



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 3**  
Elaine Priest

**Place 1**  
Josh McCabe

**Place 2**  
Michelle Tye

**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**  
Sam Love

**Public Works Director**  
Sean Densmore

## NOTICE OF REGULAR MEETING OF THE RHOME CITY COUNCIL

**Meeting Date: Thursday, January 28, 2021**

**Location: VIA TELEPHONE CONFERENCE**

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

**(Total Estimated Meeting Time 1 hour and 23 minutes)**

**NOTICE IS HEREBY GIVEN** in accordance with order of the Office of the Governor issued March 16, 2020, and most recently extended on January 5, 2021, the City Council of the City of Rhome will conduct its Regular Meeting scheduled for **6:30pm** on Thursday, January 28, 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, January 28, 2021 6:30PM (CDT)

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

United States (Toll Free): 1 866 899 4679

United States: +1 (571) 317-3116

**Access Code:** 688-960-605

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)**

#### **A. January 2021 Events:**

- January 13, 2021 thru February 12, 2021 – Filing Period to submit application for Place on Ballot for May 1, 2021 General Election

### **Regular Session – Old Business**

- B. Discussion regarding updating ordinances for code compliance (nuisance) and substandard buildings **(Estimated 10 minutes - Council Member Majors)**
- C. Discussion and any necessary action regarding PD future planning and community policing expectations **(Estimated 10 minutes - Council Member Eason)**
- D. Discussion and any necessary action regarding amending Chapter 11, “Taxation” of the City’s Code of Ordinances to include disabled veterans to the list of Ad Valorem Tax Freeze **(Estimated 15 minutes - Council Member Eason)**

### **Regular Session – New Business**

- E. Discussion and any necessary action regarding financial options for budget planning **(Estimated 30 minutes - Council)**
- F. Discussion and any necessary action regarding a professional services agreement with Kimley-Horn for the West Wastewater Treatment Plant renewal permit and authorizing the City Administrator to execute all necessary documents **(Estimated 5 minutes - City Administrator)**
- G. Discussion and any necessary action regarding resignation of Planning & Zoning Commission Alternate **(Estimated 2 minutes - City Secretary)**
- H. Discussion and any necessary action regarding complaints of dirt bikes/noise in ByWell Estates **(Estimated 5 minutes - Mayor Wilson)**

### **Future Agenda Items (Estimated 2 minutes)**

### **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.**

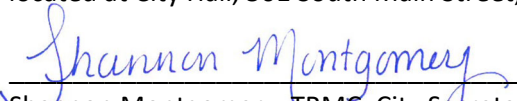
**A quorum of Parks & Recreation Board Members may be present at this meeting and its members may participate in the discussions of the items on the agenda over which they have responsibilities or authority.**

*\*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 6:00 p.m. on the 25th day of January 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

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**Meeting Date:** Thursday, January 28, 2021

**Department:** Police

**Contact:** Sam Love, Chief

**Agenda Item:** C. Discussion and any necessary action regarding PD future planning and community policing expectations

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

**Summary-Background:**

Chief Love will update on future and past activity related to community policing expectation.

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

**Budgeted Item:** ☐ Yes ☐ No ☐ N/A

**Funding Account:** \_\_\_\_\_ **Amount:** \_\_\_\_\_

**Legal Review Required:** ☐ N/A ☐ Required **Date Completed:** \_\_\_\_\_

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

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**Supporting Documents attached:** None

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**Recommendation:** Response from council regarding suggestions.

