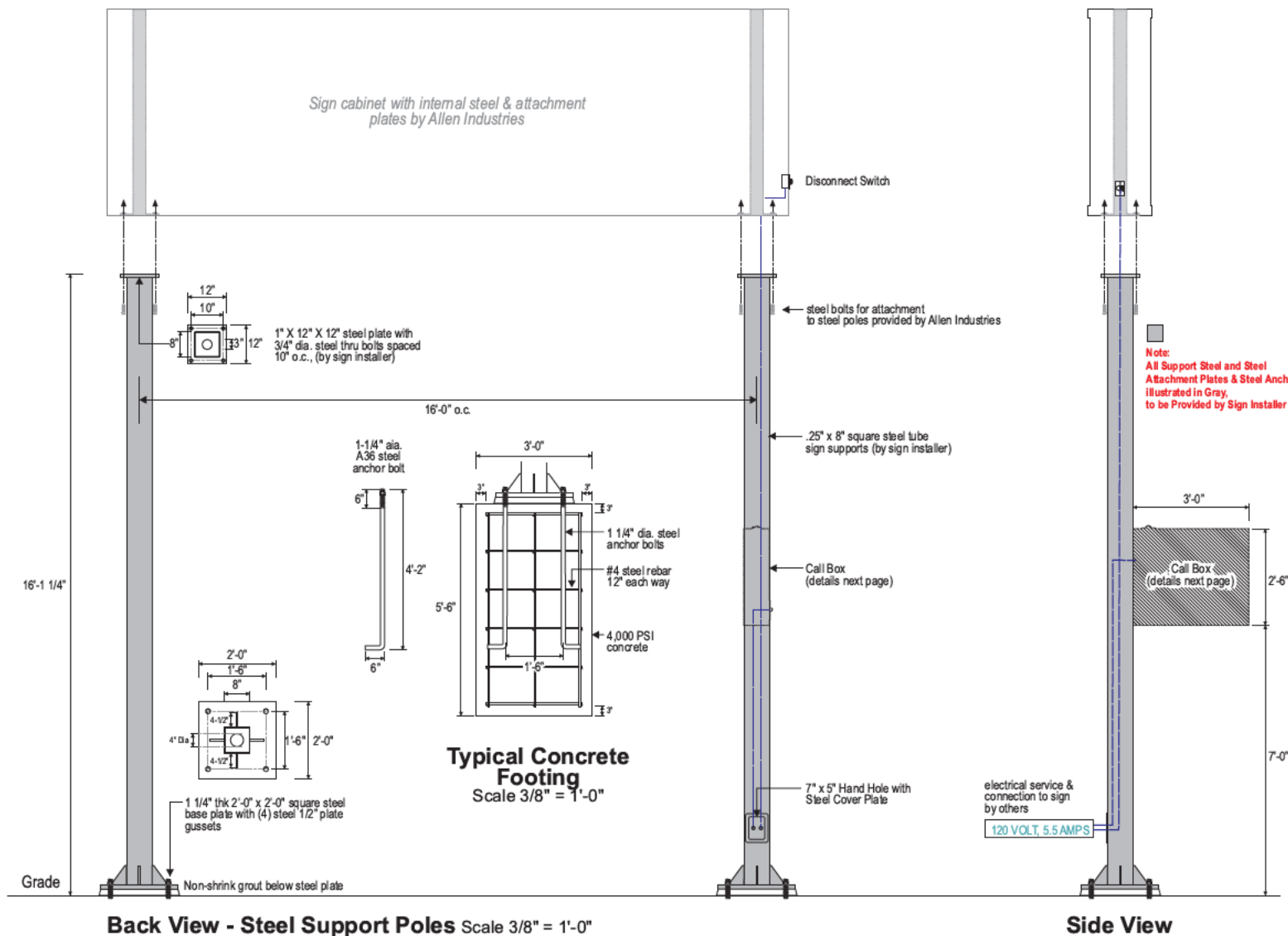
**Declaration**

The Drawing / Design illustrated is the property of QuikTrip Corporation and Allen Industries, Inc. The production, copying, or use hereof is prohibited without written consent. Any infringement will be subject to legal action.

**Allen Industries**  
Corporate Identity Programs

Corporate Signage Division  
6434 Bumt Poplar Road, Greensboro, NC 27409  
Phone 800-967-2553 Fax 336-668-2791

*Because Image Is Everything™*

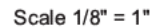


**Allen Industries**  
FILE NUMBER: E212503

**ELECTRIC SIGN**  
LISTED

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

**GROUNDING  
ELECTRICAL  
CONNECTIONS**



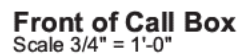
7.87"

.59"

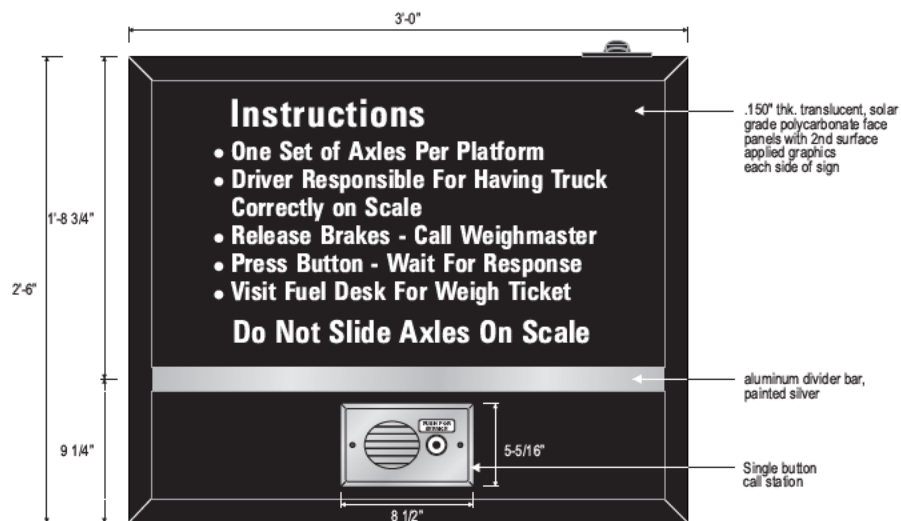
1.10"

GE miniStrip D

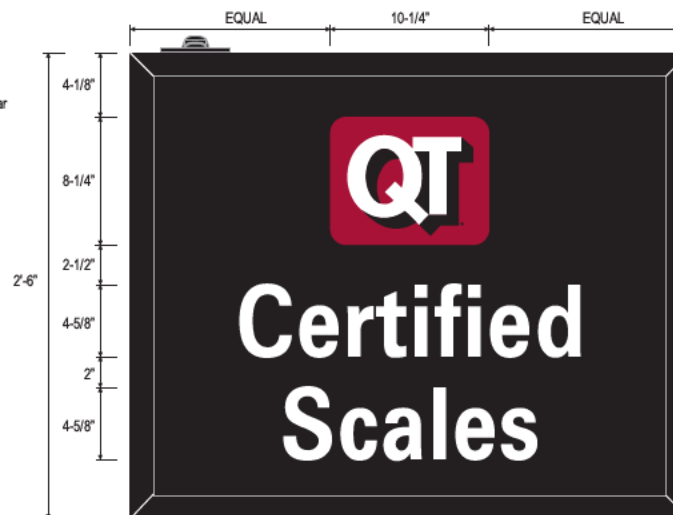
#GEWHBSP6-71K DS  
24 VOLT DOUBLE SIDED  
LED Internal Illumination  
powered by GE Power Supply  
#GEPS24-20  
120 volts/240 VAC 50/60HZ,  
Input Current 0.32 amp  
Output Current 1.7 amps  
Single 12v Output  
8 Module Max. Load  
per Power Supply



Page 92 of 152



**Front of Call Box**  
Graphic Layout Scale 1/8" = 1"



**Back of Call Box**  
Graphic Layout Scale 1/8" = 1"



#### Gen III Scale Sign Design Option 1

#### Project Information

Client **QuikTrip**

Location  
**Various**

File <b>Gen3 Scales Sign</b>	Project Manager <b>James Gentry</b>
Sales <b>Tom Allen</b>	Design <b>Sid Nowell</b>

#### Date / Description

04/06/11	Issue Date
04/08/11	Graphic layouts added w/color ref.
05/22/12	Design Option 1
10/08/12	Fab'd top box / LED details
10/15/12	call box amperage note (page 7)
04/27/15	moved call box to front of steel
06/04/17	Revised to "Certified Scales"

#### Client Review Status

Allen Industries, Inc. requires that an "Approved" drawing be obtained from the client prior to any production release or production release revision.

☐ Approved ☐ Approved as Noted ☐ Revise & Resubmit

Name \_\_\_\_\_ Date \_\_\_\_\_

#### Notes

**Note: QT Responsible for all sign engineering, engineered steel requirements, sign footings, sign installation requirements/specifications and sign permits.**

#### Declaration

The Drawing / Design illustrated is the property of QuikTrip Corporation and Allen Industries, Inc. The production, copying, or use hereof is prohibited without written consent. Any infringement will be subject to legal action.

**Allen Industries**  
Corporate Identity Programs  
Corporate Signage Division  
6434 Bumt Poplar Road, Greensboro, NC 27409  
Phone 800-967-2553 Fax 336-668-2791  
*Because Image Is Everything™*







## XXXX -MH-E3PGQ-CC-62 Horizontal Monument Sign

- Three (3) Product LED Gas Price Sign
- 61.7 Square Feet Sign Area

### Notes:

- 1.) Engineering provided by QT.
- 2.) Steel supports provided by sign installer.



XXXX -MH-E3PGQ-CC-62

### Project Information

Client  
**QuikTrip**  
Location

Sales House Design CT Project Manager James Gentry

### Date / Description

01/17/20 Issue Date  
02/17/20 Rev. 1

### Notes

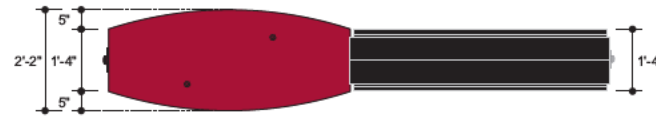
Store #

# XXXX

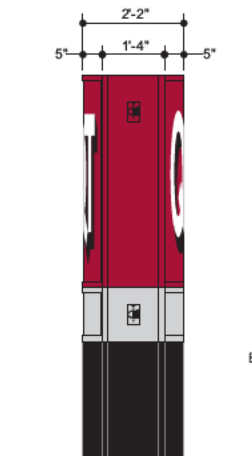
### Declaration

Copyright © 2020 Allen Industries, Inc.  
This is an original, unpublished drawing, created by Allen Industries, Inc. This drawing is submitted to you in confidence for your use solely in connection with the project being planned for you by Allen Industries, Inc. and is not to be shown to anyone outside your organization, nor used, reproduced, copied or exhibited in any fashion whatsoever. The designs shown on the drawing (except for any registered trademarks that may belong to a client of Allen Industries, Inc.) remain the property of Allen Industries, Inc.

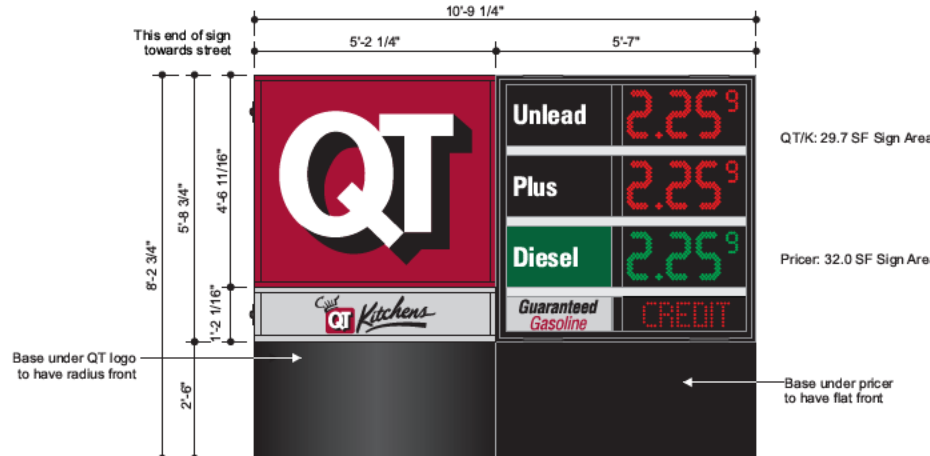
**Allen Industries**  
YOUR BRAND AT ITS BEST™  
**1-800-967-2553**  
**www.allenindustries.com**



Top View

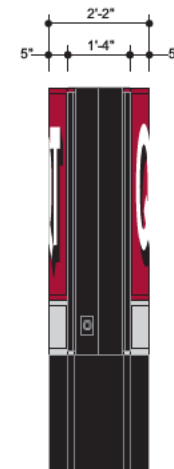


Side Elevation



Front Elevation

Scale: 3/8" = 1'-0"



Side Elevation

### Color Specifications

All Paint Finishes to be Akzo Nobel

- Opaque Silver
- Translucent White
- Black - Low Gloss
- Matte White (Interior of Sign)
- Match 3M Cardinal Red #3632-53
- Match PMS 349C

### Regarding Fabrication Fit & Finish of All QT Signs:

- Visible fabrication seams and welded joints are to be sanded smooth, filled and finished to QT specifications.
- Any visible fasteners are to be countersunk and have painted heads.
- Face retainers must fit flush and have even, minimal seams.
- Any variation from this directive must be brought to the attention of the QT Quality Control Manager without delay.

**Allen Industries**  
FILE NUMBER E212863

Listed Electric Sign Complies with  
UL48  
CSA C22.2 No. 297  
E212863  
**A11 017510**



THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.





**Three (3) Section Sign Frame with  
Removable Break Formed  
Aluminum Face Panels**

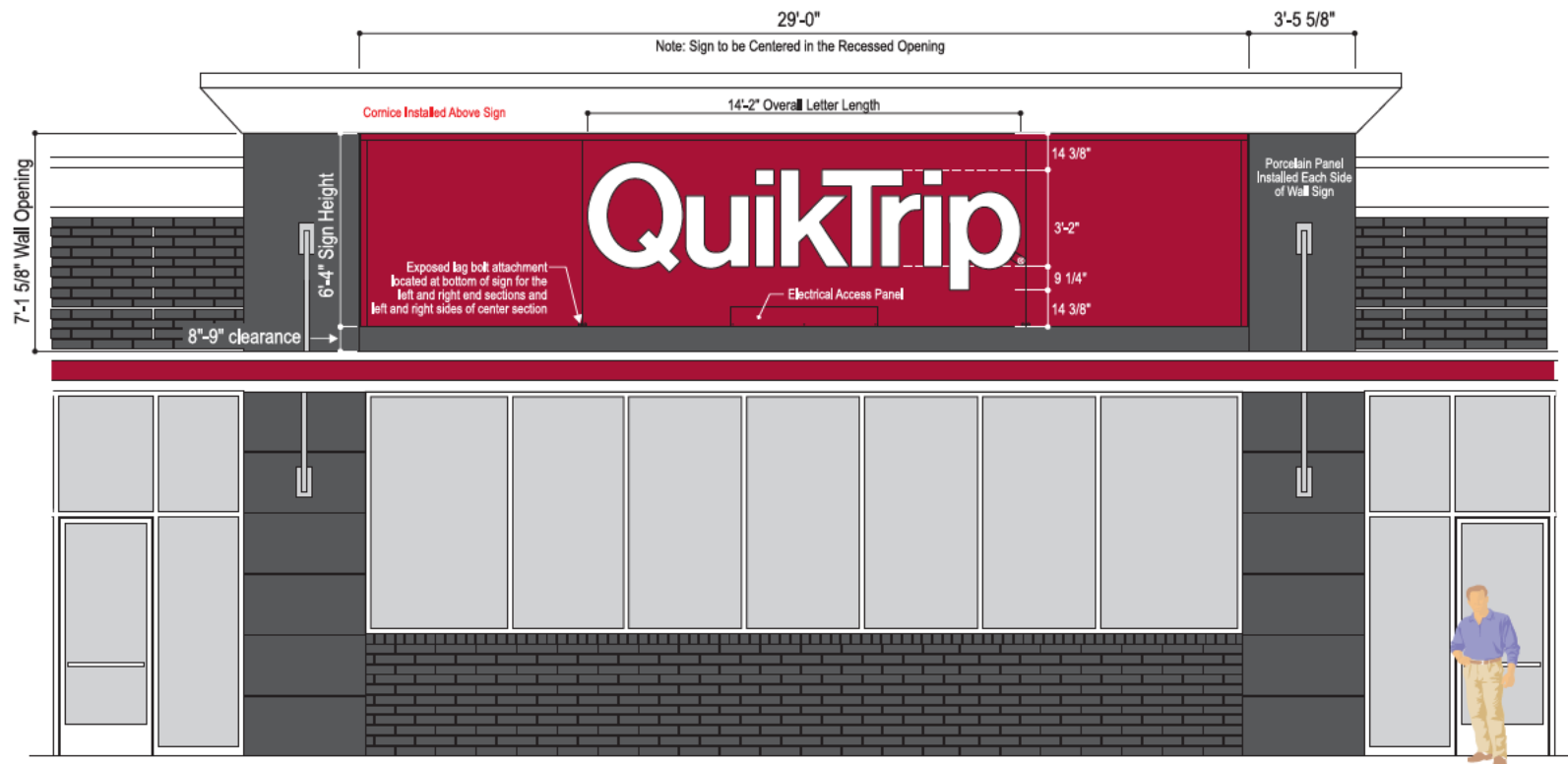
Center Sign Section to be installed to the wall with final electrical connection thru the provided access panel located at the bottom.

**Sign Manufactured in Three (3) Sections.**

**Fabricated Aluminum Wall Sign with Projected Aluminum Channel Letters  
Internally Illuminated White LED Formed Evonik Cyro SG-7328 Face Panels**

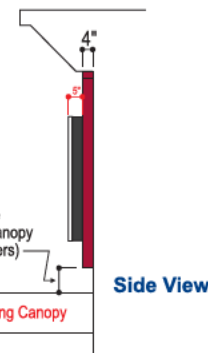


### Top View



**Front View - Sign Type TCNK-CL60-F**  
**Projected Channel Letters with White LED Illuminated Evonik Cyro SG-7328 Faces**

Scale 1/4" = 1'-0"



### Side View

**COLOR REFERENCE:**

NOTE: AKZO NOBLE PAINT SPECIFIED  
FOR ALL PAINTED SURFACES

EMBOSSSED FACE PANELS: TRANSLUCENT WHITE  
EVONIK CYRO SG-7328 NON-GLARE FINISH

QT RED, AKZO NOBLE PAINT MATCH 3M CARDINAL  
RED TRANSLUCENT VINYL #3632-53. SATIN FINISH

LETTER RETURNS TO BE AKZO NOBLE PAINT MATCH  
TO BENJAMIN MOORE #2134-30 IRON MOUNTAIN



Date / Description	Amount
12/1/2018	100.00
12/2/2018	200.00
12/3/2018	300.00
12/4/2018	400.00
12/5/2018	500.00
12/6/2018	600.00
12/7/2018	700.00
12/8/2018	800.00
12/9/2018	900.00
12/10/2018	1000.00
12/11/2018	1100.00
12/12/2018	1200.00
12/13/2018	1300.00
12/14/2018	1400.00
12/15/2018	1500.00
12/16/2018	1600.00
12/17/2018	1700.00
12/18/2018	1800.00
12/19/2018	1900.00
12/20/2018	2000.00
12/21/2018	2100.00
12/22/2018	2200.00
12/23/2018	2300.00
12/24/2018	2400.00
12/25/2018	2500.00
12/26/2018	2600.00
12/27/2018	2700.00
12/28/2018	2800.00
12/29/2018	2900.00
12/30/2018	3000.00
12/31/2018	3100.00
1/1/2019	3200.00
1/2/2019	3300.00
1/3/2019	3400.00
1/4/2019	3500.00
1/5/2019	3600.00
1/6/2019	3700.00
1/7/2019	3800.00
1/8/2019	3900.00
1/9/2019	4000.00
1/10/2019	4100.00
1/11/2019	4200.00
1/12/2019	4300.00
1/13/2019	4400.00
1/14/2019	4500.00
1/15/2019	4600.00
1/16/2019	4700.00
1/17/2019	4800.00
1/18/2019	4900.00
1/19/2019	5000.00
1/20/2019	5100.00
1/21/2019	5200.00
1/22/2019	5300.00
1/23/2019	5400.00
1/24/2019	5500.00
1/25/2019	5600.00
1/26/2019	5700.00
1/27/2019	5800.00
1/28/2019	5900.00
1/29/2019	6000.00
1/30/2019	6100.00
1/31/2019	6200.00
2/1/2019	6300.00
2/2/2019	6400.00
2/3/2019	6500.00
2/4/2019	6600.00
2/5/2019	6700.00
2/6/2019	6800.00
2/7/2019	6900.00
2/8/2019	7000.00
2/9/2019	7100.00
2/10/2019	7200.00
2/11/2019	7300.00
2/12/2019	7400.00
2/13/2019	7500.00
2/14/2019	7600.00
2/15/2019	7700.00
2/16/2019	7800.00
2/17/2019	7900.00
2/18/2019	8000.00
2/19/2019	8100.00
2/20/2019	8200.00
2/21/2019	8300.00
2/22/2019	8400.00
2/23/2019	8500.00
2/24/2019	8600.00
2/25/2019	8700.00
2/26/2019	8800.00
2/27/2019	8900.00
2/28/2019	9000.00
2/29/2019	9100.00
3/1/2019	9200.00
3/2/2019	9300.00
3/3/2019	9400.00
3/4/2019	9500.00
3/5/2019	9600.00
3/6/2019	9700.00
3/7/2019	9800.00
3/8/2019	9900.00
3/9/2019	10000.00
3/10/2019	10100.00
3/11/2019	10200.00
3/12/2019	10300.00
3/13/2019	10400.00
3/14/2019	10500.00
3/15/2019	10600.00
3/16/2019	10700.00
3/17/2019	10800.00
3/18/2019	10900.00
3/19/2019	11000.00
3/20/2019	11100.00
3/21/2019	11200.00
3/22/2019	11300.00
3/23/2019	11400.00
3/24/2019	11500.00
3/25/2019	11600.00

The Drawing / Design illustrated is the property of QuikTrip Corporation and Allen Industries, Inc. The production, copying, or use hereof is prohibited without written consent. Any infringement will be subject to legal action.

