



Physical Address: 501 South Main Street

Mailing Address: PO Box 228

Rhome, Texas 76078

Telephone: 817-636-2462

www.cityofrhome.com | citysecretary@cityofrhome.com

Mayor
Jo Ann Wilson

City Council

**Mayor Pro-Tem,
Place 1**
Josh McCabe

Place 2
Michelle Tye

Place 3
Elaine Priest

Place 4
Sam Eason

Place 5
Ashley Majors

**City
Administrator**
Cynthia Northrop

City Attorney
Carvan Adkins

City Secretary
Shannon
Montgomery

Fire Chief
Darrell Fitch

Police Chief
Eric Debus

**Public Works
Director**
Sean Densmore

NOTICE OF REGULAR MEETING OF THE RHOME CITY COUNCIL

Meeting Date: Thursday, July 8, 2021

Location: VIA TELEPHONE CONFERENCE

MEETING START TIME: 6:30 PM

(Total Estimated Meeting Time 2 Hour and 32 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, July 8, 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, July 8, 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: 972-218-685

Members of the public who wish to submit written comments on a listed agenda item must submit their comments to 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, prior to **4:00pm** to be recognized.*

Announcements from Mayor and Council Members (Estimated 2 minutes)

July 2021 Events:

- Thursday, July 22, 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 Regular Session dated June 24, 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 Planning & Zoning Commission Meeting dated June 7, 2021 (City Secretary)

Regular Agenda – New Business

- D. Presentation and discussion regarding Proposed Budget for Fiscal Year 2021-2022 (Estimated 45 minutes/City Administrator)
- E. Discussion and any necessary action regarding an Extraterritorial Jurisdiction (ETJ) Exchange Agreement of City of Aurora (Estimated 15 minutes/City Administrator)
- F. Discussion and any necessary action regarding Change Order #1 for the Rhome East WWTP Construction Project and authorizing the City Administrator to process future changes orders up to \$25,000 (Estimated 5 minutes/City Administrator)
- G. Discussion and any necessary action regarding funding for A/V system providing livestreaming and upgraded sound for the community center in advance of in-person meetings (Estimated 5 minutes/City Administrator)
- H. Discussion and any necessary action regarding underground utilities (Estimated 5 minutes/Mayor)
- I. Discussion and any necessary action regarding maintenance of easements and alleys (Estimated 5 minutes/Mayor)
- J. Discussion and any necessary action regarding naming City Buildings/Facilities (Estimated 10 minutes/Mayor Pro Tem McCabe)
- K. Discussion and any necessary action regarding a review of the proposed November Bond Items, Intent and Terms (Estimated 15 minutes/Council Member Priest)
- L. Discussion and any necessary action regarding amending Public Presentations and Input Rules of Procedure (Estimated 10 minutes/Council Member Priest)
- M. Discussion and any necessary action regarding City Administrator Weekly Reports (Estimated 5 minutes/Council Member Majors)

Executive Session (Estimated 20 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
- Newark Extraterritorial Jurisdiction (ETJ)

- 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

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.

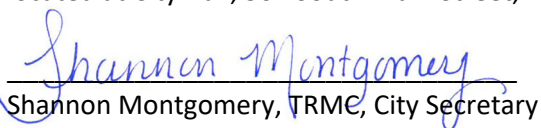
A quorum of Parks & Recreation Board Members may be present at this meeting and its members may participate in the discussions of the items on the agenda over which they have responsibilities or authority.

**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 6:00pm on the 2nd day of July 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, July 8, 2021

Department: Administration

Contact: Shannon Montgomery, TRMC

Agenda Item: A. Minutes of City Council Regular Session dated June 24, 2021

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

Summary-Background:

Minutes of June 24, 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 June 24, 2021 Council Meeting

Recommendation:

Approve Draft Meeting Minutes



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Mayor
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Carvan Adkins

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Shannon
Montgomery

Fire Chief

Darrell Fitch

Police Chief

Eric Debus

**Public Works
Director**

Sean Densmore

MINUTES OF REGULAR MEETING OF THE RHOME CITY COUNCIL

Meeting Date: Thursday, June 24, 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 6:31pm. 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, prior to 4:00pm to be recognized.

The following made Public Presentations to the Council:

- Tommie Eason – Mount Lane, Rhome, Texas
- Deborah BeCraft – West Second, Rhome, Texas
- Fabiola Valdez – South Dogwood, Rhome, Texas

Announcements from Mayor and Council Members

Mayor Wilson stated that the City Offices will be closed, Monday, July 5, 2021 in observance of Independence Day.

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 June 10, 2021 (City Secretary)

Motion made by Mayor Pro Tem McCabe, seconded by Council Member Majors to approve the Minutes of City Council Regular Session dated June 10, 2021, as amended.

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 – Old Business

B. Discussion and any necessary action regarding public use of the Senior Center Building as the City transitions from State mandated COVID restrictions (Mayor)

City Administrator Northrop stated Council tabled this item from the June 10 Meeting seeking additional information on the cost of completing some of the health and safety items identified by our third-party inspector. Staff has received quotes on these items. Some of the items (i.e., exit signs, seals around doorways, etc.) were relatively inexpensive. However, there are several electrical issues that are costly and are not budgeted.