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## **AGENDA ITEM - D**



**CITY OF RHOME  
ORDINANCE NO. 2018-12**

**AN ORDINANCE OF THE CITY OF RHOME AMENDING CHAPTER 11 "TAXATION", ARTICLE 11.02 "PROPERTY TAX", ADOPTING AN AD VALOREM TAX FREEZE FOR RESIDENTIAL HOMESTEAD PROPERTY OWNERS WHO ARE DISABLED OR 65 YEARS OF AGE OR OLDER; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; 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**, Article VIII, Section 1-b, subsection h, of the Texas Constitution allows municipalities and certain other taxing entities to establish an ad valorem tax freeze on residence homesteads of disabled individuals or individuals age sixty-five or older; and

**WHEREAS**, Section 11.261 of the Texas Tax Code governs the procedure under which a municipality or other taxing entity may adopt and regulate an ad valorem tax freeze; and

**WHEREAS**, the City Council believes it would be in the best interest of the citizens of Rhome to provide for a tax freeze on the amount of property tax rate on the homesteads of disabled individuals or individuals age sixty-five or older, beginning with tax year 2019.

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

**SECTION 1**

Chapter 11 "Taxation", Article 11.02 "Property Tax" of the Code of Ordinances of the City of Rhome, Texas, is hereby amended to add Section 11.02.006 as follows:

**Sec. 11.02.006 Ad Valorem Tax Rate Freeze.**

- (a) Effective with tax year 2019, the total amount of ad valorem taxes imposed on the residence homestead of a person who is disabled or is sixty-five years of age or older shall not be increased while it remains the residence homestead of that person.

**AFTER RECORDING PLEASE RETURN TO:  
SHANNON MONTGOMERY  
CITY OF RHOME  
PO BOX 228  
RHOME, TEXAS 76078**

- (b) If the person who is disabled or is sixty-five years of age or older dies the total amount of ad valorem taxes imposed on the residence homestead shall not be increased while it remains the residence homestead of that person's surviving spouse if:
  - (1) the surviving spouse is disabled or is 55 years of age or older when the individual dies; and
  - (2) the residence homestead of the individual:
    - (A) is the residence homestead of the surviving spouse on the date that the individual dies; and
    - (B) remains the residence homestead of the surviving spouse.
- (c) Notwithstanding subsections (a) and (d), taxes on the residence homestead may be increased to the extent the value of the homestead is increased by improvements other than repairs and other than improvements made to comply with governmental requirements.
- (d) A tax limitation imposed under this section expires if on January 1:
  - (1) none of the owners of the structure who qualify for the limitation provided by this section for a disabled individual or an individual 65 years of age or older and who owned the structure when the limitation provided by this section first took effect is using the structure as a residence homestead; or
  - (2) none of the owners of the structure qualifies for the limitation provided by this section for a disabled individual or an individual 65 years of age or older.

## **SECTION 2**

### **PROVISIONS CUMULATIVE BUT CONFLICTING ORDINANCES REPEALED**

This Ordinance shall be cumulative of all provisions of all existing ordinances and of the Code of Ordinances of the City of Rhome, Texas, as amended, except where the provisions of this ordinance are in direct conflict with the provisions of such existing ordinances and code, in which event the conflicting provisions of such ordinances and Code are hereby repealed.



**SECTION 3  
PROVISIONS SEVERABLE**

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, phrase, clauses, sentences, paragraphs or sections of this Ordinance since the same would have been enacted by the City Council without incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

**SECTION 4**

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

**PASSED AND APPROVED** by the City Council of the City of Rhome, Texas, this the 8th day of February, 2018.

Michelle Pittman Di Credico  
Michelle Pittman Di Credico,  
Mayor

[SEAL]

ATTEST:

Shannon Montgomery  
Shannon Montgomery, TRMC  
City Secretary

EFFECTIVE DATE: February 8, 2018

APPROVED TO AS FORM AND LEGALITY:

Carvan E. Adkins  
Carvan E. Adkins,  
City Attorney





## FILED AND RECORDED

**Instrument Number: 201802814**

Filing and Recording Date: 03/16/2018 02:14:44 PM Pages: 4 Recording Fee: \$34.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the RECORDS of Wise County, Texas.



A handwritten signature in cursive script that reads "Sherry Lemon".

Sherry Lemon, County Clerk  
Wise County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE. DO NOT DESTROY - This document is part of the Official Record.