04/24/18	Issue Date
04/29/18	Revised depth to 4"
05/27/18	Revised panel size
06/01/18	Various revisions
08/12/18	Changed to 3 Sections

## Client QuikTrip Corporation - Gen III Exterior Sign Program

Item QT TCNK-CL60-F

File: QT TCNK-CL60-F

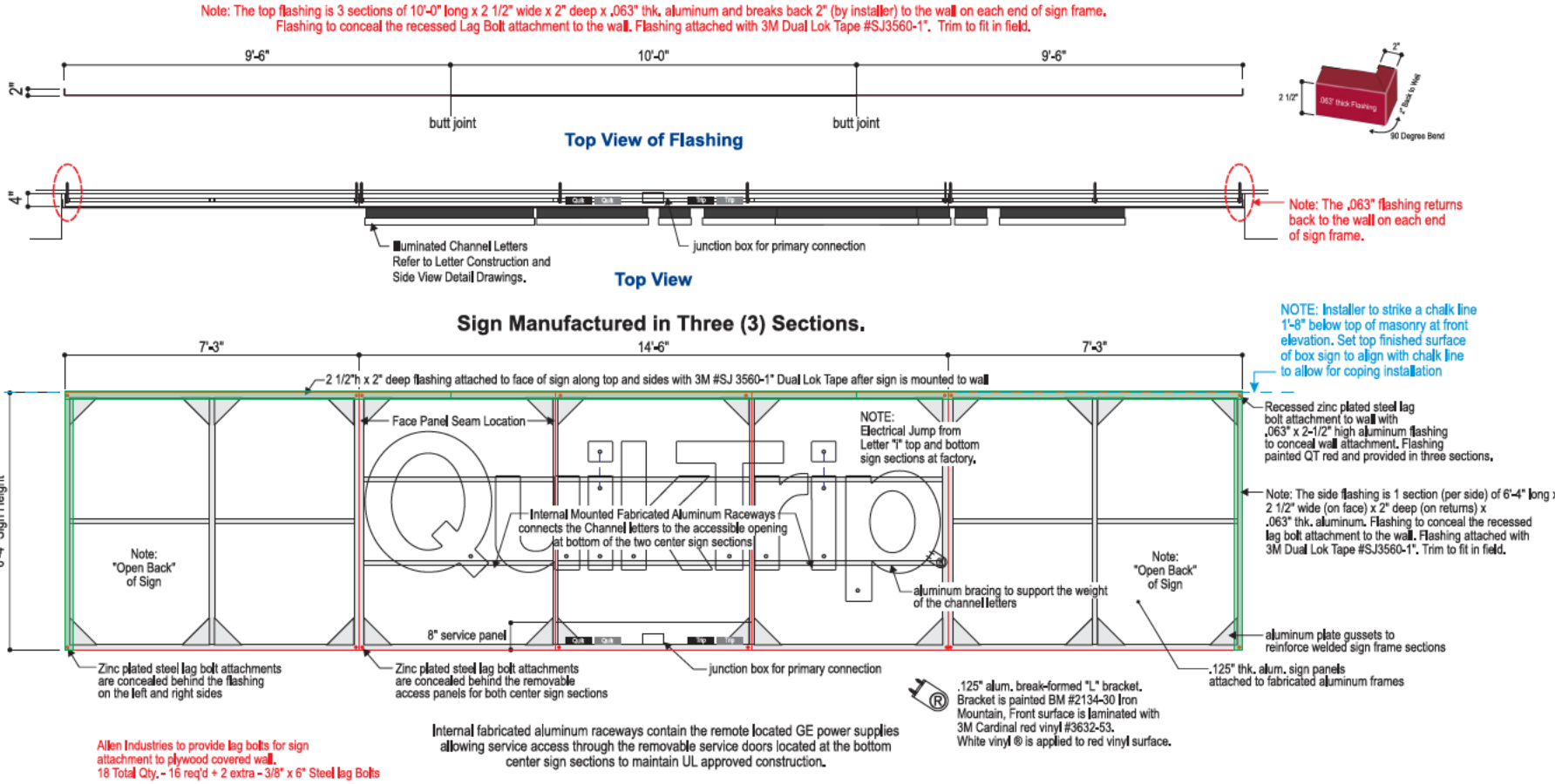
Sales **Tom Allen** Design **CT** PM **James Gentry**



**1-800-967-2553**

**www.allenindustries.com**

# TCNK-CL60-F Construction Detail

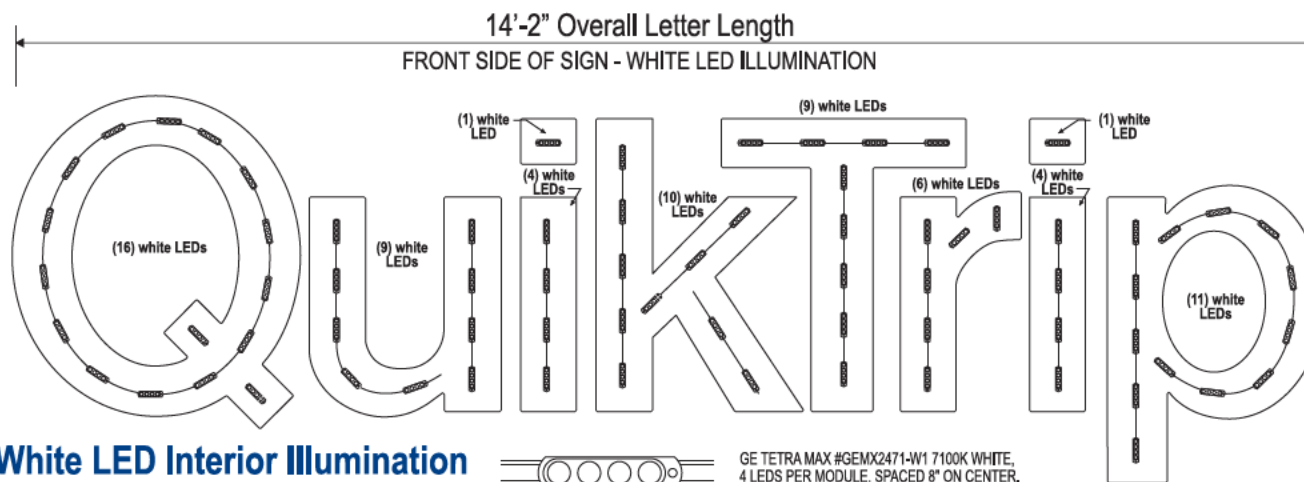


**Front View - Sign Type TCNK-CL60-F**  
 Scale 3/8" = 1'-0"



Client Review Status	Declaration	Date / Description	Project Information
Allen Industries, Inc. requires that an "Approved" drawing be obtained from the client prior to any production release or production release revision. <input type="checkbox"/> Approved <input type="checkbox"/> Approved as Noted <input type="checkbox"/> Revise & Resubmit	The Drawing / Design illustrated is the property of QuikTrip Corporation and Allen Industries, Inc. The production, copying, or use hereof is prohibited without written consent. Any infringement will be subject to legal action.	04/24/18 Issue Date 04/29/18 Revised depth to 4" 05/27/18 Revised panel size 06/01/18 Various revisions 08/12/18 Changed to 3 Sections	Client QuikTrip Corporation - Gen III Exterior Sign Program Item QT TCNK-CL60-F File QT TCNK-CL60-F Sales Tom Allen Design CT PM James Gentry
Name _____ Title _____ Date _____			





◆ **TOTAL: APP. 71 TOTAL WHITE TETRA MAX LED MODULES**  
**(1) GEPS24-100U LED Power Supplies**

GE TETRA MAX #GEMX2471-W1 7100K WHITE,  
4 LEDS PER MODULE, SPACED 8" ON CENTER.  
100' = 150 MODULES PER PACKAGE  
(CAN CUT BETWEEN EVERY MODULE)  
12 AWG SUPPLY WIRE, 40' MAX. WIRE LIMITS  
GE POWER SUPPLY:  
GEPS24-100U PULLS MAX. 130 MODULES  
(87 FT. PER POWER SUPPLY)  
ENERGY CONSUMPTION: STRIP: 0.73 W/MODULE  
AMP LOAD = APP. 3 AMPS



#### Client Review Status

Allen Industries, Inc. requires that an "Approved" drawing be obtained from the client prior to any production release or production release revision.  
☐ Approved ☐ Approved as Noted ☐ Revise & Resubmit

Name \_\_\_\_\_ Date \_\_\_\_\_  
Title \_\_\_\_\_

#### Declaration

The Drawing / Design illustrated is the property of QuikTrip Corporation and Allen Industries, Inc. The production, copying, or use hereof is prohibited without written consent. Any infringement will be subject to legal action.

#### Date / Description

04/24/18 Issue Date  
04/29/18 Revised depth to 4"  
05/27/18 Revised panel size  
06/01/18 Various revisions  
08/12/18 Changed to 3 Sections

#### Project Information

Client QuikTrip Corporation - Gen III Exterior Sign Program  
Item QT TCNK-CL60-F  
File QT TCNK-CL60-F  
Sales Tom Allen Design CT PM James Gentry

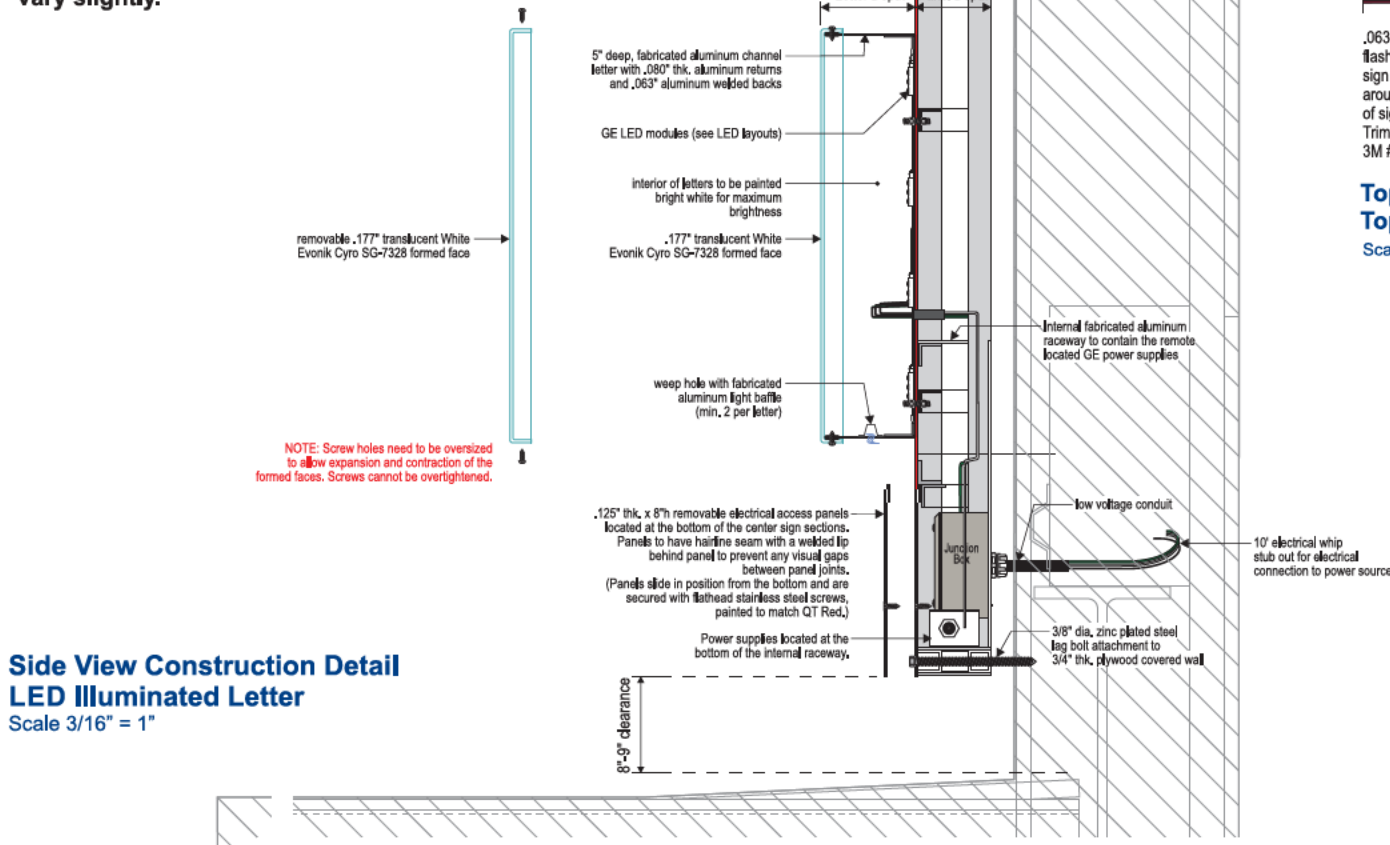




# Gen III Sign Design

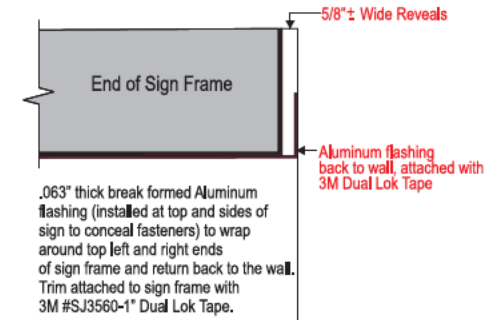
## TCNK-CL60-F

Drawing for Representation of Sign and Channel Letter Construction. Actual Construction may vary slightly.



**Side View Construction Detail  
LED Illuminated Letter**  
Scale 3/16" = 1"

## QT TCNK-CL60-F Building Channel Letters White Lettering Page 6 of 6



**Top View  
Top Trim Detail**  
Scale 1/4" = 1"



### Client Review Status

Allen Industries, Inc. requires that an "Approved" drawing be obtained from the client prior to any production release or production release revision.  
☐ Approved ☐ Approved as Noted ☐ Revise & Resubmit

Name \_\_\_\_\_ Date \_\_\_\_\_  
Title \_\_\_\_\_

### Declaration

The Drawing / Design illustrated is the property of QuikTrip Corporation and Allen Industries, Inc. The production, copying, or use hereof is prohibited without written consent. Any infringement will be subject to legal action.

### Date / Description

04/24/18 Issue Date  
04/29/18 Revised depth to 4"  
05/27/18 Revised panel size  
06/01/18 Various revisions  
08/12/18 Changed to 3 Sections

### Project Information

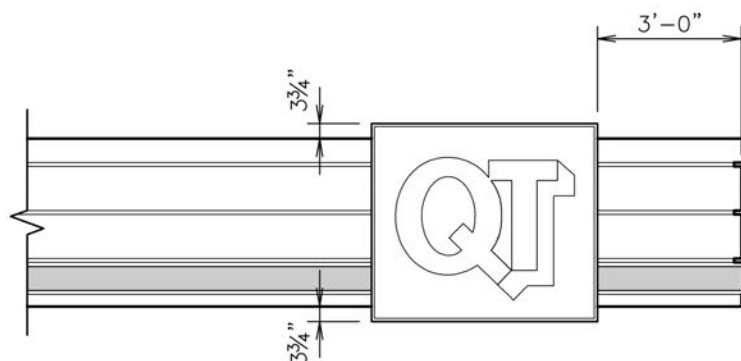
Client QuikTrip Corporation - Gen III Exterior Sign Program  
Item QT TCNK-CL60-F  
File QT TCNK-CL60-F  
Sales Tom Allen Design CT PM James Gentry



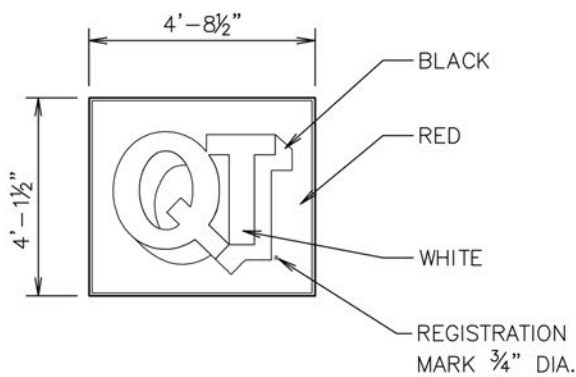




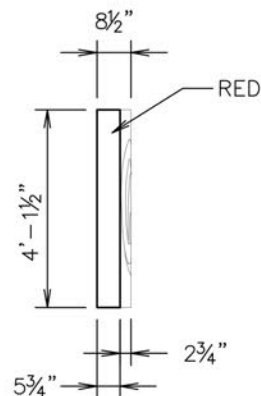
**QuikTrip®**  
 4305 S. 120th E. Ave. - Tulsa, OK 74134-7088  
 P.O. Box 3495 Tulsa, Oklahoma 74110-3495  
 918.485.1700



CANOPY ELEVATION



FRONT ELEVATION



SIDE ELEVATION

Canopy ID  
 IDC-20

NOTES	
DRAWN BY	
ISSUE DATE	11/07/12

SQUARE FOOTAGE	
TYPEFACE	10
INSIDE CAN	
ENTIRE SIGN	20

**SPECIFICATIONS:**

**LOGO**

Flat Solar grade, Clear Cyro Face, .177 thickness, painted on 2nd surface to match 3M Cardinal Red Translucent #3632-53 with Akzo Nobel, no embossment.

**LOGO Cabinet**

Aluminum Construction, Internally illuminated with GE Tetra PowerStrip DS65/GE PS24 Power Supplies. Painted Akzo Noble, QT Red SIGN9141 Low Gloss.

**SCALE:**

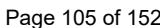
1/4" = 1'-0"

SERIAL NUMBER:

IDC-20

STORE NUMBER:









# Slice Medium (SLM)

## Outdoor LED Area Light



## TYPE A-D Area Lights



### OVERVIEW

Lumen Package	9,000 - 48,000
Wattage Range	63 - 401
Efficacy Range (LPW)	112 - 156
Weight lbs(kg)	30 (13.6)

### QUICK LINKS

[Ordering Guide](#)[Performance](#)[Photometrics](#)[Dimensions](#)

### FEATURES & SPECIFICATIONS

#### Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 37 lbs in carton.

#### Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated seal.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in distribution types 2, 3, 5W, FT, FTA and AM.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377. Also available in phosphor converted amber with peak intensity at 610nm.
- Minimum CRI of 70
- Integral louver (IL) and house-side shield (IH) options available for improved backlight control without sacrificing street side performance. See page 3 for more details.

#### Electrical

- High-performance driver features overvoltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L80 Calculated Life: >100k Hours (See Lumen Maintenance on Page 5)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 42L and 48L lumen packages rated to +40°C.
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

#### Controls

- Optional integral passive infrared Bluetooth™ motion and photocell sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7.

#### Installation

- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional B3 drill pattern. (See drawing on page 9)

#### Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to <https://www.lsiindustries.com/resources/terms-and-warranty.aspx> for more information.

#### Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at [www.designlights.org/QPL](http://www.designlights.org/QPL) to confirm which versions are qualified.
- Patented Silicone Optics (US Patent NO. 10,816,165 B2)







# Slice Medium Outdoor LED Area Light

## ORDERING GUIDE

[Back to Quick Links](#)TYPICAL ORDER EXAMPLE: **SLM LED 36L SIL FTA UNV DIM 50 70CRI ALSCS04 BRZ IL**

Luminaire Prefix	Light Source	Lumen Package	Light Output	Distribution	Orientation <sup>2</sup>	Voltage	Driver
<b>SLM</b> - Slice Medium	<b>LED</b>	9L - 9,000 lms 12L - 12,000 lms 18L - 18,000 lms 24L - 24,000 lms 30L - 30,000 lms 36L - 36,000 lms 42L - 42,000 lms 48L - 48,000 lms Custom Lumen Packages <sup>1</sup>	<b>SIL</b> - Silicone	2 - Type 2 3 - Type 3 5W - Type 5 Wide FT - Forward Throw FTA - Forward Throw Automotive AM - Automotive Merchandise	(blank) - standard (no rotation) L - Optics rotated left 90° R - Optics rotated right 90°	<b>UNV</b> - Universal Voltage (120-277V) <b>HV</b> - High Voltage (347-480V)	<b>DM</b> - 0-10V Dimming (0-10%)

Color Temp	Color Rendering	Controls (Choose One)	Finish	Options
50 - 5,000 CCT 40 - 4,000 CCT 30 - 3,000 CCT AMB - Phosphor Converted Amber <sup>12</sup>	70CRI - 70 CRI	(Blank) - None  <u>Wireless Controls System</u> ALSC - AirLink Synapse Control System ALSCS02 - AirLink Synapse Control System with 12-20' Motion Sensor ALSCS04 - AirLink Synapse Control System with 20-40' Motion Sensor ALBCS1 - AirLink Blue Wireless Motion & Photo Sensor Controller (8-24' mounting height) <sup>4</sup> ALBCS2 - AirLink Blue Wireless Motion & Photo Sensor Controller (25-40' mounting height) <sup>4</sup> <u>Stand-Alone Controls</u> EXT - 0-10V Dimming leads extended to housing exterior CR7P - 7 Pin Control Receptacle ANSI C136.41 <sup>6</sup> IMSBT1 - Integral Bluetooth™ Motion and Photocell Sensor (8-24' MH) <sup>5</sup> IMSBT2 - Integral Bluetooth™ Motion and Photocell Sensor (25-40' MH) <sup>5</sup> <u>Button Type Photocells</u> PC1120 - 120V PC1208-277 - 208 -277V PC1347 - 347V	BLK - Black BRZ - Dark Bronze GMG - Gun Metal Gray GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Satin Verde Green WHT - White	(Blank) - None IH - Integral Houseside Shield <sup>2</sup> IL - Integral Louver (Sharp Spill Light Cutoff) <sup>2</sup>

### Accessories Ordering Information<sup>7</sup>

Controls Accessories	
Description	Order Number
Twist Lock Photocell (120V) for use with CR7P <sup>8</sup>	122514
Twist Lock Photocell (208-277) for use with CR7P <sup>8</sup>	122515
Twist Lock Photocell (347V) for use with CR7P <sup>8</sup>	122516
Twist Lock Photocell (480V) for use with CR7P <sup>8</sup>	1225180
AirLink 5 Pin Twist Lock Controller <sup>8</sup>	61409
AirLink 7 Pin Twist Lock Controller <sup>8</sup>	661410
Pole-Mounted Occupancy Sensor (24V)	663284CLR <sup>9</sup>
Shorting Cap for use with CR7P <sup>8</sup>	14932

Fusing Accessories <sup>11</sup>	
Description	Order Number
Single Fusing (120V)	FK120
Single Fusing (277V)	FK277
Double Fusing (208V, 240V)	DFK240
Double Fusing (480V)	DFK480
Double Fusing (347V)	DFK347

#### FOOTNOTES:

- Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances but not DLC listed.
- Not available on "Type 5W" distribution.
- Consult factory for availability.
- Not available in HV.
- IMSBT is field configurable via the LSI app that can be downloaded from your smartphone's native app store. Consult Factory for 347-480V.