Council discussed the needed repairs of the Senior Center Building and consensus of the Council was to bring this agenda item back to Council once the Community Center floor is repaired as a possible alternative.

Discussion only; no action taken.

Regular Agenda – New Business

C. Discussion and any necessary action regarding a Sanitary Control Easement on Meadowlark Drive, Rhome, Texas and authorizing the City Administrator to execute necessary documents (City Administrator)

City Administrator Northrop stated Aqua Texas holds the CCN in By Well Estates and they are adding new wells in ByWell Estates and are seeking a Sanitary Control Easement, which is a common measure around wells for protection. The City of Rhome is only granting the easement that falls within our public right-of-way (i.e., the street). Northrop also stated Legal has reviewed.

Motion made by Council Member Eason, seconded by Council Member Priest, to approve the Sanitary Control Easement and authorize the City Administrator to execute all necessary documents.

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.

D. Discussion and any necessary action regarding Appointment for expiring seats on Parks & Recreation Board (3 seats) and Planning & Zoning Commission (2 regular seats and 1 alternate) for two-year terms (City Secretary)

City Secretary Montgomery stated Mayor Pro Tem McCabe would be recusing himself from the Parks & Recreation Board discussion and vote; he will be participating in the Planning & Zoning Commission discussion and vote.

Montgomery listed the applications received for both the Parks & Recreation Board and Planning & Zoning Commission.

Motion made by Council Member Eason, seconded by Council Member Tye, to re-appoint Tommie Eason and Kaitlyn Dilts to the Parks & Recreation Board, leaving one vacancy.

City Secretary Montgomery asked for a roll-call vote:

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

Motion carried 4-0-1 with Council Members Tye, Priest, Eason and Majors voting for and Mayor Pro Tem McCabe abstaining.

Mayor Pro Tem McCabe returned to the discussion.

Motion made by Council Member Majors to appoint Gary Walker to a seated position on the Planning & Zoning Commission; motion died for lack of a second.

Motion made by Council Member McCabe, seconded by Council Member Tye, to re-appoint Thomas Cannon and Sarah Hahs to their seated positions and to appoint Gary Walker as Alternate #1.

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:	Nay

Motion carried 4-1-0 with Council Members McCabe, Tye, Priest, and Eason voting for and Council Member Majors voting against.

City Secretary Montgomery will continue to advertise for the vacant positions on both the Planning & Zoning Commission and Parks & Recreation Board.

E. Discussion and any necessary action regarding water quality (Council Member Majors)

Council Member Majors requested that Public Works Director Densmore research and come back to Council with a recommendation on water quality as the TCEQ reports do not matter and she would like a solution to Ms. Valdez' earlier stated issue with the color of her water filters.

Council Member Priest stated that you cannot compare water color to water quality.

Council Member Eason stated that the TCEQ reports do matter and that those regulations set by TCEQ are the standards for water quality.

City Administrator Northrop stated the City has posted the 2020 Consumer Confidence Report for the Public Water System online and that she has met with Council Member Majors on several occasions and explained the variables regarding the different colored water filters and has offered to meet with Ms. Valdez. Northrop also stated that the City is meeting the TCEQ requirements set for monthly testing.

Discussion only; no action taken.

F. Discussion and any necessary action regarding department head self-evaluations (Council Member Majors)

Council Member Majors requested that the Department Heads conduct self-evaluations.

Mayor Pro Tem McCabe asked Council Member Majors to respect the Chain of Command, that they report to the City Administrator and to allow the Department Heads to their jobs. Council Member Tye echoed Mayor Pro Tem McCabe's statement.

Council Member Priest explained self-evaluations and stated that per the personnel manual, the Department Heads are already completing self-evaluations.

Discussion only; no action taken.

**G. Discussion and any necessary action regarding rescheduling the regularly scheduled Thursday, November 11, 2021 meeting to Thursday, November 18, 2021, as City Hall is closed November 11, 2021 in observance of Veterans Day
City Secretary)**

City Secretary Montgomery reminded Council that there is only one meeting for November and this year, it falls on the City observed Holiday of Veterans Day. Montgomery asked Council to consider moving the scheduled November 11, 2021 meeting to November 18, 2021.

Motion made by Mayor Pro Tem McCabe, seconded by Council Member Tye, to move the November 11, 2021 meeting to November 18, 2021.

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:	Nay
Council Member Majors:	Aye

Motion carried 4-1-0 with Council Members McCabe, Tye, Priest and Majors voting for and Council Member Eason voting against.

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:

- H. Section 551.071 Consultation with Attorney - pending or contemplated litigation, settlement offer or to seek advice from attorney**
- I. 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**
- J. 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**
 - **Officer Involved Shooting**
- K. Section 551.087 – Deliberations regarding Economic Development Negotiations – to discuss or deliberate regarding commercial or financial information that the City has received from a business prospect that the City seeks to locate, stay or expand in or near the City and with which the City is conducting economic development negotiations**

Mayor Wilson convened into Executive Session at 7:53pm.