Deputy: Toni Grigsby



## Agenda Commentary

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**Meeting Date:** January 28, 2021

**Department:** Administration

**Contact:** Cynthia Northrop

**Agenda Item: F.** Discussion and any necessary action regarding a professional services agreement with Kimley-Horn for the West Wastewater Treatment Plant renewal permit and authorizing the City Administrator to execute all necessary documents

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

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**Summary - Background:**

The discharge of treated domestic wastewater into or adjacent to water in the state must be authorized by the TCEQ. Domestic facilities that dispose of treated effluent by discharge into waters in the state are required to obtain a Texas Pollutant Discharge Elimination System (TPDES) permit. TCEQ wastewater (TPDES) permits are on a five (5) year cycle and must be submitted to TCEQ 180 day prior to the permit expiration date 12/1/2021. Kimley-Horn will prepare all documents to be submitted to TCEQ. The follow tasks will be performed by Kimley-Horn

1. TCEQ Permit Application – Consultant will prepare applications for TCEQ permit. Application will include administrative and technical sections including color maps and figures as required in the current version of the application.
2. Review Meeting – Client and Consultant will attend a review meeting at the Consultant's office or by conference call to review the draft permit application for up to two (2) hours. Consultant will prepare final permit application based on comments from the review meeting.
3. Address TCEQ Comments – Consultant will prepare one revised permit application, if required, based on comments from the regulatory agency.
4. Public Notice – Consultant will prepare and submit publication for public notice requirements for TCEQ permit. Consultant will complete the Public Notice Verification Form required by TCEQ and submit the Public Notice Verification Form, proof of publication, and publisher's affidavit to TCEQ.

Consultant will coordinate the posting of the permit application and preliminary decision in a public place for viewing

Legal is reviewing the proposed agreement.

The cost is \$15,000 and is available in the W/WW budget.

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**Recommendation:** Authorize City Administrator to execute the contract with Kimley-Horn and Associates to prepare the renewal application permit for municipal discharge permit for the West WWTP.



## Agenda Commentary

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**Meeting Date:** Thursday, January 28, 2021

**Department:** Administration

**Contact:** Shannon Montgomery, TRMC

**Agenda Item:** G. Discussion and any necessary action regarding resignation of Planning & Zoning Commission Alternate

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

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**Summary-Background:**

With Council appointing Michelle Tye to Council Member, Place 2 at the January 20, 2021 Special Council Meeting, Ms. Tye has submitted her letter of resignation to her current position of Planning & Zoning Commission Alternate.

This leaves the two alternate positions vacant.

Staff has updated its posting on the City's website and Social Media that the Council is accepting applications to fill the two vacant alternate positions on Planning & Zoning.

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

**Budgeted Item:** ☐ Yes ☐ No ☐ N/A

**Funding Account:** \_\_\_\_\_ **Amount:** \_\_\_\_\_

**Legal Review Required:** ☐ N/A ☒ Required **Date Completed:** \_\_\_\_\_

**Engineering Review** ☐ **FD Review** ☒ **PD Review** ☐ **PW Review** ☐

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**Supporting Documents attached:** None

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**Recommendation:** Accept resignation

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## Agenda Commentary

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**Meeting Date:** Thursday, January 28, 2021

**Department:** Police

**Contact:** Sam Love, Chief

**Agenda Item:** H. Discussion and any necessary action regarding complaints of dirt bikes/noise in ByWell Estates

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

**Summary-Background:**

Chief Love will provide information about a complaint from a resident in Bywell and any possible solutions.

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

**Budgeted Item:** ☐ Yes ☐ No ☐ N/A

**Funding Account:** \_\_\_\_\_ **Amount:** \_\_\_\_\_

**Legal Review Required:** ☐ N/A ☐ Required **Date Completed:** \_\_\_\_\_

**Engineering Review** \_\_\_\_\_ **FD Review** \_\_\_\_\_ **PD Review** \_\_\_\_\_ **PW Review** \_\_\_\_\_

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**Supporting Documents attached:** None

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**Recommendation:** Response from council.

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