Mounting Accessories <sup>9</sup>	
Description	Order Number
Round Pole Adapter (3" Round/Tapered Poles)	408273CLR
Round Pole Adapter (4" Round Poles)	379967CLR
Round Pole Adapter (5" Round Poles)	379968CLR
Universal Mounting Bracket	684616CLR
Adjustable Slip Fitter (2" - 2 3/8" Tenon)	688138CLR
Quick Mount Pole Bracket (Square Pole)	687073CLR
Quick Mount Pole Bracket (4-5" Round Pole)	689903CLR
15 Tilt Quick Mount Pole Bracket (Square Pole)	688003CLR
15 Tilt Quick Mount Pole Bracket (4-5" Round Pole)	689905CLR
Wall Mount Bracket	382132CLR
Wood Pole Bracket (6" Minimum Pole Diameter)	751219CLR

Shielding & Miscellaneous Accessories	
Description	Order Number
Integral Louver/Shield	690981
Internal Houseside Shield	743415
10' Linear Bird Spike Kit (6' Recommended per Luminaire)	736795

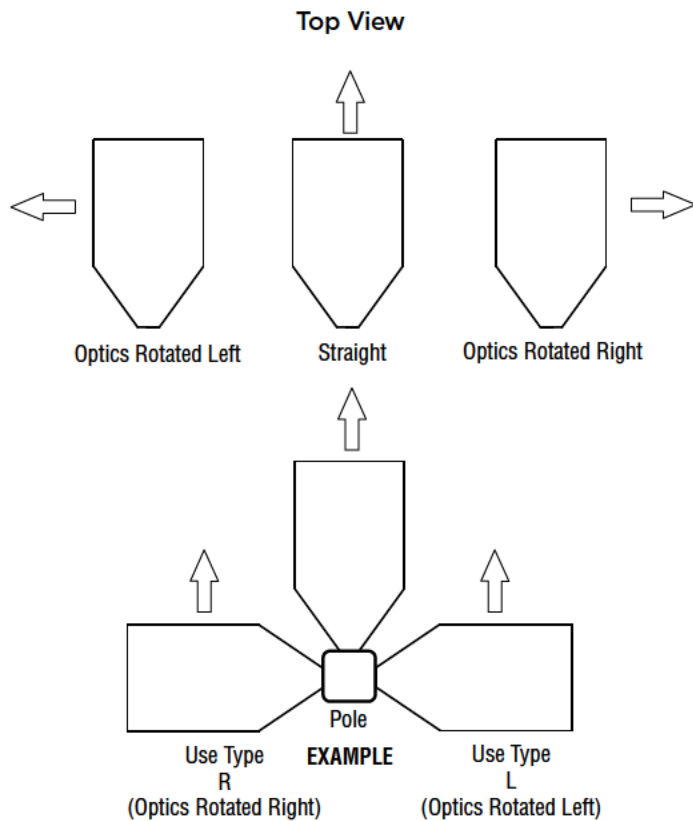
- Control device or shorting cap must be ordered separately. See Accessory Ordering Information.
- Accessories are shipped separately and field installed.
- Fusing must be located in hand hole of pole.
- "CLR" denotes finish. See Finish options.
- Only available with ALSC/ALSC control options.
- Fusing must be located in hand hole of pole.
- Only available in 9L and 12L Lumen Packages. Consult factory for lead time and availability.





# Slice Medium Outdoor LED Area Light

## OPTICS ROTATION



## ACCESSORIES/OPTIONS

### Integral Louver (IL) and House-Side Shield (IH)

Accessory louver and shield available for improved backlight control without sacrificing street side performance. LSI's Integral Louver (L) and Integral House-Side Shield (IH) options deliver backlight control that significantly reduces spill light behind the poles for applications with pole locations close to adjacent properties. The design maximizes forward reflected light while reducing glare, maintaining the optical distribution selected, and most importantly eliminating light trespass. Both options rotate with the optical distribution.

Luminaire Shown with  
Integral Louver (IL)



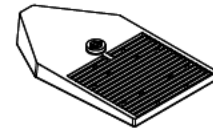
Luminaire Shown with  
IMSBT Option



### 7 Pin Photoelectric Control

7-pin ANSI C136.41-2013 control receptacle option available for twist lock photocontrols or wireless control modules. Control accessories sold separately. Dimming leads from the receptacle will be connected to the driver dimming leads (Consult factory for alternate wiring).

Fixture Shown with CR7P





# Slice Medium Outdoor LED Area Light

## PERFORMANCE

[Back to Quick Links](#)

Delivered Lumens*												
Lumen Package	Distribution	CRI	3000K CCT			4000K CCT			5000K CCT			Wattage
			Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
9L	2	70	9411	149	B2-U0-G2	9603	152	B2-U0-G2	9603	152	B2-U0-G2	63
	3		9548	152	B2-U0-G2	9743	155	B2-U0-G2	9743	155	B2-U0-G2	
	5W		9261	147	B3-U0-G2	9450	150	B3-U0-G2	9450	150	B3-U0-G2	
	FT		9464	150	B2-U0-G2	9657	153	B2-U0-G2	9657	153	B2-U0-G2	
	FTA		9531	151	B2-U0-G2	9725	154	B2-U0-G2	9725	154	B2-U0-G2	
	AM		9649	153	B2-U0-G1	9845	156	B2-U0-G1	9845	156	B2-U0-G1	
12L	2	70	12533	147	B3-U0-G2	12788	150	B3-U0-G2	12788	150	B3-U0-G2	85
	3		12714	150	B2-U0-G2	12974	153	B2-U0-G2	12974	153	B2-U0-G2	
	5W		12333	145	B4-U0-G2	12584	148	B4-U0-G2	12584	148	B4-U0-G2	
	FT		12603	148	B2-U0-G2	12861	151	B2-U0-G2	12861	151	B2-U0-G2	
	FTA		12692	149	B3-U0-G2	12950	152	B3-U0-G2	12950	152	B3-U0-G2	
	AM		12848	151	B3-U0-G1	13111	154	B3-U0-G2	13111	154	B3-U0-G2	
18L	2	70	18421	136	B3-U0-G3	18797	139	B3-U0-G3	18797	139	B3-U0-G3	135
	3		18691	138	B3-U0-G3	19072	141	B3-U0-G3	19072	141	B3-U0-G3	
	5W		18128	134	B4-U0-G2	18498	137	B4-U0-G2	18498	137	B4-U0-G2	
	FT		18526	137	B3-U0-G3	18904	140	B3-U0-G3	18904	140	B3-U0-G3	
	FTA		18656	138	B3-U0-G3	19037	141	B3-U0-G3	19037	141	B3-U0-G3	
	AM		18886	140	B3-U0-G2	19271	143	B3-U0-G2	19271	143	B3-U0-G2	
24L	2	70	24847	141	B4-U0-G3	25354	144	B4-U0-G3	25354	144	B4-U0-G3	176
	3		25210	143	B3-U0-G4	25724	146	B3-U0-G4	25724	146	B3-U0-G4	
	5W		24451	139	B5-U0-G3	24950	142	B5-U0-G3	24950	142	B5-U0-G3	
	FT		24987	142	B3-U0-G4	25497	145	B3-U0-G4	25497	145	B3-U0-G4	
	FTA		25162	143	B4-U0-G3	25676	146	B4-U0-G3	25676	146	B4-U0-G3	
	AM		25473	145	B3-U0-G2	25993	148	B3-U0-G2	25993	148	B3-U0-G2	
30L	2	70	31109	134	B4-U0-G3	31743	137	B4-U0-G3	31743	137	B4-U0-G3	232
	3		31562	136	B4-U0-G4	32206	139	B4-U0-G4	32206	139	B4-U0-G4	
	5W		30612	132	B5-U0-G3	31237	135	B5-U0-G3	31237	135	B5-U0-G3	
	FT		31283	135	B4-U0-G4	31921	138	B4-U0-G4	31921	138	B4-U0-G4	
	FTA		31503	136	B4-U0-G3	32146	139	B4-U0-G3	32146	139	B4-U0-G3	
	AM		31892	137	B3-U0-G3	32543	140	B4-U0-G3	32543	140	B4-U0-G3	
36L	2	70	36846	129	B4-U0-G3	37597	131	B4-U0-G3	37597	131	B4-U0-G3	286
	3		37383	131	B4-U0-G4	38146	133	B4-U0-G4	38146	133	B4-U0-G4	
	5W		36258	127	B5-U0-G4	36998	129	B5-U0-G4	36998	129	B5-U0-G4	
	FT		37052	130	B4-U0-G4	37808	132	B4-U0-G4	37808	132	B4-U0-G4	
	FTA		37313	130	B4-U0-G4	38075	133	B4-U0-G4	38075	133	B4-U0-G4	
	AM		37774	132	B4-U0-G3	38545	135	B4-U0-G3	38545	135	B4-U0-G3	
42L	2	70	42623	121	B5-U0-G4	43492	124	B5-U0-G4	43492	124	B5-U0-G4	352
	3		43245	123	B4-U0-G5	44127	125	B4-U0-G5	44127	125	B4-U0-G5	
	5W		41943	119	B5-U0-G4	42799	122	B5-U0-G4	42799	122	B5-U0-G4	
	FT		42863	122	B4-U0-G5	43737	124	B4-U0-G5	43737	124	B4-U0-G5	
	FTA		43163	123	B5-U0-G4	44044	125	B5-U0-G4	44044	125	B5-U0-G4	
	AM		43696	124	B4-U0-G3	44588	127	B4-U0-G3	44588	127	B4-U0-G3	
48L	2	70	45975	114	B5-U0-G4	46914	116	B5-U0-G4	46914	116	B5-U0-G4	401
	3		46646	115	B4-U0-G5	47598	118	B4-U0-G5	47598	118	B4-U0-G5	
	5W		45243	112	B5-U0-G4	46166	114	B5-U0-G4	46166	114	B5-U0-G4	
	FT		46235	114	B4-U0-G5	47178	116	B4-U0-G5	47178	116	B4-U0-G5	
	FTA		46559	115	B5-U0-G4	47509	117	B5-U0-G4	47509	117	B5-U0-G4	
	AM		47134	116	B4-U0-G3	48096	119	B4-U0-G3	48096	119	B4-U0-G3	





# Slice Medium Outdoor LED Area Light

## PERFORMANCE (CONT.)

ELECTRICAL DATA (AMPS)*						
Lumens	120V	208V	240V	277V	347V	480V
9L	0.53	0.30	0.26	0.23	0.18	0.13
12L	0.71	0.41	0.35	0.31	0.24	0.18
18L	1.13	0.65	0.56	0.49	0.39	0.28
24L	1.47	0.85	0.73	0.64	0.51	0.37
30L	1.93	1.12	0.97	0.84	0.67	0.48
36L	2.38	1.38	1.19	1.03	0.82	0.60
42L	2.93	1.69	1.47	1.27	1.01	0.73
48L	3.4	1.9	1.7	1.5	1.2	.8

\*Electrical data at 25°C (77°F). Actual wattage may differ by +/-10%

### FOOTNOTES:

- Lumen maintenance values at 25C are calculated per TM-21 based on LM-80 data and in-situ testing.
- In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times the IESNA LM-80-08 total test duration for the device under testing.
- In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times the IESNA LM-80-08 total test duration for the device under testing.

RECOMMENDED LUMEN MAINTENANCE <sup>1</sup> (9-18L)					
Ambient	Initial <sup>2</sup>	25h <sup>2</sup>	50hr <sup>2</sup>	75hr <sup>2</sup>	100hr <sup>2</sup>
0 C	100%	97%	94%	90%	87%
10 C	100%	97%	94%	90%	87%
20 C	100%	97%	94%	90%	87%
25 C	100%	97%	93%	90%	86%
30 C	100%	97%	93%	89%	86%
40 C	100%	97%	92%	88%	84%
50 C	100%	96%	91%	87%	83%

RECOMMENDED LUMEN MAINTENANCE <sup>1</sup> (24-48L)					
C	0 hrs. <sup>2</sup>	25 hrs. <sup>2</sup>	50 hrs. <sup>2</sup>	75 hrs. <sup>2</sup>	100 hrs. <sup>2</sup>
0 C - 25 C	100%	95%	89%	94%	79%
40 C	100%	94%	87%	80%	74%

## PHOTOMETRICS

[Back to Quick Links](#)

Luminaire photometry has been conducted by a NVLAP accredited testing laboratory in accordance with IESNA LM-79-08. As specified by IESNA LM-79-08 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%.

See <http://www.lsicorp.com/products/led-lighting-solutions.aspx> for detailed photometric data.

### SLM-LED-30L-SIL-2-40-70CRI

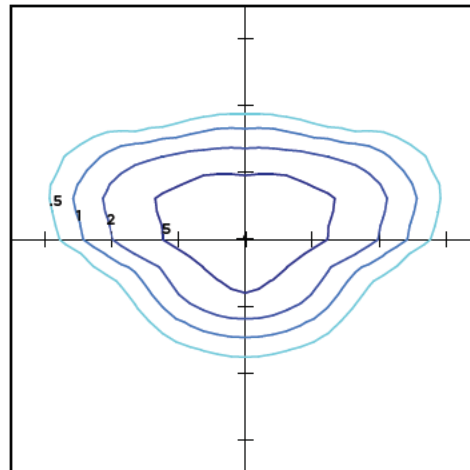
#### LUMINAIRE DATA

Type 2 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	31,743
Watts	232
Efficacy	137
IES Type	Type II - Short
BUG Rating	B4-U0-G3

#### Zonal Lumen Summary

Zone	Lumens	%Luminaire
Low (0-30)°	4953	16%
Medium (30-60)°	19157	60%
High (60-80)°	7350	23%
Very High (80-90)°	284	1%
Uplight (90-180)°	0	0%
Total Flux	31743	100%

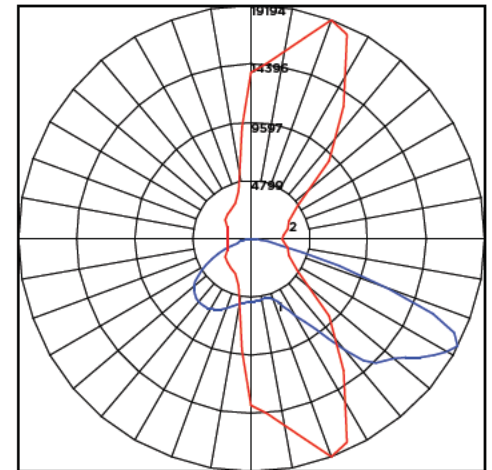
#### ISO FOOTCANDLE



25' Mounting Height/ 25' Grid Spacing

■ 5 FC ■ 2 FC ■ 1 FC ■ 0.5 FC

#### POLAR CURVE







# Slice Medium Outdoor LED Area Light

## PHOTOMETRICS (CONT.)

### SLM-LED-30L-SIL-3-40-70CRI

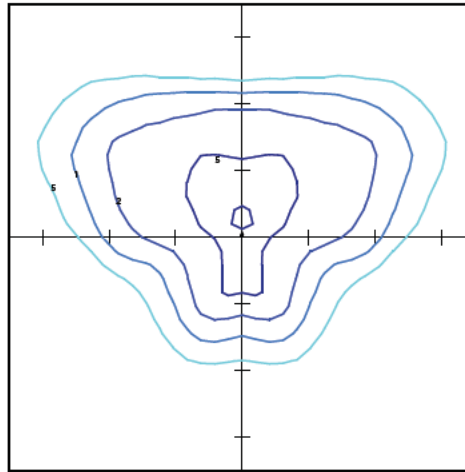
#### LUMINAIRE DATA

Type 3 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	32,206
Watts	232
Efficacy	139
IES Type	Type III - Short
BUG Rating	B4-U0-G4

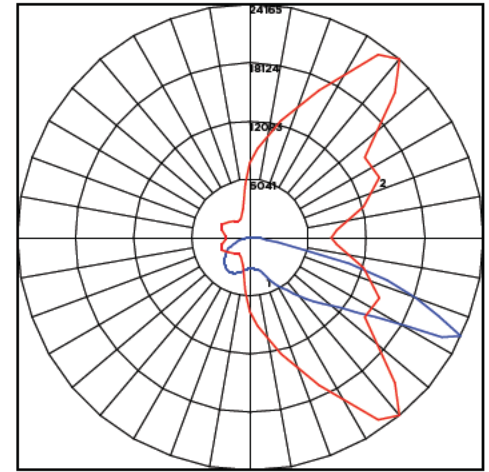
#### Zonal Lumen Summary

Zone	Lumens	%Luminaire
Low (0-30)°	3408	11%
Medium (30-60)°	16397	51%
High (60-80)°	11868	37%
Very High (80-90)°	533	2%
Uplight (90-180)°	0	0%
Total Flux	32206	100%

#### ISO FOOTCANDLE



#### POLAR CURVE



#### 25' Mounting Height/ 25' Grid Spacing

■ 5 FC ■ 2 FC ■ 1 FC ■ 0.5 FC

### SLM-LED-30L-SIL-FT-40-70CRI

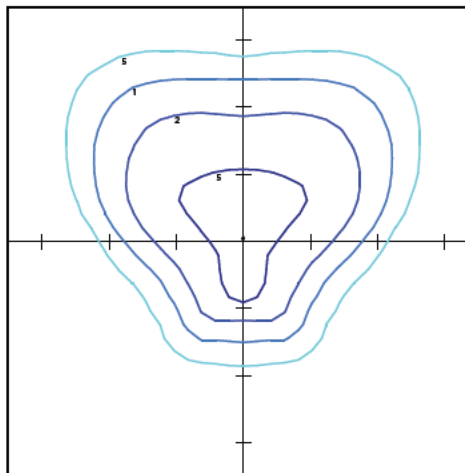
#### LUMINAIRE DATA

Type FT Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	31,921
Watts	232
Efficacy	138
IES Type	Type IV - Short
BUG Rating	B4-U0-G4

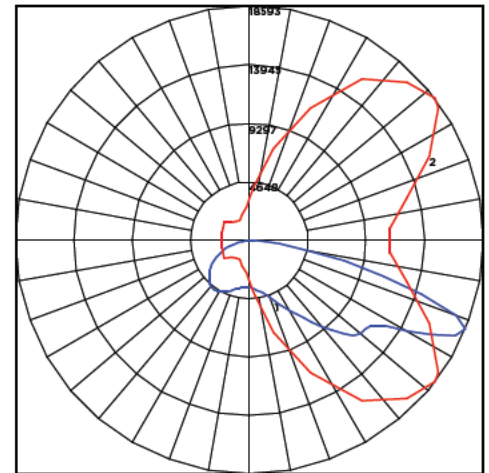
#### Zonal Lumen Summary

Zone	Lumens	%Luminaire
Low (0-30)°	3874	12%
Medium (30-60)°	15694	49%
High (60-80)°	11696	37%
Very High (80-90)°	657	2%
Uplight (90-180)°	0	0%
Total Flux	31921	100%

#### ISO FOOTCANDLE



#### POLAR CURVE



#### 25' Mounting Height/ 25' Grid Spacing

■ 5 FC ■ 2 FC ■ 1 FC ■ 0.5 FC



# Slice Medium Outdoor LED Area Light

## PHOTOMETRICS (CONT.)

### SLM-LED-30L-SIL-5W-40-70CRI

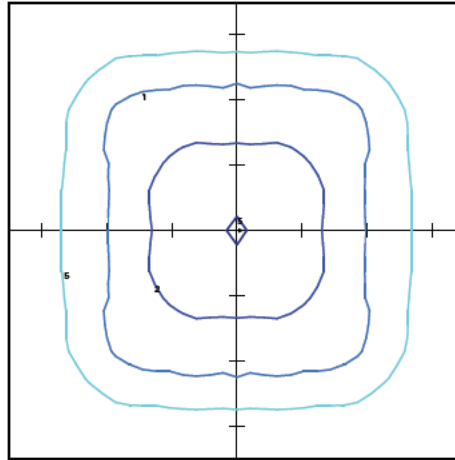
#### LUMINAIRE DATA

Type 5W Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	31,237
Watts	232
Efficacy	135
IES Type	Type IV - Short
BUG Rating	B5-U0-G3

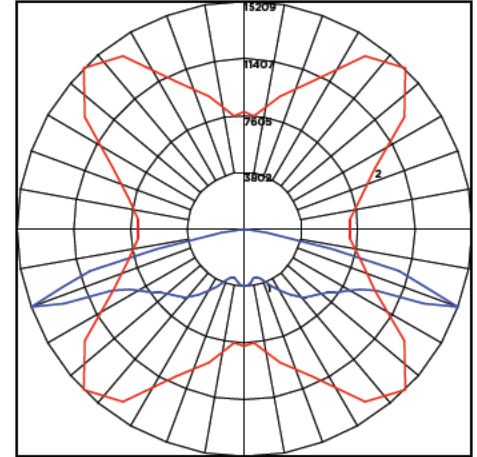
#### Zonal Lumen Summary

Zone	Lumens	%Luminaire
Low (0-30)°	3186	10%
Medium (30-60)°	13594	44%
High (60-80)°	14195	45%
Very High (80-90)°	261	1%
Uplight (90-180)°	0	0%
Total Flux	31237	100%

#### ISO FOOTCANDLE



#### POLAR CURVE



#### 25' Mounting Height/ 25' Grid Spacing

■ 5 FC ■ 2 FC ■ 1 FC ■ 0.5 FC

### SLM-LED-30L-SIL-FTA-40-70CRI

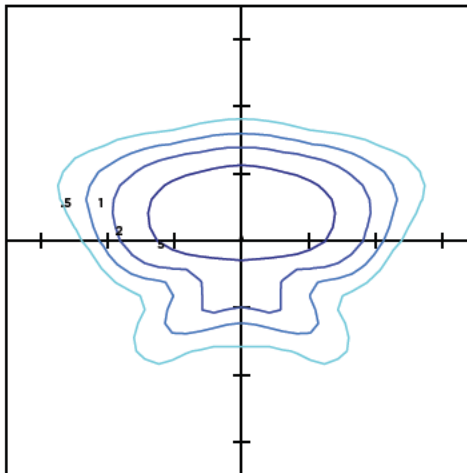
#### LUMINAIRE DATA

Type FTA Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	32,146
Watts	232
Efficacy	139
IES Type	Type I - Very Short
BUG Rating	B4-U0-G3

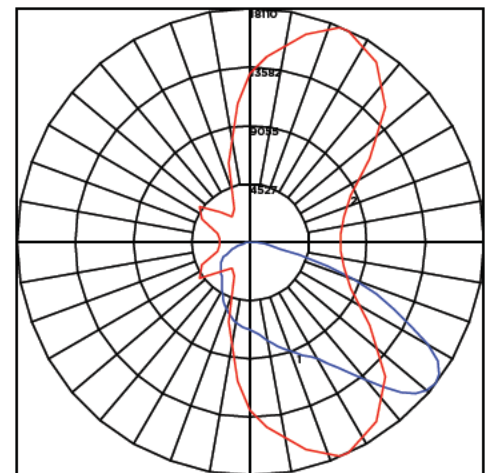
#### Zonal Lumen Summary

Zone	Lumens	%Luminaire
Low (0-30)°	7371	23%
Medium (30-60)°	18710	58%
High (60-80)°	5624	17%
Very High (80-90)°	441	1%
Uplight (90-180)°	0	0%
Total Flux	32146	100%

#### ISO FOOTCANDLE



#### POLAR CURVE



#### 25' Mounting Height/ 25' Grid Spacing

■ 5 FC ■ 2 FC ■ 1 FC ■ 0.5 FC



# Slice Medium Outdoor LED Area Light

## PHOTOMETRICS (CONT.)

SLM-LED-30L-SIL-AM-40-70CRI

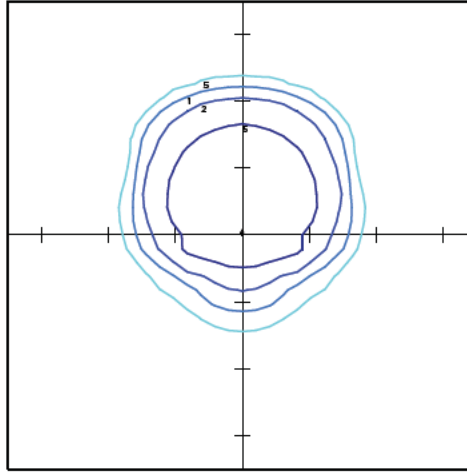
### LUMINAIRE DATA

Type AM Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	32,543
Watts	232
Efficacy	140
IES Type	Type III - Very Short
BUG Rating	B4-U0-G3