Mayor Wilson reconvened into Regular Session at 9:20pm.

Reconvene into Regular Session

L. 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 expend funds to allow the Officer to receive 100 percent of his salary and to re-evaluate in 90 days.

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.

A Point of Order Motion made by Council Member Eason, seconded by Council Member Tye, to move back to Public Presentations and have resident Marie Moore's statement read.

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: Nay

Motion carried 4-1-0 with Council Members McCabe, Tye, Priest, and Eason voting for and Council Member Majors voting against.

Mayor Wilson moved back to Public Presentations and Council Member Eason read resident Marie Moore's statement.

Future Agenda Items

Council Member Majors asked that the City Administrator's weekly report be placed on the next agenda.

Mayor Wilson asked for a discussion on underground utilities and maintenance of easements and alleys be placed on the next agenda.

Adjourn

Mayor Wilson, hearing no objections, adjourned the meeting at 9:27pm.

Minutes approved the 8th day of July 2021.

Jo Ann Wilson,
Mayor

Shannon Montgomery, TRMC
City Secretary



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Monthly Staff Reports and Board Minutes

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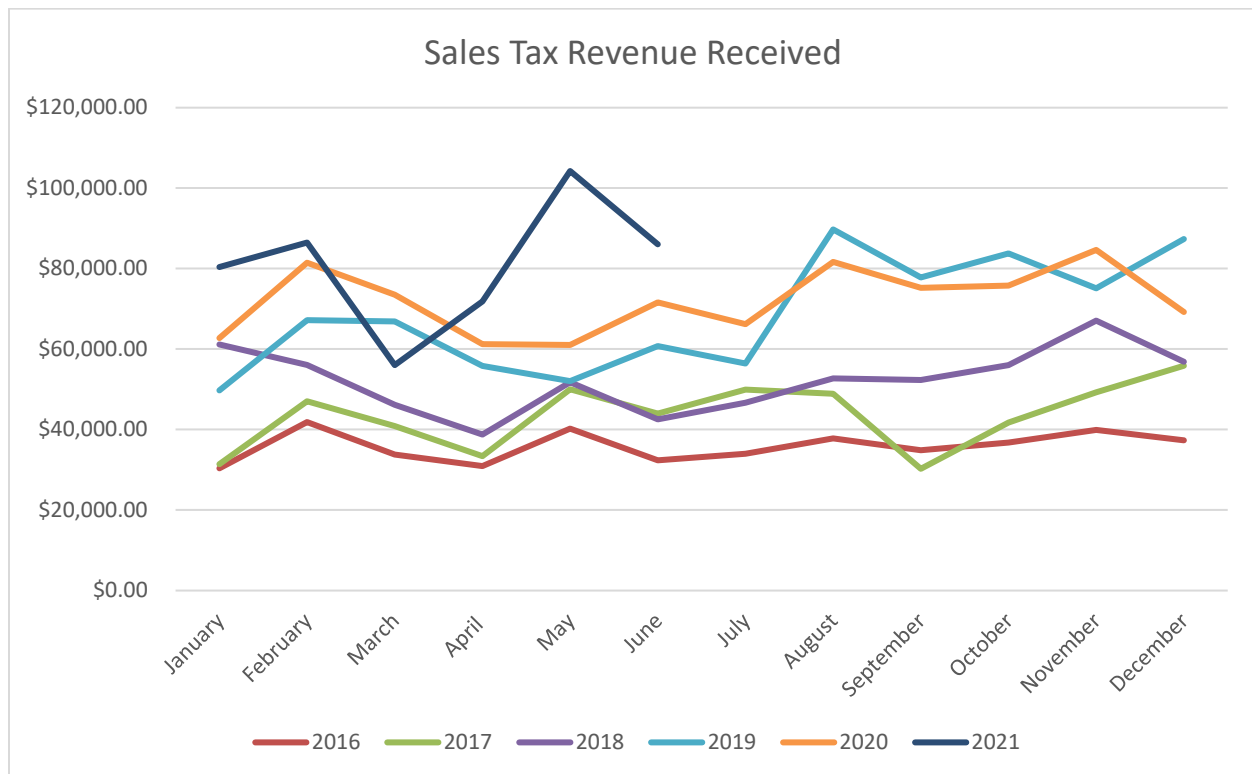
Administration by the Numbers – June 2021

Bank Statement Balances

Account Name	Balances as of June 30, 2020	Balances as of June 30, 2021
2017 Tax Note, Series 2017	\$216,238.06	\$19,738.36
2019 Bond Checking	\$2,402.79	\$257,078.24
Fire Dept Checking	\$145,850.56	\$109,216.35
Fire Dept Savings - Quarterly Statement	\$39,855.60	\$40,793.32
General Fund Checking	\$193,585.49	\$188,393.00
General Fund Savings	\$170,825.54	\$270,848.64
Hotel Motel Tax	\$67,741.36	\$77,577.25
Interest & Sinking	\$357,261.94	\$508,446.87
LOGIC	\$1,152,759.39	\$964,526.47
MC Building Security	\$30,757.30	\$34,356.73
MC Technology Fund	\$19,517.76	\$11,427.86
MC Title 7	\$4,533.34	\$4,533.80
Meter Deposits	\$89,800.37	\$99,429.67
Parks & Recreation Checking	\$19,617.35	\$28,871.82
Payroll ZBA Account	\$0.00	\$0.00
Police Grant Account	\$2,065.85	\$2,836.00
Police Seizure Funds	\$100.34	\$100.50
Rhome Beautification Fund	\$100.00	\$451.00
Rolling V	\$22,904.86	\$27,578.54
TEXSTAR	\$1,148,956.22	\$825,537.05
W/S I&S Fund	\$3,428.77	\$3,428.77
Water & Sewer Checking	\$320,812.45	\$170,486.54
TOTAL	\$4,132,312.34	\$3,645,656.78

Sales Tax Revenue Received: \$86,028.11

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	
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	\$484,880.76



Ordinances Passed:

2021-12	AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF RHOME BY GRANTING A SPECIAL USE PERMIT FOR A CARPORT FOR CERTAIN PROPERTY LOCATED AT 1107 MEADOWLARK DRIVE; 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.
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Resolutions Passed: None

Requests for Information:

Requests Received	22
Pending / Open	5
Sent for Attorney General Opinion (RFO)	1
Complete / Closed	17
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>	\$4.00
Approximate Staff Time	735 mins / 12.25 hours
Approximate Supply Cost	\$16.35
Approximate Staff Cost	\$381.50

ORR Number	Requestor	Date Rec'd	Due Date	Request Description	Time in Mins
2021-083	Caleb Horton	5/26	6/10	I'm reaching out because I have some questions about the Rhome municipal elections. For each race, please tell me: - Who filed and appeared on the ballot. - Whether they were a new candidate or incumbent, and if they were appointed to fill an unexpired term - The address, phone number, and email address that each candidate submitted when filing their Application for A Place on the General Election Ballot form, as well as their Party Affiliation if such information was provided. - Who won the election (if it has happened already).	30
2021-084	Joe LaCroix	5/27	6/11	Please find the attached PIR to obtain as-built construction plans for any water, sanitary sewer or drainage facilities shown in the attached map. The northern project area shown in the attached map is shown to be in the City of Rhome CCN, do you know if there are in any water/ sewer available in the area.	30

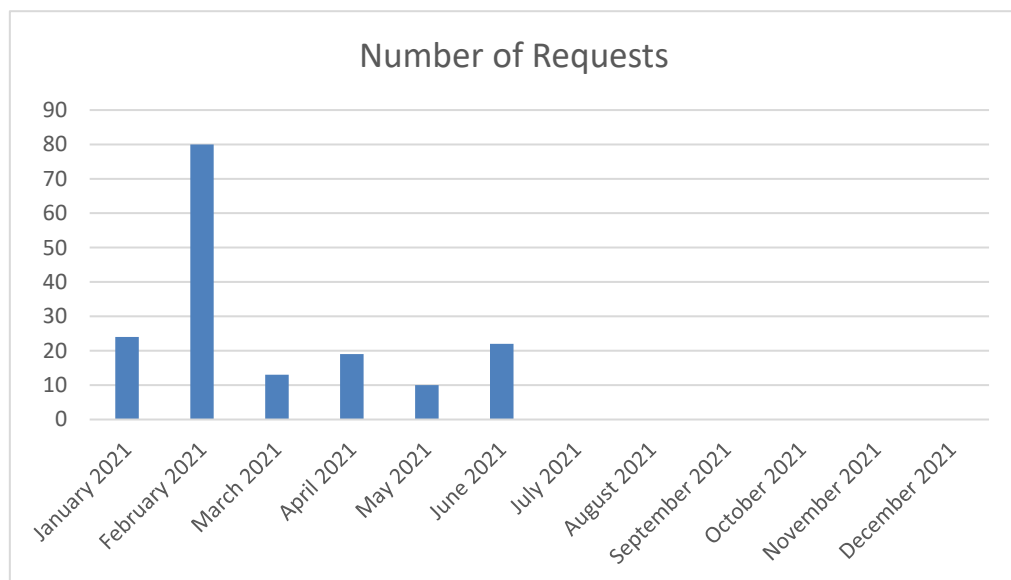
ORR Number	Requestor	Date Rec'd	Due Date	Request Description	Time in Mins
2021-085	Ruby Sargento	6/1	6/15	I am requesting a list of all residential properties in the city of RHOME that have had the water shut off, inactive meters and water delinquents any time between April 29 2021 and May 31, 2021. I only need the property addresses. I do not want any customer information or reason for shut off. I authorize you to redact confidential information in accordance with Section 182.052 of the Utilities Code.	30
2021-086	Ruby Sargento	6/1	6/15	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 April 29 2021 and May 31, 2021. Kindly make sure that the response list will only include High or Tall Grass/Weed Code Violations. I only need the property addresses.	30
2021-087	Ruby Sargento	6/1	6/15	I am requesting a list of all residential properties in the city of RHOME that have had Fire Damage any time between April 29 2021 and May 31, 2021. I only need the property addresses. I do not want any other information regarding the fire damage.	30
2021-088	Ruby Sargento	6/1	6/15	I am requesting a list of all residential rental properties in the city of RHOME that were registered any time between April 29 2021 and May 31, 2021. I only need the property addresses. I do not want any other information regarding the rental properties.	15
2021-089	Askia Bell	6/2	6/16	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
2021-090	Leads NTXPS	6/3	6/17	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 04/30/2021 through 05/31/2021. Properties with lawn maintenance or un-mowed lawns from 04/30/2021 through 05/31/2021. Properties with open code enforcement issues from 04/30/2021 through 05/31/2021. Properties that have been deemed as substandard or condemned structures from 04/30/2021 through 05/31/2021.	15
2021-091	Patricia Mitchell	6/1	6/15	1. Please provide an itemized list of all legal fees (TOASE, bond counsel, etc.) incurred by the City of Rhome monthly from January 1, 2020 to December 31, 2020 2. Please provide an itemized list of all legal fees (TOASE, bond counsel, etc.) incurred by the City of Rhome monthly from January 1, 2021 to June 1, 2021	30