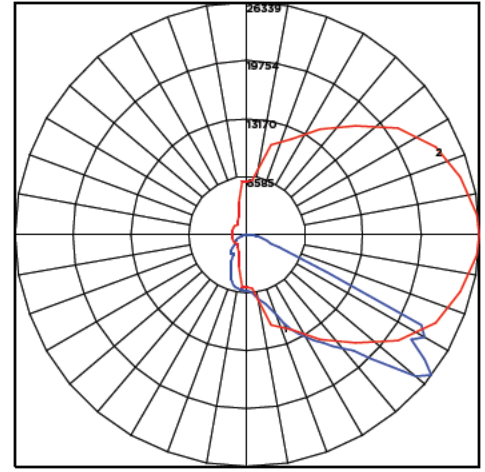
### Zonal Lumen Summary

Zone	Lumens	%Luminaire
Low (0-30)°	6390	9%
Medium (30-60)°	20951	43%
High (60-80)°	4838	48%
Very High (80-90)°	365	1%
Uplight (90-180)°	0	0%
Total Flux	32543	100%

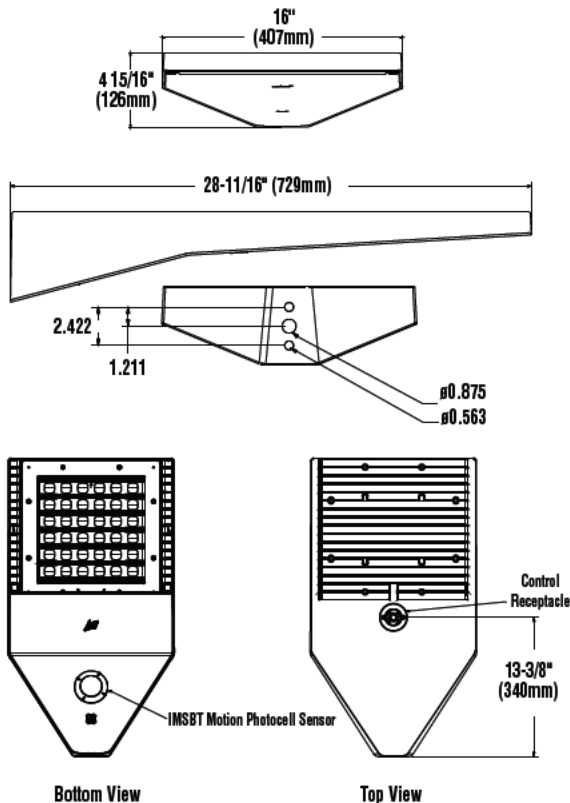
### ISO FOOTCANDLE









### POLAR CURVE

**25' Mounting Height/ 25' Grid Spacing****■ 5 FC ■ 2 FC ■ 1 FC ■ 0.5 FC**

## PRODUCT DIMENSIONS

[Back to Quick Links](#)

LUMINAIRE EPA CHART - SLM									
Tilt Degree		0°	30°	45°	Tilt Degree		0°	30°	45°
	Single	0.5	2.1	2.6		T90°	1.2	2.9	3.6
	D180°	1.1	2.1	2.6		TN120°	1.3	4.4	5.4
	D90°	0.9	2.5	3.1		Q90°	1.2	2.9	3.6



# Slice Medium Outdoor LED Area Light

## CONTROLS

### AirLink Wireless Lighting Controller

The AirLink integrated controller is a California Title 24 compliant lighting controller that provides real-time light monitoring and control with utility-grade power monitoring. It includes a 24V sensor input and power supply to connect a sensor into the outdoor AirLink wireless lighting system.

The wireless integrated controller is compatible with this fixture.

Click the link below to learn more details about AirLink.

<https://www.lsicorp.com/documents/datasheets/airlink-outdoor-specsheet.pdf>

### Integral Bluetooth™ Motion and Photocell Sensor (IMSBT)

Slim low profile sensor provides multi-level control based on motion and/or daylight. Sensor controls 0-10 VDC LED drivers and is rated for cold and wet locations (-30° C to 70° C). Two unique PIR lenses are available and used based on fixture mounting height. All control parameters are adjustable via an iOS or Android App capable of storing and transmitting sensor profiles.

Click the link below to learn more details about IMSBT.

<https://www.lsicorp.com/documents/datasheets/imsbt-specsheet.pdf>

### AirLink Blue

Wireless Bluetooth Mesh Outdoor Lighting Control System that provides energy savings, code compliance and enhanced safety/security for parking lots and parking garages. Three key components; Bluetooth wireless radio/sensor controller, Time Keeper and an iOS App. Capable of grouping multiple fixtures and sensors as well as scheduling time-based events by zone. Radio/Sensor Controller is factory integrated into Area/Site, Wall Mounted, Parking Garage and Canopy luminaires.

Click the link below to learn more details about AirLink Blue.

<https://www.lsi-airlink.com/airlink-blue/>

## POLES & BRACKETS

LSI offers a full line of poles and mounting accessories to complete your lighting assembly. Aluminum and steel in both square and round shafts. In addition, LSI offers round tapered, fluted and hinge based poles. Designed and engineered for durability and protected with our oven baked DuraGrip Protection System. Also available with our DuraGrip+ Protection system for unmatched corrosion resistance and an extended warranty. American made in our Ohio facility with industry leading lead times.

Click the link below to learn more details about poles & brackets.

<https://www.lsicorp.com/products/poles-and-brackets-area-street.aspx>



#### BKA UMB CLR

The 3G rated UMB allows for seamless integration of LSI luminaires onto existing/ retrofit or new construction poles. The UMB was designed for square or round (tapered or straight) poles with two mounting hole spacings between 3.5" - 5".



#### BKA ASF CLR

The adjustable Slip Fitter is a 3G rated rugged die cast aluminum adapter to mount LSI luminaires onto a 2" iron pipe, 2 3/8 OD tenon. The Adjustable Slip Fitter can be rotated 180° allowing for tilting LSI luminaires up to 45° and 90° when using a vertical tenon.



#### BKS PQM15 CLR

The Pole Quick Mount Bracket allows for preset 15° uptilt of LSI luminaires for greater throw of light and increased vertical illumination as well as fast installation onto poles with LSI's 3" or 5" bolt pattern.



#### BKS PQMH CLR

The Pole Quick Mount Bracket allows for lightning fast installation of LSI luminaires onto existing and new construction poles with LSI's B3 or B5 standard pole bolt patterns.



Square Pole  
14'-39'



Round Pole  
10'-30'



Tapered Pole  
20'-39'





# Scottsdale Vertex™ (SCV)

## Petroleum Canopy LED Luminaire



IP66



## TYPE E&F Canopy Lights

### OVERVIEW

Lumen Package	9,000 - 23,000
Wattage Range	67 - 188
Efficacy Range (LPW)	109 - 154
Weight lbs(kg)	18.5 (8.4)

### QUICK LINKS

[Ordering Guide](#)[Performance](#)[Photometrics](#)[Dimensions](#)

## FEATURES & SPECIFICATIONS

### Construction

- Rugged low-profile die-cast aluminum housing, optical unit, and driver cover.
- Below canopy access to optical chamber and driver housing for serviceability.
- IP66 rated luminaire protects integral components from dust and water.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.
- Four fasteners secure the door frame to housing. Door frame also provides quick and easy access to the electrical compartment for servicing.
- Shipping weight: 18.5 lbs in carton.

### Optical System

- Symmetrical distribution utilizes a clear tempered flat glass lens to uniformly illuminate the area under the gas canopy.
- Combination Forward Throw distribution uses clear tempered flat glass and optical grade PMMA acrylic lens to create an industry leading unique distribution pattern to illuminate the area under the gas canopy and the area between the gas canopy and convenience store eliminating the need for extra floodlights.
- Available in 5000K, 4000K and 3000K color temperatures.
- Minimum CRI of 80.

### Electrical

- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.

- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours (See Lumen Maintenance on Page 2)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F) when mounted to Steel/ Aluminum surfaces for 10L, 13L, & 15L Lumen Packages, +45°C for 20L Lumen Package, and +35°C for 23L Lumen Package. If mounted to a non-metallic surface, reduce ambient by 5°C.
- Power factor: >0.90
- Field replaceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs are mounted to (4) circuit boards to maximize heat dissipation
- Driver components are fully encased in potting material for moisture resistance. Driver complies with FCC standards.

### Hazardous Location

- Designed for lighter than air fuel applications. Product is suitable for Class 1 Division 2 with all lumen packages and distributions only when properly installed per LSI installation instructions. Models with optional controls are not approved for Class 1, Division 2 applications.
- Gas Groups A,B,C, and D – Group A: Acetylene / Group B: Hydrogen / Group C: Propane and Ethylene / Group D: Benzene, Butane, Methane & Propane.

### Installation

- Installs in a 12" or 16" deck pan.
- Four fasteners are provided for use in single deck steel canopies. Other suitable fasteners may be required and provided by others.
- Unit is designed to quickly retrofit into existing Scottsdale (4") hole.
- Aluminum locking collar and gasket are included and required for complete seal and support of canopy deck.
- Retrofit panels are available for existing Encores, Richmond, 2x2 Universal, and more.
- Direct mount to surface or recessed J box with hardware bracket kit ordered separately as an accessory.

### Warranty

- LSI LED Fixtures carry a 5-year warranty or 10-year warranty with registration for petroleum applications only (contact your LSI representative for details).

### Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- State of California Title 24 Compliant with IMSBT or ALSC/ALSCS option.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at [www.designlights.org/QPL](http://www.designlights.org/QPL) to confirm which versions are qualified.
- IDA compliant with 3000K or lower color temperature.



**ORDERING GUIDE**[Back to Quick Links](#)TYPICAL ORDER EXAMPLE: **SCV LED 13L SC UNV DIM 50 WHT IMSBT2**

Family / Size	LED Gen	Lumen Package	Distribution	Voltage	Driver	Color Temperature	Finish	Options
SCV - Petroleum Canopy Luminaire	LED	10L - 10000 Lumens 13L - 13000 Lumens 15L - 15000 Lumens 20L - 20000 Lumens 23L - 23000 Lumens  Custom Lumen Packages <sup>5</sup>	SC - Standard Symmetric	UNV - 120-277V  HV - 347-480V	DIM - Dims to 10% (0 to 10V dimming)	50 - 5,000K 40 - 4,000K 30 - 3,000K	WHT - White BLK - Black BRZ - Bronze	Blank - NONE
								ALSC - AirLink Synapse Wireless Control System
								ALSCS - AirLink Synapse Wireless Control System with Sensor
								ALBCS1 - AirLink Blue Wireless Motion & Photo Sensor Controller (8-24' mounting height) <sup>4</sup>
								ALBCS2 - AirLink Blue Wireless Motion & Photo Sensor Controller (25-40' mounting height) <sup>4</sup>
								IMSBT1 - Integral Bluetooth™ Motion and Photocell Sensor 8 - 24' mounting height <sup>1,4</sup>
								IMSBT2 - Integral Bluetooth™ Motion and Photocell Sensor 25 - 40' mounting height <sup>1,4</sup>
								HL - Hazardous Location Class 1 Div 2 <sup>6</sup>

**Accessory Ordering Information**

Description	Part Number	Description	Part Number
Retrofit Panel Kit - EC / ECTA / SCF to SCV, for 16" Deck Panel with larger openings <sup>2</sup>	673425R2	Junction Box	687461
Retrofit Panel Kit - EC / ECTA / SCF to SCV, for 12" Deck Panel <sup>3</sup>	676011R2	Kit - Hole Plugs and Sealant (enough for 25 retrofits)	1320540
Retrofit Panel Kit - RECU Richmond to SCV	673426R2	Rectangular Top Plate Kit (Includes top plate and sealant)	678291R2WHT
Retrofit Panel Kit - UNV Universal 2x2 to SCV	673427R2	Surface Mount Box	673433R2
Retrofit 2x2 Cover Panel Blank (no holes)	357282	Retrofit Kit - CRU/CRUS to SCV	687462R2
Retrofit RIC Cover Panel Blank (no holes)	354702	Retrofit Kit for SCM/SCV to upgrade SC/SCF/EC/ECTA White	744333
26" X 26" Beauty Plate Kit (with 4" Center hole)	557193WHT	BRKT SCM / SCV DIRECT MNT W/ HDWR	752172R2
26" X 32" Beauty Plate Kit (with 4" Center hole)	564160WHT		

**FOOTNOTES:**

1 - IMSBT is field configurable via the LSI app that can be downloaded from your smartphone's native app store.

2 - Ideal for 9" to 12" openings.

3 - Ideal for 9" openings.

4 - Not available in HV.

5 - Custom lumen and wattage packages available consult factory. Values are within industry standard tolerances but not DLC listed.

6 - HL not compatible with AirLink or IMSBT controls or 3000K color temperature.



**PERFORMANCE**

<b>DELIVERED LUMENS*</b>									
Drive Current	3000K CCT			4000K CCT			5000K CCT		
	Delivered Lumens	Efficiency	BUG Ratings	Delivered Lumens	Efficiency	BUG Ratings	Delivered Lumens	Efficiency	BUG Ratings
10L	9652	144	B3-U0-G1	9928	148	B3-U0-G1	10317	154	B3-U0-G1
13L	12567	140	B3-U0-G1	12927	144	B3-U0-G1	13443	149	B3-U0-G1
15L	13999	137	B3-U0-G1	14399	141	B3-U0-G1	14963	147	B3-U0-G1
20L	18755	141	B4-U0-G1	19598	147	B4-U0-G1	20234	152	B4-U0-G1
23L	21783	141	B4-U0-G2	22406	145	B4-U0-G2	23284	150	B4-U0-G2
23L (SCFT)	20886	111	B3-U0-G3	23187	123	B4-U0-G3	23101	123	B3-U0-G3
									Wattage
									67
									90
									102
									133
									155
									188

\*LEDs are frequently updated therefore values are nominal.

<b>ELECTRICAL DATA - Current draw in AMPS*</b>							
Lumen Level	Wattage	120V	208V	240V	277V	347V	480V
10L	67	0.56	0.32	0.28	0.24	0.19	0.14
13L	90	0.75	0.43	0.37	0.32	0.26	0.19
15L	102	0.85	0.49	0.42	0.37	0.29	0.21
20L	133	1.1	0.64	0.55	0.48	0.38	0.28
23L (SC)	155	1.29	0.75	0.65	0.56	0.45	0.32
23L (SCFT)	188	1.57	0.9	0.78	0.68	0.54	0.39

\*Electrical data at 25° C (77F). Actual wattage may differ by +/-10%.

<b>RECOMMENDED LUMEN MAINTENANCE - SCV 15L SC<sup>1</sup></b>					
Ambient Temperature C	Lumen Multiplier				
	Initial <sup>2</sup>	25k hr <sup>2</sup>	50k hr <sup>2</sup>	75k hr <sup>3</sup>	100k hr <sup>3</sup>
25	102%	97%	92%	88%	84%
30	102%	97%	92%	88%	84%
35	102%	97%	92%	88%	84%
40	102%	97%	92%	88%	84%
45	101%	95%	91%	86%	81%
50	101%	95%	90%	85%	80%

<b>RECOMMENDED LUMEN MAINTENANCE - SCV 23 SC<sup>1</sup></b>					
Ambient Temperature C	Lumen Multiplier				
	Initial <sup>2</sup>	25k hr <sup>2</sup>	50k hr <sup>2</sup>	75k hr <sup>3</sup>	100k hr <sup>3</sup>
25	102%	97%	92%	88%	84%
30	102%	97%	92%	88%	84%
35	102%	97%	92%	88%	84%
40	101%	96%	91%	86%	82%

<b>RECOMMENDED LUMEN MAINTENANCE - SCV 23 SCFT<sup>1</sup></b>					
Ambient Temperature C	Lumen Multiplier				
	Initial <sup>2</sup>	25k hr <sup>2</sup>	50k hr <sup>2</sup>	75k hr <sup>3</sup>	100k hr <sup>3</sup>
25	105%	88%	73%	61%	51%
30	105%	80%	61%	47%	36%
35	105%	70%	47%	32%	21%

1. Lumen maintenance values at 25° C are calculated per TM-21 based on LM-80 data and in-situ luminaire testing.
2. In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip).
3. In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times NA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip).



# Scottsdale Vertex SCV Petroleum

## PHOTOMETRICS

[Back to Quick Links](#)

Luminaire photometry has been conducted by an accredited testing laboratory in accordance with IESNA LM-79-08. As specified by IESNA LM-79-08 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%.

See <http://www.lsi-industries.com/products/led-lighting-solutions.aspx> for detailed photometric data.

### SCV-LED-15L-SC-50

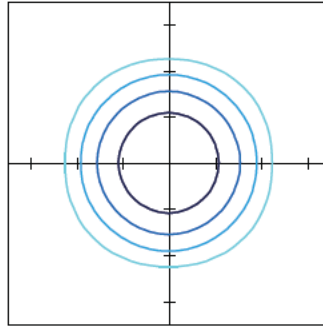
#### Luminaire Data

Wide Distribution	
Description	5000 Kelvin, 80 CRI
Delivered Lumens	15,410
Watts	103
Efficacy	150
IES Type	Type VS - Very Short
BUG Rating	B3-U0-G1

#### Zonal Lumen Summary

Zone	Lumens	%Luminaire
Low (0-30)°	4101.6	26.6%
Medium (30-60)°	8386.4	54.4%
High (60-80)°	2748.8	17.8%
Very High (80-90)°	173.4	1.1%
Uplight (90-180)°	0.0	0.0%
Total Flux	15410.2	100%

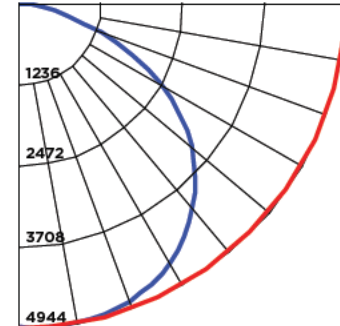
#### ISOFOOT CANDLE PLOT



15' Mounting Height / 15' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

#### POLAR CURVE



### SCV-LED-23L-SCFT-50

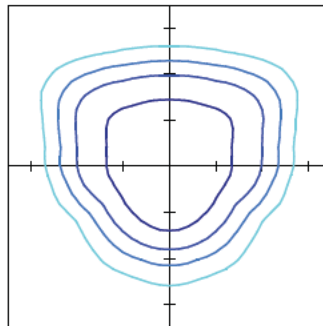
#### Luminaire Data

Wide Distribution	
Description	5000 Kelvin, 80 CRI
Delivered Lumens	24,361
Watts	191.5
Efficacy	127
IES Type	Type IV - Short
BUG Rating	B3-U0-G3

#### Zonal Lumen Summary

Zone	Lumens	%Luminaire
Low (0-30)°	4368.4	17.9%
Medium (30-60)°	12592.5	51.7%
High (60-80)°	6960.6	28.6%
Very High (80-90)°	439.5	1.8%
Uplight (90-180)°	0.0	0.0%
Total Flux	24361.0	100%

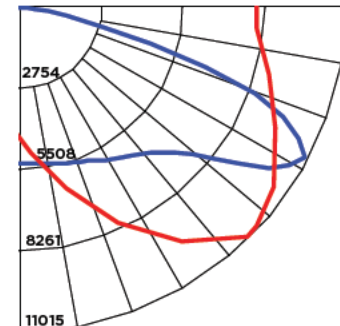
#### ISOFOOT CANDLE PLOT



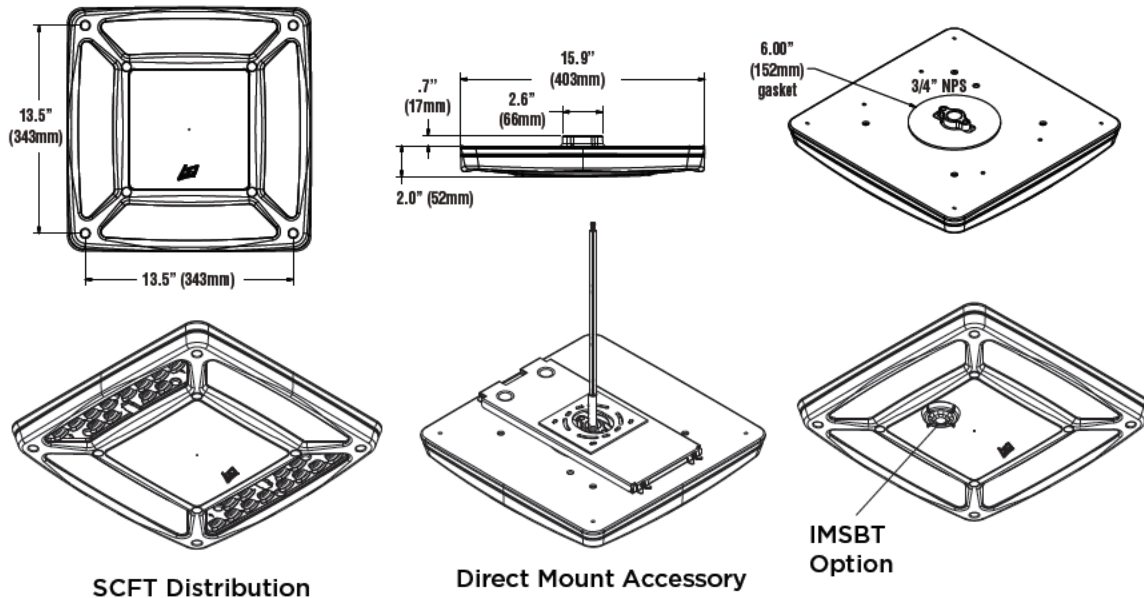
15' Mounting Height / 15' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

#### POLAR CURVE





**PRODUCT DIMENSIONS**[Back to Quick Links](#)**CONTROLS****AirLink Wireless Lighting Controller**

The AirLink integrated controller is a California Title 24 compliant lighting controller that provides real-time light monitoring and control with utility-grade power monitoring. It includes a 24V sensor input and power supply to connect a sensor into the outdoor AirLink wireless lighting system.

The wireless integrated controller is compatible with this fixture.

Click the link below to learn more details about AirLink.

<https://www.lsicorp.com/wp-content/uploads/documents/products/airlink-outdoor-specsheet.pdf>

**Integral Bluetooth™ Motion and Photocell Sensor (IMSBT)**

Slim low profile sensor provides multi-level control based on motion and/or daylight. Sensor controls 0-10 VDC LED drivers and is rated for cold and wet locations (-30° C to 70° C). Two unique PIR lenses are available and used based on fixture mounting height. All control parameters are adjustable via an iOS or Android App capable of storing and transmitting sensor profiles.

Click the link below to learn more details about IMSBT.

<https://www.lsicorp.com/wp-content/uploads/documents/products/imsbt-specsheet.pdf>

**AirLink™ Blue**

Wireless Bluetooth Mesh Outdoor Lighting Control System that provides energy savings, code compliance and enhanced safety/security for parking lots and parking garages. Three key components; Bluetooth wireless radio/sensor controller, Time Keeper and an iOS App. Capable of grouping multiple fixtures and sensors as well as scheduling time-based events by zone. Radio/Sensor Controller is factory integrated into Area/Site, Wall Mounted, Parking Garage and Canopy luminaires.