ORR Number	Requestor	Date Rec'd	Due Date	Request Description	Time in Mins
2021-092	Patricia Mitchell	6/1	6/15	1. Please provide an itemized list of all engineering fees (Kimley-Horn, contractors, etc.) the City of Rhome has incurred monthly from January 1, 2020 to December 1, 2020 2. Please provide an itemized list of all engineering fees (Kinley-Horn, contractors, etc.) the City of Rhome has incurred monthly from January 1, 2021 to June 1, 2021)	30
2021-093	LexisNexis	6/2	6/16	Obtain Open Records to include statements, diagrams/photographs	60
2021-094	Chris Parrott	6/4	6/18	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 May 1, 2021 - May 31, 2021. If you do not have a permit report readily available, I would like to request a digital copy of each permit application for permits issued within the given time frame.	15
2021-095	Janine Rugas	6/11	6/25	Can you please provide us with a report of all building permits processed by your department since Aug 26, 2020?	30
2021-096	Krista Finnegan	6/11	6/25	I have attached a request for 2 Final plats: Rolling V Ranch East - 336 lots – Final Plat – In Feb 1 P&Z, and BlueStem – 249 lots – In Mar 1, 2021 P&Z	30
2021-097	Mike Pool	6/14	6/28	The Dash Cam Video/Audio and Body Cam Video/Audio of shooting Sunday evening, June 13 about 7:30p involving Royce Wood	300
2021-098	Randall Loftis	6/16	6/30	Please send the text of Ordinance 2021-12	15
2021-099	Jo Ann Wilson	6/28	7/13	Copy of the June 24, 2021 Council meeting on a thumb drive	30
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.	
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.	
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.	

ORR Number	Requestor	Date Rec'd	Due Date	Request Description	Time in Mins
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.	
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.	

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	
August 2021	
September 2021	
October 2021	
November 2021	
December 2021	



Requests Received	168
Pending / Open	5
Sent for Attorney General Opinion (RFO)	2
Complete / Closed	163
Requestor Fees – <i>in an effort to streamline, responses less than 50 pages will be emailed to the requestor to reduce supply costs and staff time</i>	\$12.00
Approximate Staff Time	9205 mins / 153.25 hours
Approximate Supply Cost	\$24.35
Approximate Staff Cost	\$4,822.16



Physical Address: 501 South Main Street

Mailing Address: PO Box 228

Rhome, Texas 76078

Telephone: 817-636-2462

www.cityofrhome.com | permits@cityofrhome.com

Building and Development

	May 2021	FY 2020 - 2021
Permits Issued:	19	121
Building Permit	4	35
Certificate of Occupancy	2	9
Electrical Permit:	4	17
Plumbing Permit:	3	13
Lights on Inspection	-	2
Mechanical	2	7
Moving Structure	2	29
Irrigation Permit	-	7
Demolition	1	2
Final Plat	-	3
Right of Way	-	9
Concrete	-	2
Solicitor	-	2
Fire Alarm	-	2
Fire Sprinkler	-	2
Specific Use	-	1
Health Permit	1	1
Type:	Address:	Assoc. Permits:
Plumbing	500 Randall	
Moving Structure	6550 E Hwy 114	
Plumbing	250 Redbud	
Moving Structure	6550 E Hwy 114	
Electrical	116 Troxell	
Cert of Occupancy	500 Randall	
Mechanical	511 Stirling	
Building	1107 Meadowlark	
Electrical	1121 Daytona	
Building	1121 Daytona	
Cert of Occupancy	450 S Main	
Building	1325 Speedway	
Electrical	255 E Aurora	
Plumbing	199 W Morris	
Electrical	1291 Prairie Point	
Building	1291 Prairie Point	
Mechanical	1313 Prairie Point	
Demolition	160 E First	
Health	155 School Rd	

Case Report

06/01/2021 - 06/30/2021

Case #	Case Date	Main Status	Description	End Date	Parcel Address
57	6/9/2021	Active	tall grass		1110 MEADOWLARK DRIVE
55	6/16/2021	Active	tall grass and weeds	6/26/2021	130 KINGS WAY DRIVE
54	6/8/2021	In-Active	grass and weeds repeat violation	6/19/2021	360 S MAIN STREET
51	6/8/2021	In-Active	refrigerator left by curb	6/18/2021	120 HAMPTON COURT

City of Rhome
Municipal Court Council Report
From 6/1/2021 to 6/30/2021

7/1/2021 1:11 PM

Violations by Type

Traffic	Penal	City Ordinance	Parking	Other	Total
84	0	1	1	3	89

Financial

State Fees	Court Costs	Fines	Tech Fund	Building Security	Total
\$7,265.33	\$7,392.11	\$13,793.25	\$327.54	\$329.55	\$29,107.78

Warrants

Issued	Served	Closed	Total
59	0	67	126

FTAs/VPTAs

FTAs	VPTAs	Total
0	0	0

Dispositions

Paid	Non-Cash Credit	Dismissed	Driver Safety	Deferred	Total
63	0	24	1	18	106

Trials & Hearings

Jury	Bench	Appeal	Total
0	0	0	0

Omni/Scofflaw/Collection

Omni	Scofflaw	Collections	Total
60	0	60	120

City of Rhome
Municipal Court Council Report
From 6/1/2021 to 6/30/2021

7/1/2021 1:11 PM

Violations by Type

Traffic	Penal	City Ordinance	Parking	Other	Total
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0	0	0

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63	0	24	1	18	106

Trials & Hearings

Jury	Bench	Appeal	Total
0	0	0	0

Omni/Scofflaw/Collection

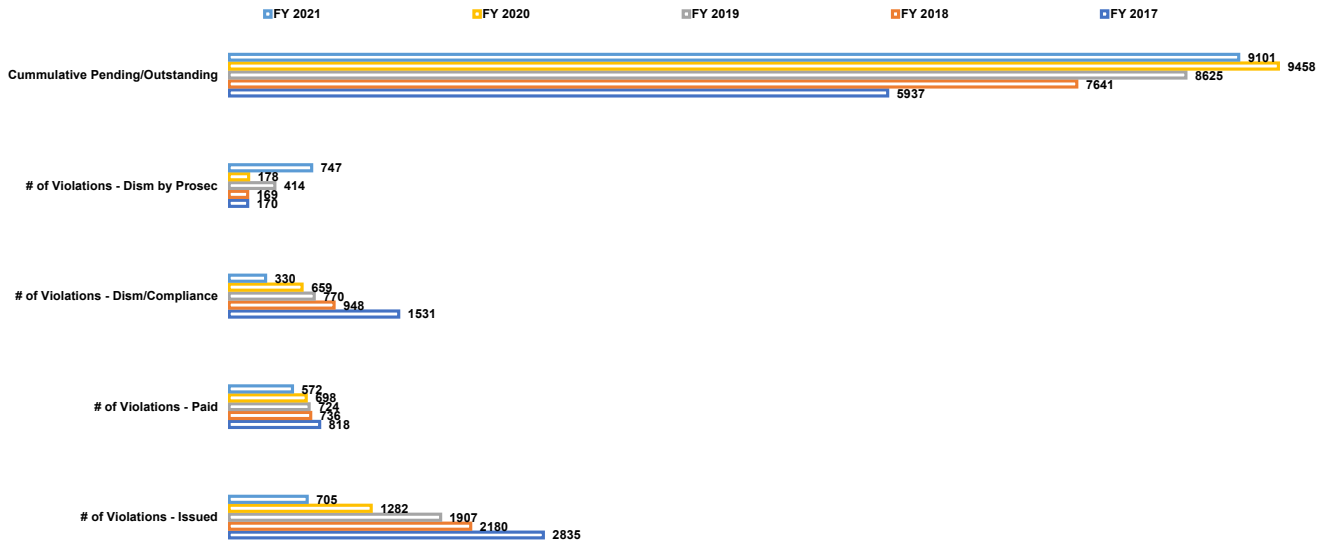
Omni	Scofflaw	Collections	Total
60	0	60	120