Click the link below to learn more details about AirLink Blue.

<https://www.lsicorp.com/product/airlink-blue/>

**RETROFIT KITS**

LSI Industries offers a full line of Retrofit Kits for existing Encore, Richmond, 2x2 Universal and many more older canopy luminaires.

Click the link below to see more details on all our Retrofit Kits.

<https://www.lsicorp.com/wp-content/uploads/all/scv-petro-retrofit-specsheet.pdf>

## LED SOFFIT LIGHT (XSL2)

# TYPE G Soffit Lights



### DOE LIGHTING FACTS

Department of Energy has verified representative product test data and results in accordance with its Lighting Facts Program. Visit [www.lightingfacts.com](http://www.lightingfacts.com) for specific catalog strings.

US patents D574994 & D595896 & 7828456 and US & Int'l. patents pending

**EXPECTED LIFE** - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

**LEDS** - Select high-brightness LEDs. Cool White 5000K color temperature, 69 CRI.

**DRIVER CURRENT** - Super saver (SS) - most economical and highest lumens per watt or High Output (HO) - highest output per initial dollar.

**DISTRIBUTION/PERFORMANCE** - Type S (Symmetric) or 5A (Type 5). Excellent uniformity with Bug rating of BU-UO-G1. Optional diffused lens available to reduce visibility of diodes

**HOUSING/OPTICAL UNIT** - Housing is die-formed aluminum with a gasketed clear tempered glass lens providing a water-resistant seal. Weather-tight aluminum enclosure contains factory prewired driver to ensure no water entry. Sealed optical unit containing LEDs rated IP67.

**MOUNTING** - Direct mounts with screws through the trim frame (standard). Optional channel bar kit available to suspend assembly from ceiling joists. 12" clearance required for ease of installation.

**ELECTRICAL** - Universal frequency power supply (50/60 Hz). Supply voltage must be specified for pre-wired thermal protectors.

**DRIVER** - State-of-the-art driver technology designed specifically for LSI LED light sources provides unsurpassed system efficiency. Driver will operate with input of 120/208/240/277V (50/60 Hz). Components are fully encased in potting material for moisture resistance. Driver complies with IEC and FCC standards.

**OPERATING TEMPERATURE** - -40°C to +50°C (-40°F to +122°F).

**FINISH** - Each fixture is finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling, and is guaranteed for five full years. Standard color is white.

**WARRANTY** - LSI LED fixtures carry a limited 5-year warranty.

**PHOTOMETRICS** - Please visit our web site at [www.lsi-industries.com](http://www.lsi-industries.com) for detailed photometric data.

**LISTING** - Listed to U.S. and Canadian safety standards. Suitable for damp locations.

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.



LIGHT OUTPUT - XSL2				
Clear Lens		Lumens	Watts	LPW
Type S	SS - Super Saver	6,193	60	103
	HO - High Output	8,348	86	97
Type 5A	SS - Super Saver	5,158	60	86
	HO - High Output	6,959	86	81
Diffused Lens				
Type S	SS - Super Saver	5,752	60	96
	HO - High Output	6,751	87	78
Type 5A	SS - Super Saver	4,393	60	73
	HO - High Output	5,842	87	67

LED Chips are frequently updated therefore values may increase.



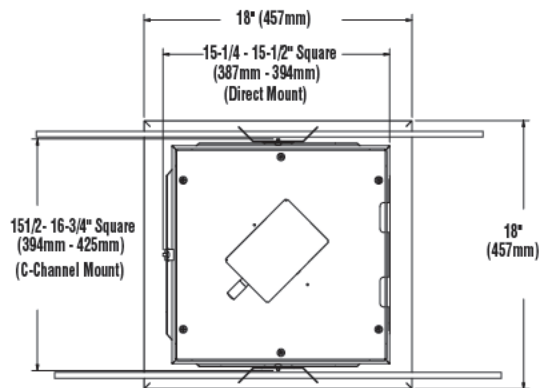
# LED SOFFIT LIGHT (XSL2)

## PRODUCT ORDERING INFORMATION

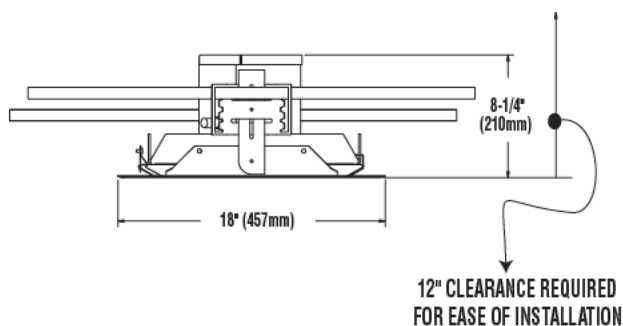
TYPICAL ORDER EXAMPLE: **XSL2 S LED 50 SS CW 120 WHT CMT**

Prefix	Distribution	Light Source	# of LEDs	Drive Current	Color Temperature	Input Voltage	Finish	Options
XSL2 - Soffit Light	S - Symmetric 5A - Type 5	LED	50	HO - High Output SS - Super Saver	CW - Cool White (5000° K nom.)	120 208 240 277 347	WHT - White	CMT - Channel Bar Mounting Kit DM - Direct Mount DFL - Diffused Lens

## DIMENSIONS

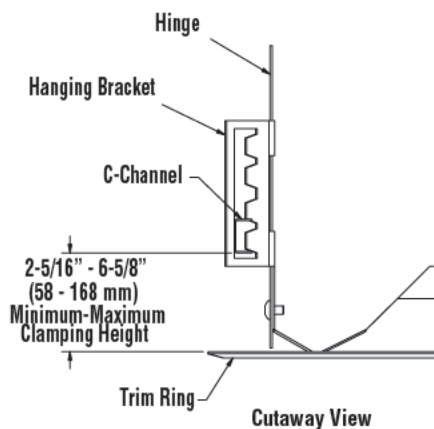


TOP VIEW



SIDE VIEW  
(Channel Mount Shown)

SHIPPING WEIGHT - 14 lbs. (6.4kg)



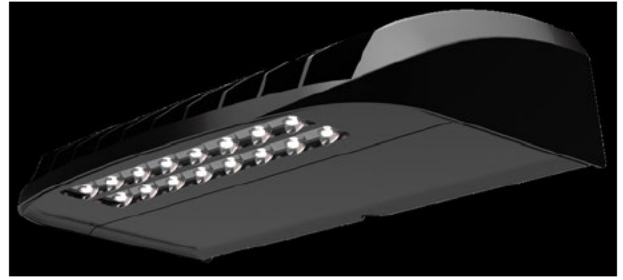
Cutaway View





# Mirada Wall Sconce (XWM)

## Outdoor LED Wall Sconce



## TYPE H Rear Building Lights

### OVERVIEW

Lumen Range	3,000 - 12,000
Wattage Range	23 - 102
Efficacy Range (LPW)	107 - 140
Weight lbs(kg)	30 (13.6)

### QUICK LINKS

[Ordering Guide](#)
[Performance](#)
[Photometrics](#)
[Dimensions](#)

### FEATURES & SPECIFICATIONS

#### Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Hinged die-cast aluminum wiring access door located underneath.
- Galvanized-steel universal wall mount bracket comes standard with hinging mechanism to easily access the junction box wire connections without removing the luminaire.
- Optional pole-mounting bracket (XPMa) permits mounting to standard poles.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 30 lbs in carton.

#### Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP65 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in Types 2, 3, and Forward Throw (FT) distributions.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K and 3000K color temperatures per ANSI C78.377.
- Minimum CRI of 70.

#### Electrical

- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F).
- Power factor: >.90
- Input power stays constant over life.
- Optional 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed via hinged door.
- Optional integral emergency battery pack provides 90-minutes of constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance. The fixture delivers 1500 lumens during emergency mode.

#### Controls

- Optional integral passive infrared Bluetooth™ motion and photocell sensor (see page 5 for more details). Fixtures operate independently and can be commissioned

via iOS or Android configuration app

- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7. (see page 5 for more details).

#### Installation

- Universal wall mounting plate easily mounts directly to 4" octagonal or square junction box.
- 2 fasteners secure the hinged door underneath the housing and provide quick & easy access to the electrical compartment for installing/servicing.
- Optional terminal block accepts up to 12 ga wire.

#### Warranty

- LSI LED Fixtures carry a 5-year warranty.
- 1 Year warranty on Battery Back-up option.

#### Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K or lower color temperature selection.
- State of California Title 24 Compliant
- Suitable for wet Locations.
- IP65 rated luminaire per IEC 60598.
- 3G rated for ANSI C136.31 high vibration applications when pole mounted (using optional XPMa bracket) or wall mounted.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at [www.designlights.org/QPL](http://www.designlights.org/QPL) to confirm which versions are qualified.







# Mirada Wall Sconce (XWM)

## ORDERING GUIDE

[Back to Quick Links](#)TYPICAL ORDER EXAMPLE: **XWM 2 LED 03L 30 UE BRZ ALSC**

Luminaire Prefix	Distribution	LED Technology	Lumen Package	Color Temperature	Voltage
<b>XWM</b> - Mirada Wall Sconce	2 - Type 2 3 - Type 3 FT - Type 4 Forward Throw	LED	3L - 3,000 lms 4L - 4,000 lms 6L - 6,000 lms 8L - 8,000 lms 12L - 12,000 lms  Custom Lumen Packages <sup>6</sup>	30 - 3000K 40 - 4000K 50 - 5000K	UE - Universal Voltage (120-277V) HV - High Voltage (347-480V)
Finish	Controls (Choose One)				Options
BLK - Black BRZ - Dark Bronze GMG - Gun Metal Gray GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Satin Verde Green WHT - White	<b>Wireless Controls</b> <b>ALSC</b> - AirLink Synapse Control System <sup>2</sup> <b>ALSCS01</b> - AirLink Synapse Control System with 8-12' Motion Sensor <sup>2</sup> <b>ALSCS02</b> - AirLink Synapse Control System with 12-20' Motion Sensor <sup>2</sup> <b>ALBCS1</b> - AirLink Blue Wireless Motion & Photo Sensor Controller (8-24' mounting height) <sup>2</sup> <b>ALBCS2</b> - AirLink Blue Wireless Motion & Photo Sensor Controller (25-40' mounting height) <sup>2</sup>  <b>Standalone Controls</b> <b>DIM</b> - 0-10v Dimming leads extended to housing exterior <b>IMSBT1</b> - Integral Bluetooth™ Motion and Photocell Sensor max 8-24' mounting height <sup>4</sup> <b>IMSBT2</b> - Integral Bluetooth Motion and Photocell Sensor max 25-40' mounting height <sup>4</sup>  <b>Button Type Photocells</b> <b>PC120</b> - 120V <b>PC208-277</b> - 208 -277V <b>PC347</b> - 347V  <b>Lutron Limelight Controls</b> <b>LLC</b> - LimeLight Integral Wireless Radio Control by Lutron <sup>2</sup> <b>LLCS1</b> - Limelight Integral Wireless Radio Control and PIR Motion/ Daylight Sensor by Lutron 8-15' mt height <sup>2</sup> <b>LLCS2</b> - Limelight Integral Wireless Radio Control and PIR Motion/Daylight Sensor by Lutron 16-30' mt height <sup>2</sup> <b>LLCS3</b> - Limelight Integral Wireless Radio Control and PIR Motion/Daylight Sensor by Lutron 31-40' mt height <sup>2</sup>				BB - Battery Back-up <sup>2</sup> CWBB - Cold Weather Battery Backup <sup>2</sup> XPMA - Pole Mounting Bracket SP1 - 10kV Surge Protection TB - Terminal Block

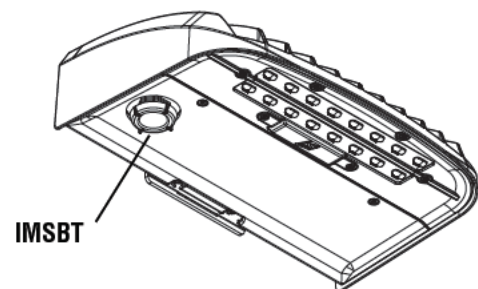
## ACCESSORY ORDERING INFORMATION<sup>6</sup>

Description	Order Number	Description	Order Number
XWM SW BLK - Surface Wiring Box (Available in black only)	356915BLK	DFK - Double Fusing	DFK208 <sup>6</sup>
FK120 - Single Fusing	FK120 <sup>6</sup>	DFK - Double Fusing (240V)	DFK240 <sup>6</sup>
FK277 - Single Fusing	FK277 <sup>6</sup>	DFK - Double Fusing (480V)	DFK480 <sup>6</sup>
FK347 - Single Fusing	FK347 <sup>6</sup>	10' Linear Bird Spike Kit (2' Recommended per Luminaire)	736795

### FOOTNOTES:

1. Consult Factory for availability.
2. Not available in HV.
3. Consult Factory for Site Layout.
4. IMSBT is field configurable via the LSI app that can be downloaded from your smartphone's native app store. Consult Factory for 347-480V.
5. Fusing must be located in a hand hole for pole or in the junction box.
6. Custom lumen and wattage packages available consult factory. Values are within industry standard tolerances but not DLC listed.

### Luminaire Shown with IMSBT





# Mirada Wall Sconce (XWM)

## PERFORMANCE

[Back to Quick Links](#)

DELIVERED LUMENS*												
Lumen Package	Distribution	CRI	3000K			4000K			5000K			Wattage
			Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
03L	2	70	2822	125	B1-U0-G1	3088	137	B1-U0-G1	3088	137	B1-U0-G1	22.6
	3	70	2873	127	B1-U0-G1	3144	139	B1-U0-G1	3144	139	B1-U0-G1	
	FT	70	2838	126	B1-U0-G1	3105	137	B1-U0-G1	3105	137	B1-U0-G1	
04L	2	70	3702	125	B1-U0-G1	4051	137	B1-U0-G1	4051	137	B1-U0-G1	29.5
	3	70	3769	128	B1-U0-G1	4124	140	B1-U0-G1	4124	140	B1-U0-G1	
	FT	70	3722	126	B1-U0-G1	4073	138	B1-U0-G1	4073	138	B1-U0-G1	
06L	2	70	5506	123	B2-U0-G2	6025	135	B2-U0-G2	6025	135	B2-U0-G2	44.7
	3	70	5606	125	B1-U0-G1	6134	137	B1-U0-G2	6134	137	B1-U0-G2	
	FT	70	5536	124	B1-U0-G2	6058	136	B1-U0-G2	6058	136	B1-U0-G2	
08L	2	70	7304	118	B2-U0-G2	7993	129	B2-U0-G2	7993	129	B2-U0-G2	62.0
	3	70	7437	120	B1-U0-G2	8138	131	B2-U0-G2	8138	131	B2-U0-G2	
	FT	70	7345	118	B2-U0-G2	8037	130	B2-U0-G2	8037	130	B2-U0-G2	
12L	2	70	10979	107	B3-U0-G3	12014	118	B3-U0-G3	12014	118	B3-U0-G3	102.2
	3	70	11178	109	B2-U0-G2	12232	120	B2-U0-G2	12232	120	B2-U0-G2	
	FT	70	11040	108	B2-U0-G3	12080	118	B2-U0-G3	12080	118	B2-U0-G3	

\*LEDs are frequently updated therefore values are nominal.

ELECTRICAL DATA*							
Lumen Package	Watts	120V	208V	240V	277V	347V	480V
03L	22.6	0.19	0.11	0.09	0.08	0.07	0.05
04L	29.5	0.25	0.14	0.12	0.11	0.09	0.06
06L	44.7	0.37	0.21	0.19	0.16	0.13	0.09
08L	62.0	0.52	0.30	0.26	0.22	0.18	0.13
12L	102.2	0.85	0.49	0.43	0.37	0.29	0.21

\*Electrical data at 25C (77F). Actual wattage may differ by +/-10%.

RECOMMENDED LUMEN MAINTENANCE (3L-6L) <sup>1</sup>					
Ambient Temperature C	Initial <sup>2</sup>	25K hrs. <sup>2</sup>	50K hrs. <sup>3</sup>	75K hrs. <sup>3</sup>	100K hrs. <sup>3</sup>
0 C	100%	98%	95%	93%	90%
10 C	100%	98%	95%	93%	90%
20 C	100%	98%	95%	93%	90%
25 C	100%	98%	95%	93%	90%
30 C	100%	98%	95%	93%	90%
40 C	100%	98%	95%	93%	90%
50 C	100%	98%	96%	94%	91%

RECOMMENDED LUMEN MAINTENANCE (8L-12L) <sup>1</sup>					
Ambient Temperature C	Initial <sup>2</sup>	25K hrs. <sup>2</sup>	50K hrs. <sup>3</sup>	75K hrs. <sup>3</sup>	100K hrs. <sup>3</sup>
0 C	100%	97%	94%	90%	87%
10 C	100%	97%	94%	90%	87%
20 C	100%	97%	94%	90%	87%
25 C	100%	97%	93%	90%	86%
30 C	100%	97%	93%	90%	85%
40 C	100%	97%	93%	88%	84%
50 C	100%	96%	91%	87%	83%

- 1 - Lumen maintenance values at 25C are calculated per TM-21 based on LM-80 data and in-situ testing.
- 2 - In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times the IESNA LM-80-08 total test duration for the device under testing.
- 3 - Lumen maintenance values at 25C are calculated per TM-21 based on LM-80 data and in-situ testing times the IESNA LM-80-08 total test duration for the device under testing





# Mirada Wall Sconce (XWM)

## PHOTOMETRICS

[Back to Quick Links](#)

All published luminaire photometric testing performed to IESNA LM-79 standards. ISO footcandle plots below demonstrate the Mirada Wall Sconce (XWM) light patterns only. Not for total fixture output. For complete specifications and IES files, see website.

### XWM-2-LED-6L-40

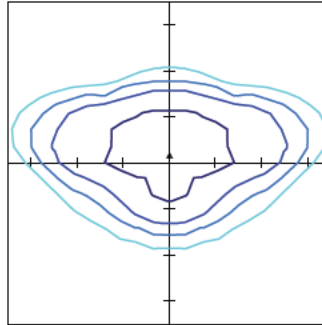
#### LUMINAIRE DATA

Type 2 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	6,025
Watts	44.7
Efficacy	135
IES Type	Type III - Medium
BUG Rating	B2-U0-G2

#### Zonal Lumen Summary

Zone	Lumens	%Luminaire
Low (0-30)°	807.1	13.4%
Medium (30-60)°	3301.0	54.8%
High (60-90)°	1847.4	30.7%
Very High (90-120)°	69.2	1.1%
Uplight (120-180)°	0.0	0.0%
Total Flux	6024.7	100%

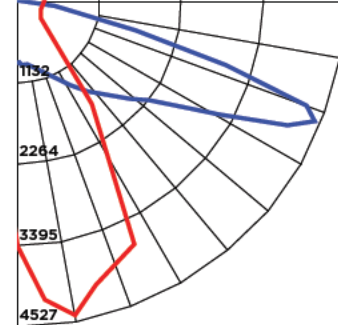
#### ISO FOOTCANDLE PLOT



15' Mounting Height / 10' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

#### POLAR CURVE



### XWM-3-LED-6L-40

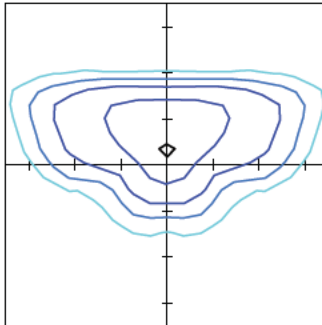
#### LUMINAIRE DATA

Type 3 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	6,133
Watts	44.7
Efficacy	137
IES Type	Type III - Medium
BUG Rating	B1-U0-G2

#### Zonal Lumen Summary

Zone	Lumens	%Luminaire
Low (0-30)°	567.4	9.3%
Medium (30-60)°	3106.3	50.6%
High (60-90)°	2368.8	38.6%
Very High (90-120)°	90.7	1.5%
Uplight (120-180)°	0.0	0.0%
Total Flux	6133.2	100%

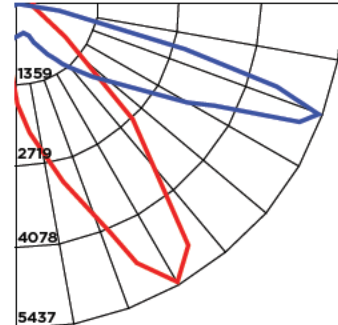
#### ISO FOOTCANDLE PLOT



10' Mounting Height / 10' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

#### POLAR CURVE



### XWM-FT-LED-6L-40

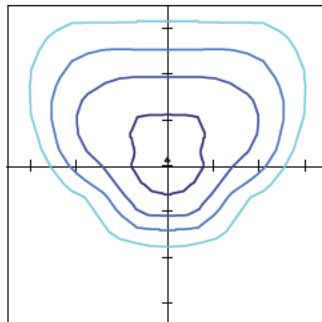
#### LUMINAIRE DATA

Type FT Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	6,058
Watts	44.7
Efficacy	136
IES Type	Type IV - Short
BUG Rating	B1-U0-G2

#### Zonal Lumen Summary

Zone	Lumens	%Luminaire
Low (0-30)°	779.0	12.9%
Medium (30-60)°	2584.4	42.7%
High (60-90)°	2523.2	41.7%
Very High (90-120)°	170.8	2.8%
Uplight (120-180)°	0.0	0.0%
Total Flux	6057.4	100.0%

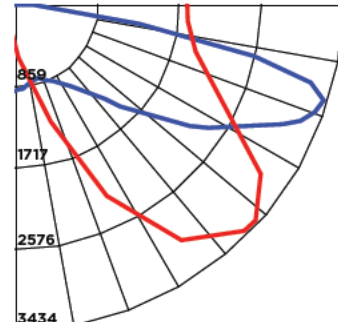
#### ISO FOOTCANDLE PLOT



10' Mounting Height / 10' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

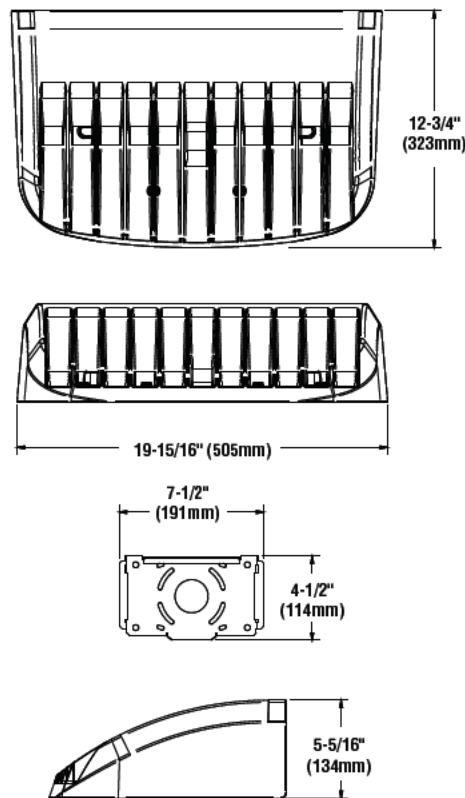
#### POLAR CURVE





# Mirada Wall Sconce (XWM)

## PRODUCT DIMENSIONS

[Back to Quick Links](#)

## CONTROLS

### AirLink Wireless Lighting Controller

The AirLink integrated controller is a California Title 24 compliant lighting controller that provides real-time light monitoring and control with utility-grade power monitoring. It includes a 24V sensor input and power supply to connect a sensor into the outdoor AirLink wireless lighting system. The wireless integrated controller is compatible with this fixture.

[Click here to learn more about AirLink.](#)

### Integral Bluetooth™ Motion and Photocell Sensor (IMSBT)

Slim low profile sensor provides multi-level control based on motion and/or daylight. Sensor controls 0-10 VDC LED drivers and is rated for cold and wet locations (-30° C to 70° C). Two unique PIR lenses are available and used based on fixture mounting height. All control parameters are adjustable via an iOS or Android App capable of storing and transmitting sensor profiles.

[Click here to learn more about IMSBT.](#)

### AirLink Blue

Wireless Bluetooth Mesh Outdoor Lighting Control System that provides energy savings, code compliance and enhanced safety/security for parking lots and parking garages. Three key components; Bluetooth wireless radio/sensor controller, Time Keeper and an iOS App. Capable of grouping multiple fixtures and sensors as well as scheduling time-based events by zone. Radio/Sensor Controller is factory integrated into Area/Site, Wall Mounted, Parking Garage and Canopy luminaires.

[Click here to learn more about AirLink Blue.](#)



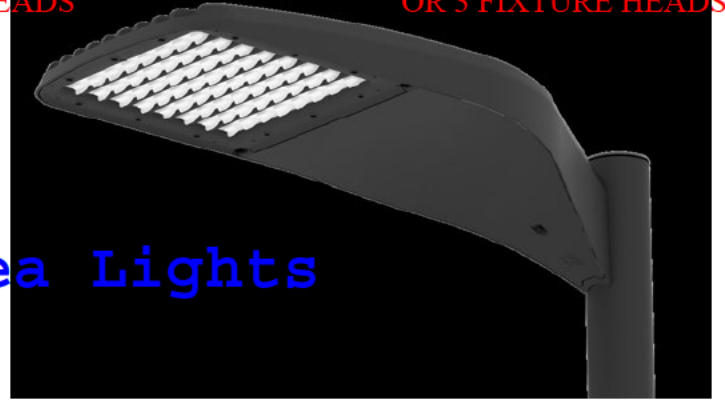
**MRL IS USED AS TILTED FLOOD LIGHT ON TOP OF 30 FOOT POLE WITH EITHER 2 FIXTURE HEADS OR 3 FIXTURE HEADS**

# Mirada Large (MRL)

## Outdoor LED Area Light

**IP66**

## TYPE J Truck Side Area Lights



### OVERVIEW

Lumen Package	40,000 - 78,000
Wattage Range	286 - 648
Efficacy Range (LPW)	115 - 154
Weight lbs(kg)	60 (27.2)

### QUICK LINKS

[Ordering Guide](#)[Performance](#)[Photometrics](#)[Dimensions](#)

### FEATURES & SPECIFICATIONS

#### Construction

- Rugged die-cast aluminum housing, optical frame, and driver access cover.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 68 lbs in carton.

#### Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, 5W, FT, FTA and AM.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377.
- Minimum CRI of 70.
- Integral louver (IL) and house-side shield (IH) options available for improved back-light control without sacrificing street side performance. See page 5 for more details.

#### Electrical

- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).

- L90 Calculated Life: >100k Hours (See Lumen Maintenance on Page 4)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 65L and 78L lumen packages rated to +40°C.
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

#### Controls

- Optional integral passive infrared Bluetooth™ motion and photocell sensor (see page 5 for more details). Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7. (see page 8 for more details).

#### Installation

- Designed to mount to square or round poles.
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment for installing/servicing.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes both B3 and B5 drill patterns for easy fastening of LSI products. (See drawing on page 8)

#### Warranty

- LSI LED Fixtures carry a 5-year warranty.

#### Listings

- Listed to UL 1598 and UL 8750.
- State of California Title 24 Compliant; with IMSBT, ALSC, or ALSCH Options.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at [www.designlights.org/QPL](http://www.designlights.org/QPL) to confirm which versions are qualified.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K color temperature selection.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598.
- 3G rated for ANSI C136.31 high vibration applications are qualified.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at [www.designlights.org/QPL](http://www.designlights.org/QPL) to confirm which versions are qualified.

Specifications and dimensions subject to change without notice.





# Mirada Large Outdoor LED Area Light

## ORDERING GUIDE

[Back to Quick Links](#)TYPICAL ORDER EXAMPLE: **MRL LED 40L SIL FTA L UNV DIM 50 70CRI ALSCS04 BRZ IL**

Prefix	Lens	Lumen Package	Lens	Distribution	Orientation <sup>2</sup>	Voltage
MRL - Mirada Large	LED	40L - 40,000 lms 50L - 50,000 lms 65L - 65,000 lms 78L - 78,000 lms  Custom Lumen Packages <sup>1</sup>	SIL - Silicone	2 - Type 2 3 - Type 3  5W - Type 5 Wide FT - Forward Throw FTA - Forward Throw Automotive AM - Automotive Merchandise	(blank) - Standard L - Optics rotated left 90° R - Optics rotated right 90°	UNV - Universal Voltage (120-277V) HV - High Voltage (347 - 480V)

Driver	Color Temperature	Color Rendering	Controls	Finish	Options
DIM - 0-10v Dimming (10-100%)	50 - 5,000 CCT 40 - 4,000 CCT 30 - 3,000 CCT	70CRI - 70 CRI	<u>(Blank) - None</u>  <u>Wireless Controls System</u> ALSC - AirLink Synapse Control System ALSCH - AirLink Synapse Control System Host/Satellite <sup>3</sup> ALSCS02 - AirLink Synapse Control System with 12-20' Motion Sensor ALSCH02 - AirLink Synapse Control System Host / Satellite with 12-20' Motion Sensor <sup>3</sup> ALSCS04 - AirLink Synapse Control System with 20-40' Motion Sensor ALSCH04 - AirLink Synapse Control System Host / Satellite with 20-40' Motion Sensor <sup>3</sup> ALBCS1 - AirLink Blue Wireless Motion & Photo Sensor Controller (8-24' mounting height) <sup>4</sup> ALBCS2 - AirLink Blue Wireless Motion & Photo Sensor Controller (25-40' mounting height) <sup>4</sup>  <u>Stand-Alone Controls</u>  EXT - 0-10v Dimming leads extended to housing exterior CR7P - 7 Pin Control Receptacle ANSI C136.41 <sup>5</sup> IMSBT1 - Integral Bluetooth™ Motion and Photocell Sensor (8-24' MH) <sup>5</sup> IMSBT2 - Integral Bluetooth™ Motion and Photocell Sensor (25-40' MH) <sup>5</sup>  <u>Button Type Photocells</u> PCI120 - 120V PCI208-277 - 208 -277V PCI347 - 347V	BLK - Black BRZ - Dark Bronze GMG - Gun Metal Gray GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Satin Verde Green WHT - White	(Blank) - None IH - Integral Houseside Shield <sup>2</sup> IL - Integral Louver (Sharp Spill Light Cutoff) <sup>2</sup>

### Accessory Ordering Information<sup>7</sup>

Controls Accessories	
Description	Order Number
Twist Lock Photocell (120V) for use with CR7P <sup>8</sup>	122514
Twist Lock Photocell (208-277) for use with CR7P <sup>8</sup>	122515
Twist Lock Photocell (347V) for use with CR7P <sup>8</sup>	122516
Twist Lock Photocell (480V) for use with CR7P <sup>8</sup>	1225180
AirLink 5 Pin Twist Lock Controller <sup>8</sup>	661409
AirLink 5 Pin Twist Lock Controller <sup>8</sup>	661410
Pole-Mounted Occupancy Sensor (24V) <sup>9,10</sup>	663284CLR
Shorting Cap for use with CR7P <sup>8</sup>	149328

Fusing Accessories <sup>11</sup>	
Description	Order Number
Single Fusing (120V)	FK120
Single Fusing (120V)	FK277
Double Fusing (480V)	DFK480
Double Fusing (347V)	DFK347

#### FOOTNOTES:

- Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances but not DLC listed.
- Not available with 5W distribution
- Consult Factory for Site Layout
- Not Available in HV
- IMSBT is field configurable via the LSI app that can be downloaded from your smartphone's native app store. Consult Factory for 347-480V.

Mounting Accessories <sup>9</sup>	
Description	Order Number
Universal Mounting Bracket	684616CLR
Adjustable Slip Fitter (2" - 2 3/8" Tenon)	688138CLR
Quick Mount Pole Bracket (Square Pole)	687073CLR
Quick Mount Pole Bracket (4-5" Round Pole)	689903CLR
15 Tilt Quick Mount Pole Bracket (Square Pole)	688003CLR
15 Tilt Quick Mount Pole Bracket (4-5" Round Pole)	689905CLR
Wall Mount Bracket	382132CLR
Wood Pole Bracket (6" Minimum Pole Diameter)	751219CLR

Shielding & Miscellaneous Accessories	
Description	Order Number
Integral Louver/Shield	743416
Internal Houseside Shield	686485
10' Linear Bird Spike Kit (4' Recommended per Luminaire)	736795

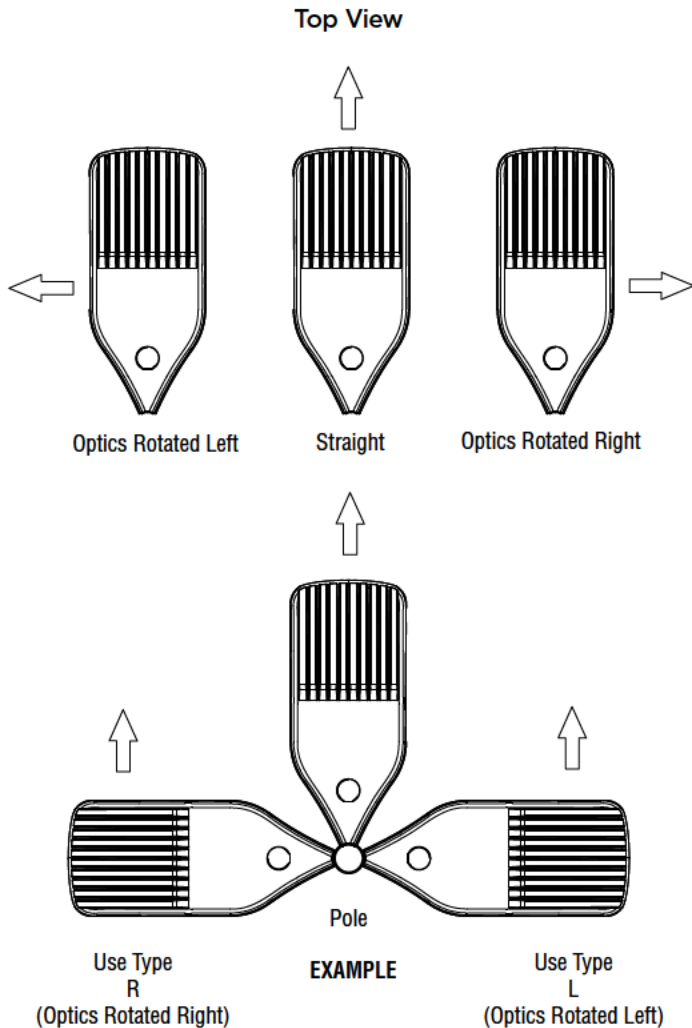
- Control device or shorting cap must be ordered separately. See Accessory Ordering Information.
- Accessories are shipped separately and field installed.
- Factory installed CR7P option required. See Options.
- "CLR" denotes finish. See Finish options.
- Only available with ALSC/ALSCH control options.
- Fusing must be located in hand hole of pole.





# Mirada Large Outdoor LED Area Light

## OPTICS ROTATION

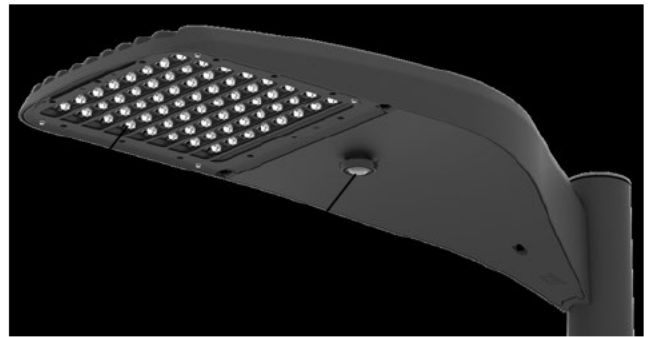


## ACCESSORIES/OPTIONS

### Integral Louver (IL) and House-Side Shield (IH)

Accessory louver and shield available for improved backlight control without sacrificing street side performance. LSI's Integral Louver (L) and Integral House-Side Shield (IH) options deliver backlight control that significantly reduces spill light behind the poles for applications with pole locations close to adjacent properties. The design maximizes forward reflected light while reducing glare, maintaining the optical distribution selected, and most importantly eliminating light trespass. Both options rotate with the optical distribution.

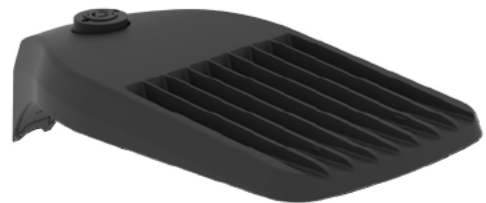
#### Luminaire Shown with IMSBT & IL/IH Options



### 7 Pin Photoelectric Control

7-pin ANSI C136.41-2013 control receptacle option available for twist lock photocontrols or wireless control modules. Control accessories sold separately. Dimming leads from the receptacle will be connected to the driver dimming leads (Consult factory for alternate wiring).

#### Luminaire Shown with CR7P





# Mirada Large Outdoor LED Area Light

## PERFORMANCE

[Back to Quick Links](#)

Delivered Lumens*												
Lumen Package	Distribution	CRI	3000K CCT			4000K CCT			5000K CCT			Wattage
			Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
40L	2	70	39770	139	B5-U0-G4	41255	144	B5-U0-G4	42864	150	B5-U0-G4	286
	3		40747	142	B5-U0-G4	42269	148	B4-U0-G4	43917	154	B4-U0-G4	
	5W		40392	141	B5-U0-G4	41901	147	B5-U0-G4	43535	152	B5-U0-G4	
	FT		40342	141	B4-U0-G4	41848	146	B4-U0-G5	43480	152	B4-U0-G5	
	FTA		40673	142	B4-U0-G4	42192	148	B4-U0-G4	43838	153	B4-U0-G4	
	AM		40823	143	B4-U0-G3	42347	148	B4-U0-G3	43998	154	B4-U0-G3	
50L	2	70	49372	132	B5-U0-G4	51216	137	B5-U0-G4	53213	142	B5-U0-G4	375
	3		50586	135	B4-U0-G5	52475	140	B4-U0-G5	54521	145	B4-U0-G5	
	5W		50145	134	B5-U0-G4	52018	139	B5-U0-G4	54047	144	B5-U0-G4	
	FT		50082	134	B4-U0-G5	51952	139	B4-U0-G5	53978	144	B4-U0-G5	
	FTA		50493	135	B5-U0-G4	52379	140	B5-U0-G4	54422	145	B5-U0-G4	
	AM		50680	135	B4-U0-G3	52572	140	B4-U0-G3	54622	146	B4-U0-G3	
65L	2	70	63328	122	B5-U0-G4	65692	127	B5-U0-G5	68255	132	B5-U0-G5	518
	3		64884	125	B5-U0-G5	67307	130	B5-U0-G5	69932	135	B5-U0-G5	
	5W		64320	124	B5-U0-G5	66722	129	B5-U0-G5	69324	134	B5-U0-G5	
	FT		64239	124	B5-U0-G5	66638	129	B5-U0-G5	69237	134	B5-U0-G5	
	FTA		64766	125	B5-U0-G5	67185	130	B5-U0-G5	69805	135	B5-U0-G5	
	AM		65005	125	B4-U0-G3	67432	130	B5-U0-G3	70062	135	B5-U0-G3	
78L	2	70	74667	115	B5-U0-G5	77456	120	B5-U0-G5	80476	124	B5-U0-G5	648
	3		74667	115	B5-U0-G5	77455	120	B5-U0-G5	80476	124	B5-U0-G5	
	5W		74018	114	B5-U0-G5	76782	118	B5-U0-G5	79777	123	B5-U0-G5	
	FT		73925	114	B5-U0-G5	76685	118	B5-U0-G5	79676	123	B5-U0-G5	
	FTA		74532	115	B5-U0-G5	77315	119	B5-U0-G5	80330	124	B5-U0-G5	
	AM		74805	115	B5-U0-G3	77599	120	B5-U0-G3	80625	124	B5-U0-G3	

\*LEDs are frequently updated therefore values are nominal.

ELECTRICAL DATA (AMPS)*						
Lumens	120V	208V	240V	277V	347V	480V
40L	2.38	1.38	1.19	1.03	0.82	0.60
50L	3.13	1.80	1.56	1.35	1.08	0.78
65L	4.32	2.49	2.16	1.87	1.49	1.08
78L	5.40	3.12	2.70	2.34	1.87	1.35

\*Electrical data at 25°C (77°F). Actual wattage may differ by +/-10%

RECOMMENDED LUMEN MAINTENANCE <sup>1</sup>					
Ambient	Initial <sup>2</sup>	25h <sup>2</sup>	50h <sup>2</sup>	75h <sup>2</sup>	100h <sup>2</sup>
0 C - 40C	100%	100%	97%	94%	92%

**FOOTNOTES:**

- Lumen maintenance values at 25C are calculated per TM-21 based on LM-80 data and in-situ testing.
- In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times the IESNA LM-80-08 total test duration for the device under testing.
- In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times the IESNA LM-80-08 total test duration for the device under testing.







# Mirada Large Outdoor LED Area Light

## PHOTOMETRICS

[Back to Quick Links](#)

Luminaire photometry has been conducted by a NVLAP accredited testing laboratory in accordance with IESNA LM-79-08. As specified by IESNA LM-79-08 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%.

See <https://www.lsicorp.com/product/mirada-large/> for detailed photometric data.

### MRL-LED-65L-SIL-2-40-70CRI

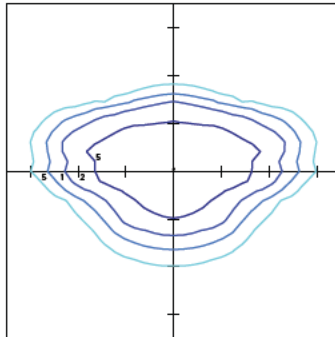
#### LUMINAIRE DATA

Type 2 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	65,693
Watts	518
Efficacy	127
IES Type	Type II - Short
BUG Rating	B5-U0-G5

#### Zonal Lumen Summary

Zone	Lumens	%Luminaire
Low (0-30)°	10825	16%
Medium (30-60)°	41026	62%
High (60-80)°	13243	20%
Very High (80-90)°	598	1%
Uplight (90-180)°	0	0%
Total Flux	65693	100%

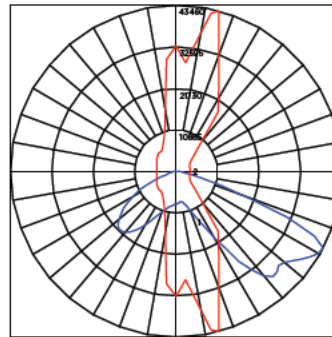
#### ISO FOOTCANDLE



30' Mounting Height/ 30' Grid Spacing

■ 5 FC ■ 2 FC ■ 1 FC ■ 0.5 FC

#### POLAR CURVE



### MRL-LED-65L-SIL-3-40-70CRI

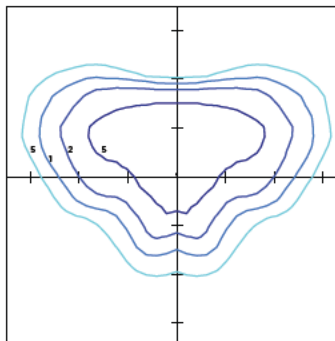
#### LUMINAIRE DATA

Type 3 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	67,307
Watts	518
Efficacy	130
IES Type	Type III - Short
BUG Rating	B5-U0-G5

#### Zonal Lumen Summary

Zone	Lumens	%Luminaire
Low (0-30)°	6980	10%
Medium (30-60)°	37817	56%
High (60-80)°	21783	32%
Very High (80-90)°	727	1%
Uplight (90-180)°	0	0%
Total Flux	67307	100%

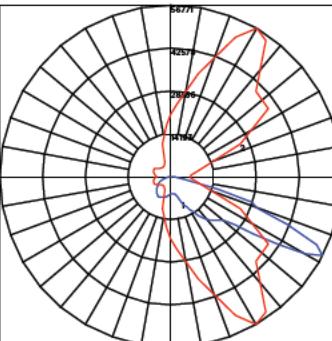
#### ISO FOOTCANDLE



30' Mounting Height/ 30' Grid Spacing

■ 5 FC ■ 2 FC ■ 1 FC ■ 0.5 FC

#### POLAR CURVE



### MRL-LED-65L-SIL-FT-40-70CRI

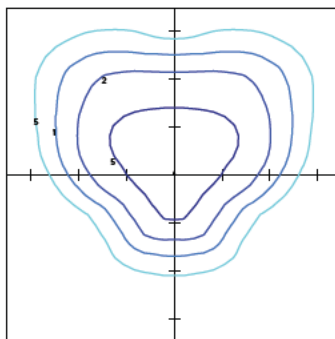
#### LUMINAIRE DATA

Type FT Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	66,638
Watts	518
Efficacy	129
IES Type	Type IV - Short
BUG Rating	B5-U0-G5

#### Zonal Lumen Summary

Zone	Lumens	%Luminaire
Low (0-30)°	8542	13%
Medium (30-60)°	33055	50%
High (60-80)°	23973	36%
Very High (80-90)°	1069	2%
Uplight (90-180)°	0	0%
Total Flux	66638	100%

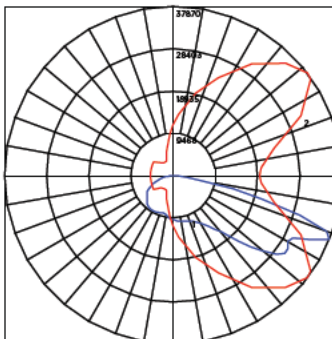
#### ISO FOOTCANDLE



30' Mounting Height/ 30' Grid Spacing

■ 5 FC ■ 2 FC ■ 1 FC ■ 0.5 FC

#### POLAR CURVE





# Mirada Large Outdoor LED Area Light

## PHOTOMETRICS (CONT)

### MRL-LED-65L-SIL-5W-40-70CRI

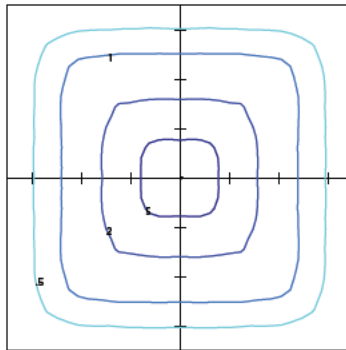
#### LUMINAIRE DATA

Type 5W Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	66,722
Watts	518
Efficacy	129
IES Type	Type VS - Short
BUG Rating	B5-U0-G5