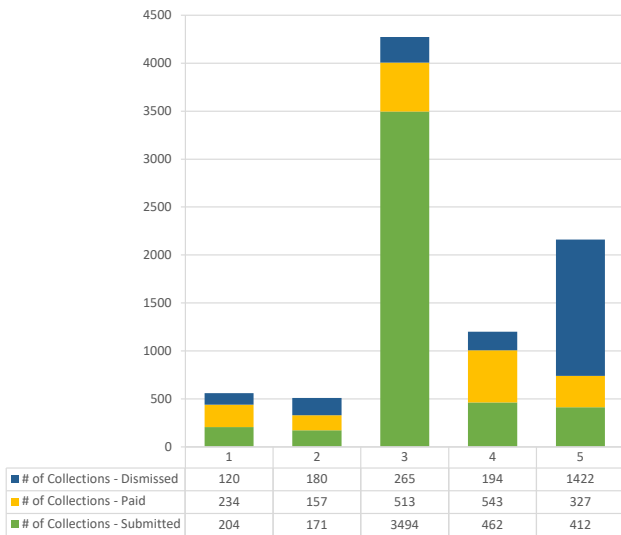
Municipal Court FY Statistics

Statistics	FY2017	FY2018	FY2019	FY2020	FY2021
# of Violations - Issued	2835	2180	1907	1282	705
# of Violations - Paid	818	736	724	698	572
# of Violations - Dism/Compliance	1531	948	770	659	330
# of Violations - Dism by Prosec	170	169	414	178	747
Cummulative Pending/Outstanding	5937	7641	8625	9458	9101
# of Warrants - Issued	204	1889	980	863	771
# of Warrants - Paid	73	125	242	245	322
# of Warrants - Dismissed	37	41	79	52	67
# of Collections - Submitted	204	171	3494	462	412
# of Collections - Paid	234	157	513	543	327
# of Collections - Dismissed	120	180	265	194	1422

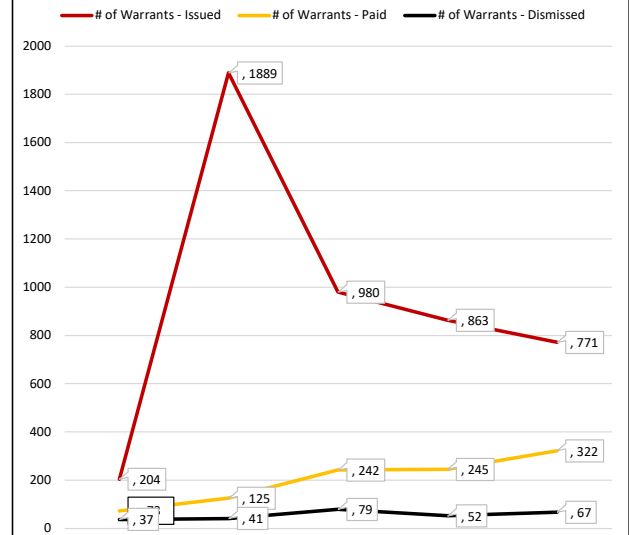
Violations Statistics



CASES SUBMITTED TO COLLECTIONS



Warrant Status



Rhome PD Council Report

June 2021



Prepared by:

A. Soultair #310

B. Brown #301

Rhome PD Updates

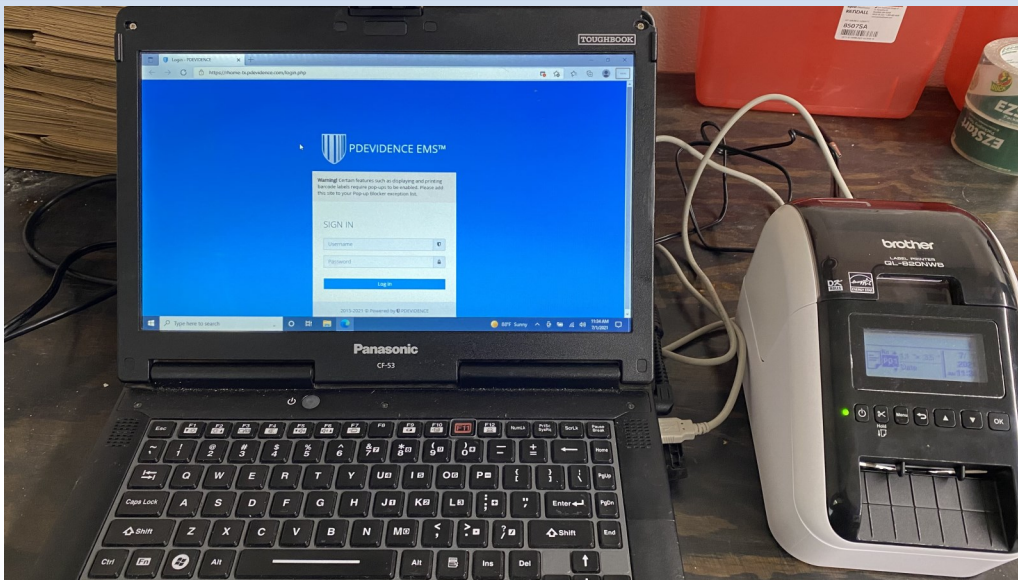


June was quite a month for your Rhome PD. First we welcomed Eric Debus as the new Chief of Police. He comes to us from Coppell PD with a fountain of knowledge and experience. He hit the ground running and has taken the challenge in stride. He has been working with Officers and Command staff to make and implement plans on improvement and abatement of particular issues that have gone unresolved. We are excited to have him as we grow and evolve into a premier and modern Police agency.

We also welcomed Officer Rex Richie to the Department. Officer Richie comes to us with over 20 years experience, most recently as Assistant Chief of the Boyd Police Department. Unfortunately, after only one week on patrol he, along with Sergeant Brown, encountered a dangerous felon that shot Officer Richie in the lower leg and escaped capture for about 10 days. I am happy to report that Officer Richie will make a full recovery and be back serving Rhome before you know it. The suspect was taken into custody in Arkansas by the US Marshals.