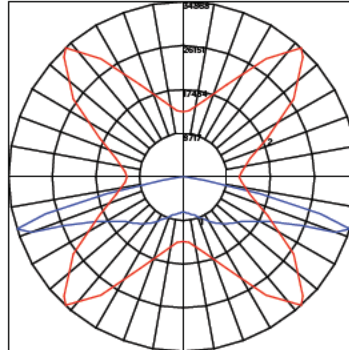
#### Zonal Lumen Summary

Zone	Lumens	%Luminaire
Low (0-30)°	6379	10%
Medium (30-60)°	33102	50%
High (60-80)°	26808	40%
Very High (80-90)°	433	1%
Uplight (90-180)°	0	0%
Total Flux	66722	100%

#### ISO FOOTCANDLE



#### POLAR CURVE



30' Mounting Height/ 30' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

### MRL-LED-65L-SIL-FTA-40-70CRI

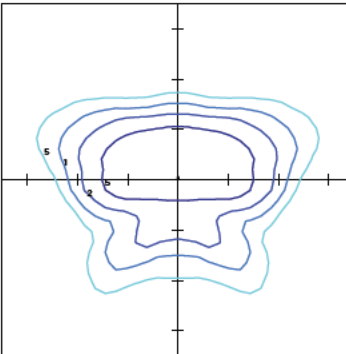
#### LUMINAIRE DATA

Type FTA Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	67,185
Watts	518
Efficacy	130
IES Type	Type I - Very Short
BUG Rating	B5-U0-G5

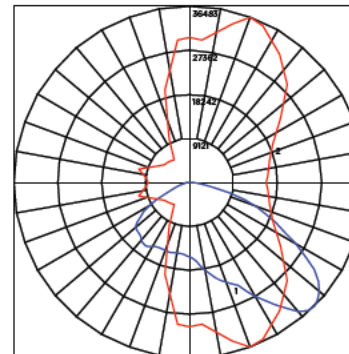
#### Zonal Lumen Summary

Zone	Lumens	%Luminaire
Low (0-30)°	14876	22%
Medium (30-60)°	39340	59%
High (60-80)°	12095	18%
Very High (80-90)°	874	1%
Uplight (90-180)°	0	0%
Total Flux	67185	100%

#### ISO FOOTCANDLE



#### POLAR CURVE



30' Mounting Height/ 30' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

### MRL-LED-65L-SIL-AM-40-70CRI

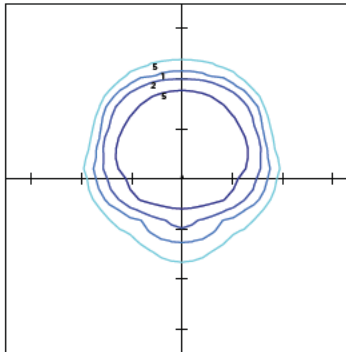
#### LUMINAIRE DATA

Type AM Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	67,432
Watts	518
Efficacy	130
IES Type	Type III - Very Short
BUG Rating	B5-U0-G3

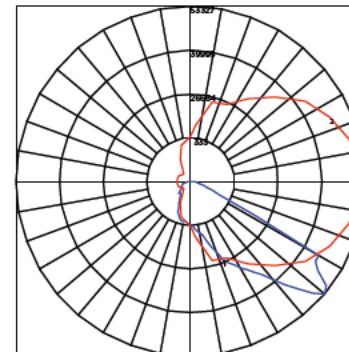
#### Zonal Lumen Summary

Zone	Lumens	%Luminaire
Low (0-30)°	13837	9%
Medium (30-60)°	44654	43%
High (60-80)°	8162	48%
Very High (80-90)°	779	1%
Uplight (90-180)°	0	0%
Total Flux	67432	100%

#### ISO FOOTCANDLE



#### POLAR CURVE



30' Mounting Height/ 30' Grid Spacing

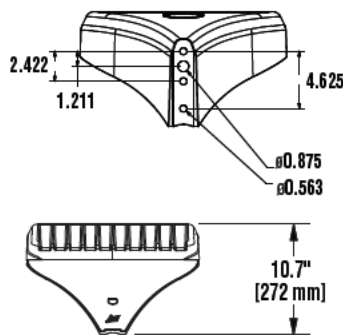
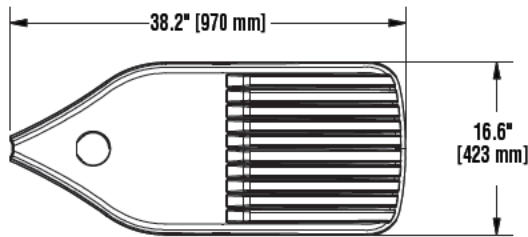
5 FC 2 FC 1 FC 0.5 FC





# Mirada Large Outdoor LED Area Light

## PRODUCT DIMENSIONS

[Back to Quick Links](#)

LUMINAIRE EPA CHART - MRL									
Tilt Degree		0°	30°	45°	Tilt Degree		0°	30°	45°
Single		0.8	2.2	2.9	T90°		2.0	3.8	4.5
D180°		1.6	2.2	2.9	TN120°		2.0	5.0	6.0
D90°		1.2	3.0	3.7	Q90°		2.0	3.8	4.5

## CONTROLS

### AirLink Wireless Lighting Controller

The AirLink integrated controller is a California Title 24 compliant lighting controller that provides real-time light monitoring and control with utility-grade power monitoring. It includes a 24V sensor input and power supply to connect a sensor into the outdoor AirLink wireless lighting system. The wireless integrated controller is compatible with this fixture.

Click the link below to learn more details about AirLink.

<https://www.lsicorp.com/documents/datasheets/airlink-outdoor-specsheet.pdf>

### Integral Bluetooth™ Motion and Photocell Sensor (IMSBT)

Slim low profile sensor provides multi-level control based on motion and/or daylight. Sensor controls 0-10 VDC LED drivers and is rated for cold and wet locations (-30° C to 70° C). Two unique PIR lenses are available and used based on fixture mounting height. All control parameters are adjustable via an iOS or Android App capable of storing and transmitting sensor profiles.

Click the link below to learn more details about IMSBT.

<https://www.lsicorp.com/documents/datasheets/imsbt-specsheet.pdf>

### AirLink Blue

Wireless Bluetooth Mesh Outdoor Lighting Control System that provides energy savings, code compliance and enhanced safety/security for parking lots and parking garages. Three key components; Bluetooth wireless radio/sensor controller, Time Keeper and an iOS App. Capable of grouping multiple fixtures and sensors as well as scheduling time-based events by zone. Radio/Sensor Controller is factory integrated into Area/Site, Wall Mounted, Parking Garage and Canopy luminaires.

Click the link below to learn more details about AirLink Blue.

<https://www.lsi-airlink.com/airlink-blue/>



# Mirada Large Outdoor LED Area Light

## POLES & BRACKETS

LSI offers a full line of poles and mounting accessories to complete your lighting assembly. Aluminum and steel in both square and round shafts. In addition, LSI offers round tapered, fluted and hinge based poles. Designed and engineered for durability and protected with our oven baked DuraGrip Protection System. Also available with our DuraGrip+ Protection system for unmatched corrosion resistance and an extended warranty. American made in our Ohio facility with industry leading lead times.

Click the link below to learn more details about poles & brackets.

<https://www.lsicorp.com/products/poles-and-brackets-area-street.aspx>



### BKA UMB CLR

The 3G rated UMB allows for seamless integration of LSI luminaires onto existing/ retrofit or new construction poles. The UMB was designed for square or round (tapered or straight) poles with two mounting hole spacings between 3 5/8" - 5".



### BKA ASF CLR

The adjustable Slip Fitter is a 3G rated rugged die cast aluminum adapter to mount LSI luminaires onto a 2" iron pipe, 2 3/8" OD tenon. The Adjustable Slip Fitter can be rotated 180° allowing for tilting LSI luminaires up to 45° and 90° when using a vertical tenon.



### BKS PQM15 CLR

The Pole Quick Mount Bracket allows for preset 15° up tilt of LSI luminaires for greater throw of light and increased vertical illumination as well as fast installation onto poles with LSI's 3" or 5" bolt pattern.



### BKS PQMH CLR

The Pole Quick Mount Bracket allows for lightning fast installation of LSI luminaires onto existing and new construction poles with LSI's B3 or B5 standard pole bolt patterns.



Square Pole  
14'-39'



Round Pole  
10'-30'



Tapered Pole  
20'-39'





Physical Address: 501 South Main Street

Mailing Address: PO Box 228

Rhome, Texas 76078

Telephone: 817-636-2462

[www.cityofrhome.com](http://www.cityofrhome.com) | [citysecretary@cityofrhome.com](mailto:citysecretary@cityofrhome.com)

July 22, 2021

Property Owner

Company

Street Address

City, State Zip

**RE: NOTICE OF PUBLIC HEARINGS – REQUEST TO ANNEX PROPERTY AND REZONE PROPERTY**

Dear Property Owner/Service Provider;

This letter is notification of City of Rhome Planning & Zoning Commission and City of Rhome City Council Virtual Public Hearings regarding a request to annex property into the City and also to rezone property:

**NOTICE OF PUBLIC HEARING - PROPOSED ANNEXATION**

The City of Rhome City Council of the City of Rhome, Texas will conduct a Virtual Public Hearing on Thursday, August 12, 2021 at 6:30pm where all interested persons will have the right to appear and be heard on the proposed annexation by the City of Rhome, Texas of one tract of land, legal description being Acres: 3.600, Abst: A-634 MEP & PRR and is located on the SE corner of US Highway 287 Northbound Service Road and B.C. Rhome — and is contiguous to the current city limits of Rhome just west of Taco Casa located at 201 School Road, Rhome, Texas 76078.

**NOTICE OF PUBLIC HEARINGS - REQUEST FOR REZONING**

The City of Rhome Planning and Zoning Commission will hold a Virtual Public Hearing on Monday, August 2, 2021, at 6:00pm for the purpose of considering a request for a change in zoning (should Council take favorable action on Annexation) of:

- a tract of land, legal description being Acres: 3.600, Abst: A-634 MEP & PRR and is located on the SE corner of US Highway 287 Northbound Service Road and B.C. Rhome - just west of Taco Casa located at 201 School Road, Rhome, Texas 76078. The request is to change the current zoning from Agricultural to Planned Development (PD)
- a tract of land, legal description being Legal: Acres: 1.253, Lot: 1, Blk: 1, Subd: TACO CASA RHOMÉ ADDITION, Abst: A-634 MEP & PRR and is located on the SE corner of US Highway 287 Northbound Service Road and B.C. Rhome - just west of Taco Casa located at 201 School Road, Rhome, Texas 76078. The request is to change the current zoning from Retail to Planned Development (PD)

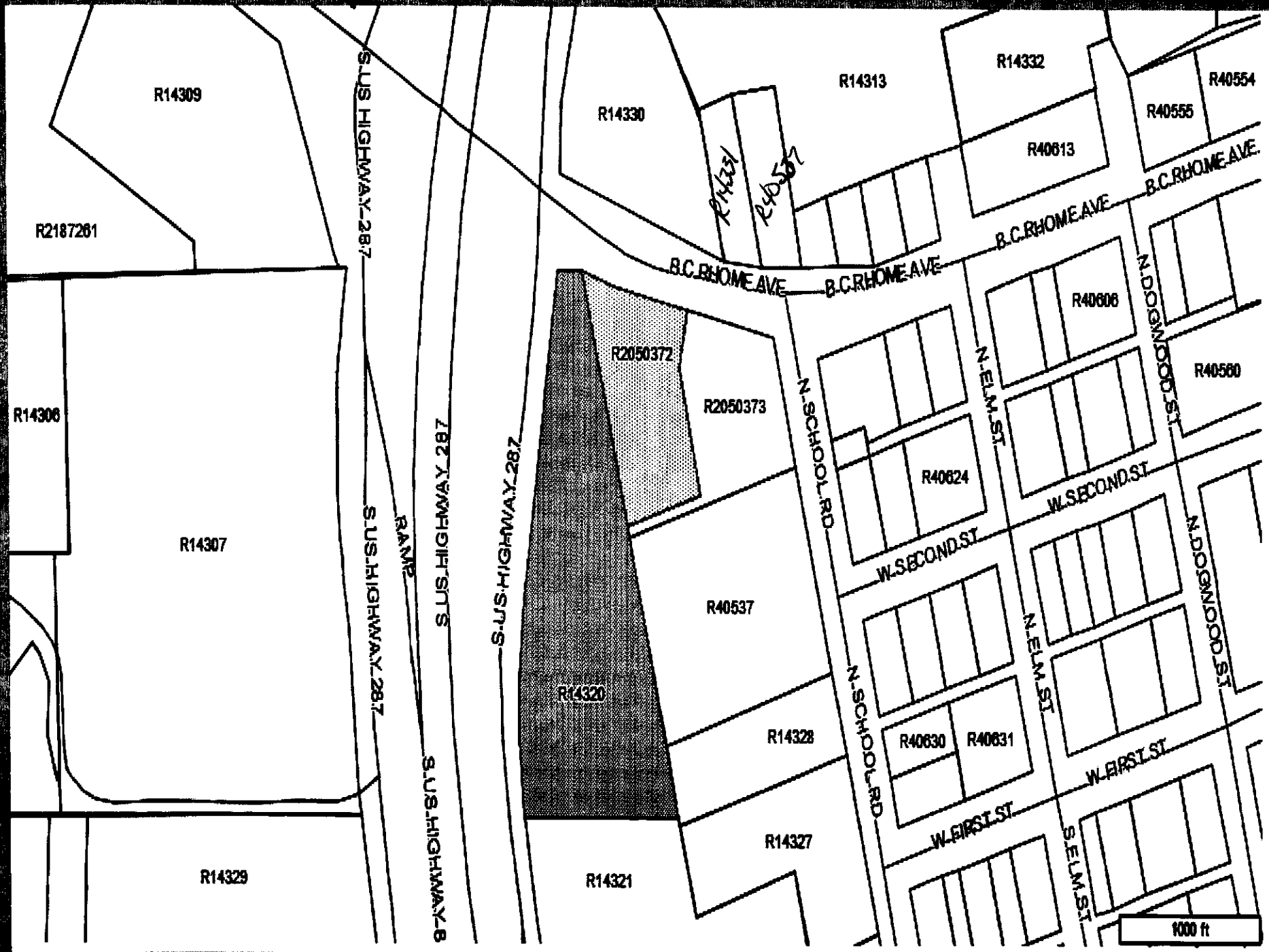
In addition, the City of Rhome City Council will hold a Virtual Public Hearing on Thursday, August 12, 2021 at 6:30pm on the same matters.

Please check [www.cityofrhome.com](http://www.cityofrhome.com) for meeting details, including call-in numbers and access codes. 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](mailto:citysecretary@cityofrhome.com).

If you have any questions, please contact City Administrator Cynthia Northrop at 817-636-2462 or [cityadministrator@cityofrhome.com](mailto:cityadministrator@cityofrhome.com).

Sincerely,

  
Shannon Montgomery, TRMC  
City Secretary





501 South Main Street | PO Box 228

Rhome, Texas 76078

Telephone: 817-636-2462

[www.cityofrhome.com](http://www.cityofrhome.com) | [citysecretary@cityofrhome.com](mailto:citysecretary@cityofrhome.com)

## PUBLIC HEARING NOTIFICATION REPLY

**Public Hearing  
Notice for  
Property:**

- a tract of land, legal description being Acres: 3.600, Abst: A-634 MEP & PRR and is located on the SE corner of US Highway 287 Northbound Service Road and B.C. Rhome - just west of Taco Casa located at 201 School Road, Rhome, Texas 76078. The request is to change the current zoning from Agricultural to Planned Development (PD)
- a tract of land, legal description being Legal: Acres: 1.253, Lot: 1, Blk: 1, Subd: TACO CASA RHOME ADDITION, Abst: A-634 MEP & PRR and is located on the SE corner of US Highway 287 Northbound Service Road and B.C. Rhome - just west of Taco Casa located at 201 School Road, Rhome, Texas 76078. The request is to change the current zoning from Retail to Planned Development (PD)

**Type of Request:** Annexation and Rezoning

**P&Z PH Date** Monday, August 2, 2021 at 6:00pm (Rezoning Only)

**Council PH Date:** Thursday, August 12, 2021 at 6:30pm (Both Annexation and Rezoning)

### PLEASE PRINT LEGIBLY

**Property Owner Name:**

William B. Reed

**Property Owner Address:**

**Property Owner Telephone:**

**Property Owner Email:**

### PLEASE CHECK ONE



I am **IN FAVOR** of the Proposed Request



I am **OPPOSED** to the Proposed Request



### COMMENTS

  
Property Owner Signature

08-02-21  
Date



## Agenda Commentary

**Meeting Date:** Thursday, August 12, 2021

**Department:** Administration

**Contact:** Shannon Montgomery, TRMC

**Agenda Item:** I. Discussion and any necessary action regarding an Ordinance calling a Bond Election to be held November 2, 2021 and resolving other matters incident and related thereto

**Type of Item:** ☒ Ordinance ☐ Resolution ☐ Contract/Agreement ☐ Public Hearing  
☐ Plat ☐ Discussion & Direction ☐ Other

### Summary-Background:

On May 27, 2021 Council approved potential bonds for improving city facilities, street improvements and a ByWell Neighborhood Park and playground equipment for the Family Park.

Council further clarified the potential bond projects at their July 8, 2021 Council Meeting to remove the historical bank building site renovation and new playground equipment from the potential bond projects.

It should be noted that should all three propositions received voter approval, issuing the debt for the associated projects will be dependent upon current financial conditions. Council has noted that the City Services Campus is the first priority based on the health and safety of Rhome residents and employees.

Ordinance No. 2021-15 authorizes a November 2, 2021 Bond Election to put forth three proposed bond projects to be approved by the residents of Rhome:

1. City Services Campus in the amount not to exceed \$5,760,000
2. Street Improvements in the amount not to exceed \$4,000,000
3. Construction of a ByWell Neighborhood Park in the amount not to exceed \$150,000

**Funding Expected:** ☐ Revenue ☐ Expenditure ☐ N/A

**Budgeted Item:** ☐ Yes ☐ No ☐ N/A

**GL Account:** ☐ **Amount:** ☐

**Legal Review Required:** ☒ Yes ☐ No **Date Completed:** 08/06/2021

**Engineering Review:** ☐ **FD Review:** ☐ **PD Review:** ☐ **PW Review:** ☐

### Supporting Documents Attached:

Draft Ordinance Calling November 2, 2021 Bond Election

### Recommendation:

Approve Ordinance Calling November 2, 2021 Bond Election



**CITY OF RHOME, TEXAS  
ORDINANCE 2021-15**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RHOME, TEXAS CALLING  
A BOND ELECTION TO BE HELD NOVEMBER 2, 2021; AUTHORIZING EXECUTION  
OF A JOINT ELECTION AGREEMENT WITH THE WISE COUNTY ELECTIONS  
ADMINISTRATOR TO CONDUCT THE ELECTION; AND PROVIDING PROCEDURES  
TO CONDUCT THE ELECTION**

**WHEREAS**, the City Council (the "Council") of the City of Rhome, Texas (the "City"), located in Wise County, Texas (the "County"), hereby finds and determines that an election should be held to determine whether the Council shall be authorized to issue general obligation bonds of the City in the amount and for the purposes hereinafter identified (the "Election"); and

**WHEREAS**, the City will contract with the Elections Administrator (the "Administrator") of the County to conduct all aspects of the Election; and

**WHEREAS**, the Council hereby finds and determines that the necessity to construct capital improvements within the City necessitates that it is in the public interest to call and hold the Election at the earliest possible date to authorize the issuance of general obligation bonds for the purposes hereinafter identified; and

**WHEREAS**, the Council hereby finds and determines that the actions hereinbefore described are in the best interests of the residents of the City; now, therefore,

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

**SECTION 1. ORDER FOR ELECTION.** The Election shall be held in the City of Rhome, Texas on the 2nd day of November, 2021 ("Election Day"), which is a uniform election date under the Texas Election Code, as amended, and is not less than 78 days nor more than 90 days from the date of the adoption of this Ordinance (the "Ordinance"), for the purpose of submitting the following propositions to the qualified voters of the City:

**PROPOSITION A**

"Shall the City Council of the City of Rhome, Texas be authorized to issue and sell one or more series of general obligation bonds of the City in the aggregate principal amount of not more than \$5,760,000 for the purpose of making permanent public improvements or other public purposes, to wit: construction, improvement and equipment of a city services campus for the City, such bonds to mature serially or otherwise (not more than 40 years from their date) in accordance with law; and any issue or series of said bonds to bear interest at such rate or rates (fixed, floating, variable or otherwise) as may be determined within the discretion of the City Council, provided that such rate of interest

shall not exceed the maximum rate per annum authorized by law at the time of the issuance of any issue or series of said bonds; and shall the City Council of the City be authorized to levy and pledge, and cause to be assessed and collected, annual ad valorem taxes, within the limitations prescribed by law, on all taxable property in said City sufficient to pay the annual interest and provide a sinking fund to pay the bonds at maturity and the cost of any credit agreements executed in connection with the bonds?"

#### **PROPOSITION B**

"Shall the City Council of the City of Rhome, Texas be authorized to issue and sell one or more series of general obligation bonds of the City in the aggregate principal amount of not more than \$4,000,000 for the purpose of designing, acquiring, constructing, maintaining, renovating, improving, repairing, extending, expanding, and enhancing streets, thoroughfares, alleys, sidewalks, bridges, intersections, screening walls, streetscape, wayfinding, fixtures, entryway signs beautification and other public ways, participation in joint projects with federal, state and local public entities and agencies, computerized signalization and monitoring equipment and other traffic controls, grade separations, street lighting, necessary or incidental utility relocation, and drainage improvements in connection with the foregoing; such bonds to mature serially or otherwise over a period of not to exceed FORTY (40) years from their date, to be issued and sold in one or more series at any price or prices and to bear interest at any rate or rates (fixed, floating, variable or otherwise) as shall be determined within the discretion of the City Council at the time of issuance or sale of the bonds; and whether ad valorem taxes shall be levied upon all taxable property in the City sufficient to pay the annual interest and provide a sinking fund to pay the bonds at maturity?"

#### **PROPOSITION C**

"Shall the City Council of the City of Rhome, Texas be authorized to issue and sell one or more series of general obligation bonds of the City in the aggregate principal amount of not more than \$150,000 for the purpose of constructing, renovating, developing, improving, expanding, furnishing and equipping the By Well Neighborhood Park and other park and recreational facilities; such bonds to mature serially or otherwise over a period of not to exceed FORTY (40) years from their date, to be issued and sold in one or more series at any price or prices and to bear interest at any rate or rates (fixed, floating, variable or otherwise) as shall be determined within the discretion of the City Council at the time of issuance or sale of the bonds; and whether ad valorem taxes shall be levied upon all taxable property in the City sufficient to pay the annual interest and provide a sinking fund to pay the bonds at maturity?"

**SECTION 2. JOINT ELECTION CONTRACT.** Prior to the election, the City will enter into an agreement for election services with the Wise County Elections Administrator. The City shall contract with the Wise County Elections Administrator to perform all duties normally performed by the City Secretary in regular elections with respect to early voting, election day voting, and preparing the official ballots.

The City Administrator is hereby authorized to execute a Joint Election Contract with the Wise County Elections Administrator for the conduction of a joint election to be held on November 2, 2021, and to execute any amendments thereof.

The Wise County Elections Administrator, or her designee, will serve as the Early Voting Clerk and appoint the Presiding Judges, Alternate Presiding Judges and Elections Clerks.

**SECTION 3. MAIL BALLOTS.** Applications requesting a ballot by mail for either early voting or election day voting shall be mailed to: Wise County Elections, Early Voting Clerk, 200 South Trinity Street, Decatur, Texas 76234. Applications for early voting ballot by mail must be received no later than the close of business on Friday, October 22, 2021.

**SECTION 4: POLLING LOCATIONS.** All resident qualified voters of the City shall be permitted to vote at the Election, and on Election Day, such voters shall vote at the designated polling places. The Election shall be held and conducted in accordance with the provisions of the Texas Election Code, as amended, Chapters 1251 and 1331, as amended, Texas Government Code, and as may be required by any other law. To the extent required by law, all materials and proceedings relating to the Election shall be printed in both English and Spanish.

**SECTION 5. EARLY VOTING.** Early voting by personal appearance will be conducted on the following dates and times beginning Monday, October 18, 2021 and ending Friday, October 29, 2021 at the following Wise County Early Voting Locations and any other locations set by the Wise County Elections Administrator.

#### **Wise County Early Voting Dates and Times**

<b>Dates</b>	<b>Times</b>
Monday, October 18, 2021	8:00am – 5:00pm
Tuesday, October 19, 2021	7:00am – 7:00pm
Wednesday, October 20, 2021 thru Saturday, October 23, 2021	8:00am – 5:00pm
Sunday, October 24, 2021	TBD
Monday, October 25, 2021	8:00am – 5:00pm
Tuesday, October 26, 2021	7:00am – 7:00pm
Wednesday, October 27, 2021 thru Friday, October 29, 2021	8:00am – 5:00pm

#### **Wise County Early Voting Locations**

<b>Location</b>	<b>Address</b>
Wise County Fair Grounds Women's Center <b>Main Early Voting Polling Place</b>	3101 S FM 51, Decatur, TX 76234
Alvord City Hall	215 West Elm Street, Alvord, TX 76225
Bridgeport Law Enforcement Center	1000 Thompson Street, Bridgeport, TX 76426
Boyd Community Center	420 East Morton Avenue, Boyd, TX 76023

All Wise County Registered Voters may vote at any Wise County Early Voting Location

An Early Voting Ballot Board is hereby established for the purpose of processing early voting results. The individual designated as the Early Voting Clerk is hereby appointed the Presiding Judge of the Early Voting Ballot Board.

**SECTION 6. ELECTION DAY.** The Election shall be held jointly with other political subdivisions in Wise County on Tuesday, November 2, 2021, between the hours of 7:00am and 7:00pm.

<b>Election Precinct</b>	<b>Polling Place and Address</b>
24	Boyd Community Center, 420 East Morton Avenue, Boyd, TX 76023
25	Boyd Community Center, 420 East Morton Avenue, Boyd, TX 76023

**SECTION 7. DIRECT RECORDING SYSTEM.** In accordance with Section 123.001 of the Texas Election Code, the Direct Recording Electronic Voting Systems approved by the Secretary of State are hereby adopted for the election on November 2, 2021.

**SECTION 8. ACCESSIBLE VOTING SYSTEM.** Section 61.012 of the Code states the City will provide at least one accessible voting system in each polling place used in the Election. The City shall use, in Early Voting and Election Day Voting, a voter assist terminal as approved by the Secretary of State.

**SECTION 9. BALLOT.** The official ballot shall be prepared in accordance with the Texas Election Code, as amended, so as to permit voters to vote "FOR" or "AGAINST" the aforesaid propositions which shall appear on the ballot substantially as follows:

**PROPOSITION A**

"THE ISSUANCE OF NOT TO EXCEED \$5,760,000 OF CITY OF RHOME, TEXAS GENERAL OBLIGATION BONDS FOR A CITY SERVICES CAMPUS, AND THE IMPOSITION OF A TAX SUFFICIENT TO PAY THE PRINCIPAL OF AND INTEREST ON THE BONDS"

**PROPOSITION B**

"THE ISSUANCE OF NOT TO EXCEED \$4,000,000 OF CITY OF RHOME, TEXAS GENERAL OBLIGATION BONDS FOR STREET IMPROVEMENTS, AND THE IMPOSITION OF A TAX SUFFICIENT TO PAY THE PRINCIPAL OF AND INTEREST ON THE BONDS"

**PROPOSITION C**

"THE ISSUANCE OF NOT TO EXCEED \$150,000 OF CITY OF RHOME, TEXAS GENERAL OBLIGATION BONDS FOR THE PARKS AND RECREATIONAL FACILITIES, AND THE IMPOSITION OF A TAX SUFFICIENT TO PAY THE PRINCIPAL OF AND INTEREST ON THE BONDS"



**SECTION 10. ELECTION NOTICES.** Notice of election, including a Spanish translation thereof, shall be published on the same day in each of two successive weeks in a newspaper of general circulation in the City, the first of these publications to appear in such newspaper not more than 30 days, and not less than 14 days, prior to Election Day. Moreover, a substantial copy of this Ordinance and the voter information attached as Exhibit A, including a Spanish translation thereof, shall be posted (i) at City Hall not less than 21 days prior to Election Day, (ii) at three additional public places within the City not less than 21 days prior to Election Day, (iii) in a prominent location at each polling place on Election Day and during early voting, and (iv) in a prominent location on the City's internet website not less than 21 days prior to Election Day. A sample ballot will be posted on the City's internet website not less than 21 days prior to the Election Date.

**SECTION 11.** In accordance with Section 3.009(b)(5) and (7) through (9) of the Texas Election Code, as of the date of this Ordinance the outstanding aggregate principal amount of the City's debt is \$3,927,000; the aggregate amount of the interest owed on such City debt obligations, through respective maturity, totaled \$3,998,099; and the City ad valorem debt service tax rate for its outstanding debt obligations is \$0.2268 per \$100 of taxable assessed valuation. Based on the bond market conditions on the date of this Ordinance, the maximum interest rate for any series of bonds authorized at the Election is 15% (expressed as a net effective interest rate applicable to any such series of bonds). The bonds that are the subject of this Election shall mature serially or otherwise overall a specified number of years (not more than 40 years from their date), as preserved by applicable Texas law, though the City estimates that, based on current bond market conditions, such bonds will amortize over a 30-year period from their respective date of issue.

The foregoing estimated maximum net effective interest rate and amortization period are only estimates, provided for Texas statutory compliance; they do not serve as a cap on the per annum interest rate at which any series of bonds authorized at the Election may be sold, or the amortization period for bonds that are the subject of this Election.

**SECTION 12.** The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Ordinance for all purposes and are adopted as a part of the judgment and findings of the Council.

**SECTION 13.** All ordinances and resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters ordained herein.

**SECTION 14.** This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

**SECTION 15.** It is officially found, determined, and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Ordinance, was given, all as required by Chapter 551, as amended, Texas Government Code.

**SECTION 16.** If any provision of this Ordinance or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Ordinance and the application of such provision to other persons and circumstances shall nevertheless be valid, and this Council hereby declares that this Ordinance would have been enacted without such invalid provision.

**SECTION 17.** Pursuant to the provisions of Section 1201.028, as amended, Texas Government Code, this Ordinance shall be effective immediately upon adoption.

**PASSED AND APPROVED** by the City Council of the City of Rhome, Texas, this 12th day of August, 2021, by a vote of \_\_\_\_\_ ayes, \_\_\_\_\_ nays, and \_\_\_\_\_ abstentions, at a regular meeting of the City Council of the City of Rhome, Texas.

\_\_\_\_\_  
Jo Ann Wilson,  
Mayor

[SEAL]

ATTEST:

\_\_\_\_\_  
Shannon Montgomery, TRMC  
City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
Carvan E. Adkins,  
City Attorney

## **Exhibit A**

### **VOTER INFORMATION DOCUMENT**

#### **City of Rhome, Texas Proposition A:**

<input type="checkbox"/> FOR	THE ISSUANCE OF NOT TO EXCEED \$5,760,000 OF CITY OF RHOME, TEXAS GENERAL OBLIGATION BONDS FOR A CITY SERVICES CAMPUS, AND THE IMPOSITION OF A TAX SUFFICIENT TO PAY THE PRINCIPAL OF AND INTEREST ON THE BONDS
<input type="checkbox"/> AGAINST	

#### **City of Rhome, Texas Proposition B:**

<input type="checkbox"/> FOR	THE ISSUANCE OF NOT TO EXCEED \$4,000,000 OF CITY OF RHOME, TEXAS GENERAL OBLIGATION BONDS FOR STREET IMPROVEMENTS, AND THE IMPOSITION OF A TAX SUFFICIENT TO PAY THE PRINCIPAL OF AND INTEREST ON THE BONDS
<input type="checkbox"/> AGAINST	

#### **City of Rhome, Texas Proposition C:**

<input type="checkbox"/> FOR	THE ISSUANCE OF NOT TO EXCEED \$150,000 OF CITY OF RHOME, TEXAS GENERAL OBLIGATION BONDS FOR THE PARKS AND RECREATIONAL FACILITIES, AND THE IMPOSITION OF A TAX SUFFICIENT TO PAY THE PRINCIPAL OF AND INTEREST ON THE BONDS
<input type="checkbox"/> AGAINST	

principal of debt obligations to be authorized	\$9,910,000.00
estimated interest for the debt obligations to be authorized presuming an interest rate of 2.75%	\$3,463,600.00
estimated combined principal and interest required to pay on time and in full the debt obligations to be authorized amortized over 26 years	\$13,373,600.00
as of the date the election was ordered, principal of all outstanding debt obligations	\$3,927,000.00
as of the date the election was ordered, the estimated interest on all outstanding debt obligations	\$3,998,099.00
as of the date the election was ordered, estimated combined principal and interest required to pay on time and in full all outstanding debt obligations amortized over 23 years	\$7,925,099.00
estimated maximum annual increase in the amount of taxes on a residence homestead with an appraised value of \$100,000 to repay the debt obligations to be authorized, if approved. This figure assumes the amortization of the City's debt obligations, including outstanding debt obligations and the proposed debt obligation; changes in estimated future appraised values within the City; and the assumed interest rate on the proposed debt obligations.	\$103.20



## Agenda Commentary

---

**Meeting Date:** Thursday, August 12, 2021

**Department:** Administration/Finance

**Contact:** Cynthia Northrop

**Agenda Item:** K. Discussion and any necessary action regarding FY2021-2022 budget amendments

---

**Type of Item:** ☒ Ordinance ☐ Resolution ☐ Contract/Agreement ☐ Public Hearing  
☐ Plat ☐ Discussion & Direction ☐ Other

---

**Summary-Background:**

This Budget Amendment reallocates designated funds within various departments to various funds within those departments.

This Amendment will also increase the General Fund revenue for both Property Tax Maintenance & Operations and Property Tax Interest & Sinking Debt Service, which were underbudgeted due to the frozen revenue not being added back in when making the value calculations.

---

**Funding Expected:** ☐ Revenue ☐ Expenditure ☐ N/A

**Budgeted Item:** ☐ Yes ☐ No ☐ N/A

**GL Account:** \_\_\_\_\_ **Amount:** \_\_\_\_\_

**Legal Review Required:** ☐ Yes ☐ No **Date Completed:** \_\_\_\_\_

**Engineering Review:** ☐ **FD Review:** ☐ **PD Review:** ☐ **PW Review:** ☐

---

**Supporting Documents Attached:**

Proposed Ordinance

---

**Recommendation:**

Staff recommends approval of proposed Ordinance.

---



**CITY OF RHOME  
ORDINANCE NO. 2021-17**

**AN ORDINANCE OF THE CITY OF RHOME, TEXAS, AMENDING THE CITY'S DULY ADOPTED FISCAL YEAR 2020-2021 BUDGET, AS AMENDED; REALLOCATING DESIGNATED FUNDS WITHIN VARIOUS DEPARTMENTS TO VARIOUS FUNDS WITHIN THOSE DEPARTMENTS; AND INCREASING THE GENERAL FUND REVENUE PROPERTY TAX MAINTENANCE & OPERATIONS GL ACCOUNT; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, the City of Rhome, Texas Fiscal Year 2020-2021 Budget was adopted within the time frame and in the manner required by State Law; and

**WHEREAS**, the City Council of the City of Rhome, Texas finds that a Budget Amendment, as set forth in Exhibit "A", will serve the public interest and is necessary to support City operations; and

**WHEREAS**, this Budget amendment reallocates designated funds within various departments to various funds within those departments; and

**WHEREAS**, this Budget Amendment will result in an increase to the General Fund Revenue Property Tax Maintenance & Operations GL Account; and

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Rhome, Texas that the City's 2020-202 Fiscal Year Budget is hereby amended as set forth in Exhibit "A".

**PASSED AND APPROVED** by the City Council of the City of Rhome, Texas, this the 12th day of August 2021.

---

Jo Ann Wilson,  
Mayor

[SEAL]

ATTEST:

APPROVED TO AS FORM:

---

Shannon Montgomery, TRMC  
City Secretary

---

Carvan E. Adkins,  
City Attorney

**Exhibit A**  
**Fiscal Year 2020-2021 Budget Amendments**

<b>Exhibit A - Proposed Budget Amendments - August 12, 2021</b>					
<b>Account</b>	<b>Description</b>	<b>Dept</b>	<b>Approved</b>	<b>Proposed</b>	<b>Net (Reduction) / Increase</b>
10-63400-50	Telephone & Internet	Police	7,300.00	4,650.00	(2,650.00)
10-60600-50	Office Supplies	Police	2,100.00	2,600.00	500.00
10-60800-50	Postage	Police	300.00	450.00	150.00
10-63100-50	Building Maintenance	Police	1,000.00	3,000.00	2,000.00
10-63510-50	Uniforms/Clothing Allowance	Police	8,500.00	5,500.00	(3,000.00)
10-61150-50	Gas and Oil	Police	22,000.00	25,000.00	3,000.00
10-60020-10	Lease Payment	Admin	2,310.00	1,310.00	(1,000.00)
10-61600-10	Dues & Subscriptions	Admin	30,000.00	31,000.00	1,000.00
10-40045-10	COVID Revenue	Admin		85,052.00	(85,052.00)
10-60015-10	COVID Expenses	Admin		85,052.00	85,052.00
10-40240-10	Property Tax M&O	Admin	380,399.01	455,167.01	74,768.00
10-63400-60	Telephone & Internet	Fire	3,000.00	2,350.00	(650.00)
10-61610-60	Dues	Fire	1,540.00	2,190.00	650.00
10-61900-60	Insurance Disability	Fire	3,550.00	3,455.00	(95.00)
10-60430-60	Equipment	Fire	17,000.00	16,000.00	(1,000.00)
10-61600-60	Subscriptions	Fire	6,540.00	7,635.00	1,095.00



## Agenda Commentary

Meeting Date: August 12, 2021

Department: Administration

Contact: Cynthia Northrop

Agenda Item: L. Discussion and any necessary action regarding American Rescue Plan Act an (ARPA) and authorize City Administrator to execute contract with OpenGov

Type of Item: ☐ Ordinance ☐ Resolution ☐ Contract/Agreement ☐ Public Hearing  
☐ Plat ☒ Discussion & Direction ☐ Other

### Summary-Background:

The American Rescue Plan Act (ARPA) is a federal program that offers \$350 billion to help states, counties, and tribal governments to cover increased expenditures, replenish lost revenue, and mitigate economic harm from COVID – 19. As a city under 50,000 population (Non-Entitlement Units of Local Government/NEU) we will receive the money allocated through Texas Department of Emergency Management (TDEM).

Staff has been gathering information and has attended webinars on the program, requirements and process. The City of Rhome's allocation will be approximately \$457,165. The money will be released in two 'tranches'; 50% in Fall of 2021 and 50% in Fall of 2022. The eligible uses for the funding are fairly broad to meet pandemic response and to rebuild a stronger, more equitable economy, including expenditures that support water, sewer infrastructure, technology and public health support.

The State of Texas is expected to apply for the funds August 2, 2021 and once they receive the funding, they have 30-days to disperse the pre-determined allocations (based on population) to NEUs. While TDEM is the pass-through agency, reporting requirements will be submitted to the Treasury Department.

Staff has completed the required application and submission to TDEM and TDEM has confirmed our application/submission is completed.

Staff is proposing the following use(s) for the funding that meets the program's criteria of eligible uses:

### Tranche #1 - \$228,000 (Fall of 2021)

Department	Eligible Uses	Amount
Admin	Data Analysis & Technology Infrastructure – STW/Open Gov	\$ 140,000
Admin	Technology Infrastructure – AV Community Center	\$ 10,000
Police	Data Analysis & Tech Infrastructure – Watchguard components and cameras	\$ 16,505
Police	Premium pay for essential workers – overtime	\$ 22,495
Fire	Data Analysis & Tech Infrastructure – radios and pagers	\$ 39,000

### Eligible Uses include:

***“Rebuilding public sector capacity, by rehiring public sector staff and replenishing unemployment insurance (UI) trust funds, in each case up to pre-pandemic levels. Recipients may also use this funding to build their internal capacity to successfully implement economic relief programs, with investments in data analysis, targeted outreach, technology infrastructure, and impact evaluations.”***

***“Providing premium pay for essential workers” – essential workers have put their physical well-being at risk to meet the daily needs of their communities.***

Upgrading our software to cloud-based system that provides for robustly expanding data analysis capacity for multiple city services and communicating internally/externally, providing for social distancing.

STW is our financial software program that was onboarded 2018-2019. OpenGov acquired them in 2020. OpenGov is a cloud-based software offering a comprehensive suite of services. They are recommending STW clients upgrade to the cloud-based program as beginning in the next several months, there will be no updates available for STW applications. We attended a demo of the platform and we are excited at the capability and robustness; ***providing streamlined services, reporting, forecasting, etc. via easy and interactive features that will save staff time, increase transparency and promote social distancing.*** One of our goals is to begin compiling the budget according to the best practices laid out by the Government Finance Officers Association (GFOA), which is presented in the form of a budget book and meeting specific criteria. This software would be a key step in attaining that goal.

- a. Deployment of the software takes roughly 9 months.
- b. Pricing includes one-time deployment and training cost of \$92,500 and annual lease would be \$45,000
- c. It meets the ARPA program eligibility requirements
- d. **Staff does not recommend going out for an RFP due to the fact that this is an upgrade with our existing provider, it meets the criteria as a sole source provider (we are not required to go out for an RFP) and the transition time will be less demanding on staff since they are already familiar with the software vs learning an entirely new software.**

Additionally, while initially we proposed the AV upgrades, that provide for livestreaming, in the Community Center use the Court Technology funds, it also meets the program requirements, so staff would propose to use the ARPA Funds instead of Court Technology Funds.

**Tranche #2 - \$228,000 (Fall of 2022)**

***"Investments in Water/Wastewater infrastructure improvements"*** – In alignment with the City's Master Water and Wastewater Plans

<b>Funding Expected:</b>	<input checked="" type="checkbox"/>	<b>Revenue</b>	<input checked="" type="checkbox"/>	<b>Expenditure</b>	<input type="checkbox"/>	<b>N/A</b>
<b>Budgeted Item:</b>	<input type="checkbox"/>	<b>Yes</b>	<input checked="" type="checkbox"/>	<b>No</b>	<input type="checkbox"/>	<b>N/A</b>
<b>GL Account:</b>	<input type="text"/>			<b>Amount:</b>	<input type="text"/>	
<b>Legal Review Required:</b>	<input type="checkbox"/>	<b>Yes</b>	<input type="checkbox"/>	<b>No</b>	<b>Date Completed:</b>	<input type="text"/>
<b>Engineering Review:</b>	<input type="checkbox"/>	<b>FD Review:</b>	<input type="checkbox"/>	<b>PD Review:</b>	<input type="checkbox"/>	<b>PW Review:</b> <input type="checkbox"/>

**Supporting Documents Attached:**

none

**Recommendation:**

Staff recommends Council approval of proposed ARPA program funding uses recognizing the additional FD Shift Work will be included in the base budget for FY 2022-2023





## Agenda Commentary

**Meeting Date:** August 12, 2021

**Department:** Administration

**Contact:** Cynthia Northrop

**Agenda Item:** M. Discussion regarding Proposed Budget for Fiscal Year 2021-2022 and Proposed Tax Rate for 2022

**Type of Item:** ☐ Ordinance ☐ Resolution ☐ Contract/Agreement ☐ Public Hearing  
☐ Plat ☒ Discussion & Direction ☐ Other

### Summary-Background:

The proposed draft budget was presented to Council on July 29, 2021 based on certified taxable values and was posted to the website on Friday, August 6, 2021. Wise County Appraisal District released the Certified values and Wise County Tax Office has communicated the information with the cities.

Staff was asked to budget for what is necessary to maintain current service levels and to address departmental needs for the purpose of providing services for the health and safety of our residents and to continue to prepare for growth and development. These requests were prioritized and presented to the City Council in the March workshop and discussed in subsequent Council meetings throughout the Spring and early Summer.

As a reminder, Senate Bill 2 was effective in last year's budget, the calculations are more complex and the bill was essentially designed to lower the rollback rate from 8% to 3.5 % and requires an election if the rate is set above what is now referred to as the Voter Approved Rate.

The 2021 Certified Numbers and comparisons to 2020 are as follows:

Certified Values	2021	2020
Total Market Value	\$217,248,134	\$201,216,046
Certified Taxable Value	\$183,857,461	\$167,913,921
Certified Total Taxable Value (after adjustments)	\$164,776,526	\$151,636,191
New Improvements	\$ 4,668,600	\$ 2,964,455
Frozen Value of 0/65 Homestead	\$ 19,051,753	\$ 16,648,800
Frozen Levy of 0/65 Homestead	\$ 71,301	\$ 68,306
No New Revenue Rate	\$ .446273/100	\$ .498422/100
Voter Approval Rate	\$ .450858/100	\$ .494146/100
De minimus Rate	\$ .928819/100	\$1.002146/100
Proposed VAR M&O Rate	\$ .257667	\$ .267316
Debt Rate	\$ .193190/100	\$ .226830/100
Total amount of Municipal Debt obligations	\$344,406	\$343,957

---

<b>Funding Expected:</b>	<input type="checkbox"/>	<b>Revenue</b>	<input type="checkbox"/>	<b>Expenditure</b>	<input type="checkbox"/>	<b>N/A</b>
<b>Budgeted Item:</b>	<input type="checkbox"/>	<b>Yes</b>	<input type="checkbox"/>	<b>No</b>	<input type="checkbox"/>	<b>N/A</b>
<b>GL Account:</b>	<input type="text"/>		<b>Amount:</b>	<input type="text"/>		
<b>Legal Review Required:</b>	<input type="checkbox"/>	<b>Yes</b>	<input type="checkbox"/>	<b>No</b>	<b>Date Completed:</b>	<input type="text"/>
<b>Engineering Review:</b>	<input type="checkbox"/>	<b>FD Review:</b>	<input type="checkbox"/>	<b>PD Review:</b>	<input type="checkbox"/>	<b>PW Review:</b> <input type="checkbox"/>

---

**Supporting Documents Attached:**

none

---

**Recommendation:**

Discussion only

---