Rhome PD Updates

One of the biggest goals we've had is to revamp our evidence processing and storage. To that end we got set up with a program called PD Evidence. It's an evidence and property management software that we will use to process and manage items taken in by officers. The first step is when an officer takes evidence or property in he enters it into the program (and since it's web-based he could enter it from his in-car laptop or even his phone). Upon arrival at the PD he then picks up where he left off and, once the evidence or property is properly packaged, he will then print off a barcoded label that will stay on that packaging for the rest of it's life in evidence.

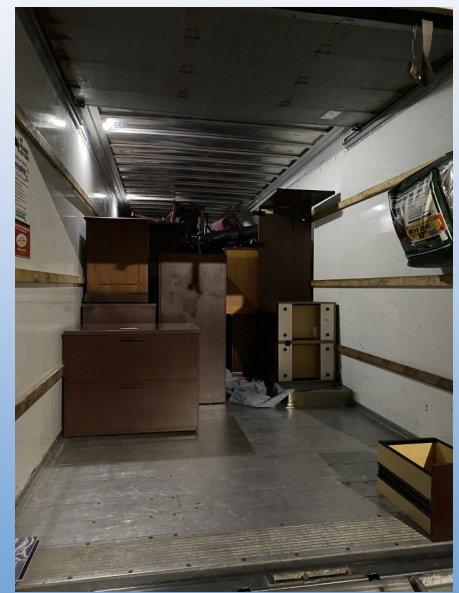


The officer will then place the evidence into a secured locker. Detective Soultaire will then be notified there is evidence or property in the locker and will remove it and place it into the evidence room. From there it can be sent off for analysis, kept until trial, or returned to the owner. All the while the chain of custody is maintained and logged throughout the process. This is a major positive step forward for your Rhome Police Department.



PD Improvements

The City of Rhome was very generously given a great deal of office furniture donated by TCU. With this the PD will be able to present a more professional appearance. It will also afford us the opportunity to make some long overdue upgrades to our office equipment. Over the course of several days your Rhome City Police Officers, Firefighters, and City Hall employees volunteered their time to first load the furniture at TCU and then unload it here. Special thanks to Council Member Priest for arranging the donation through her neighbor and fellow Rhome Citizen.



PD Improvements



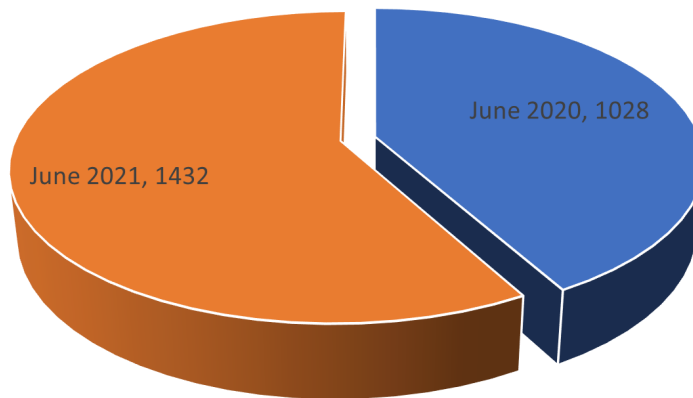
New Chairs and Table in PD Lobby

New Conference Table and Chairs in PD Patrol Room

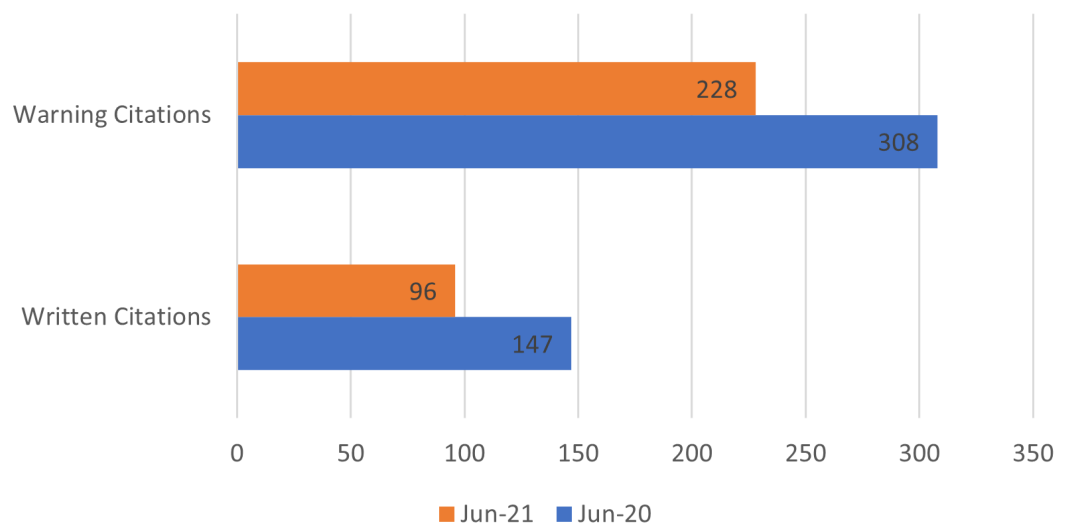


Monthly Statistics

Security/Business Checks

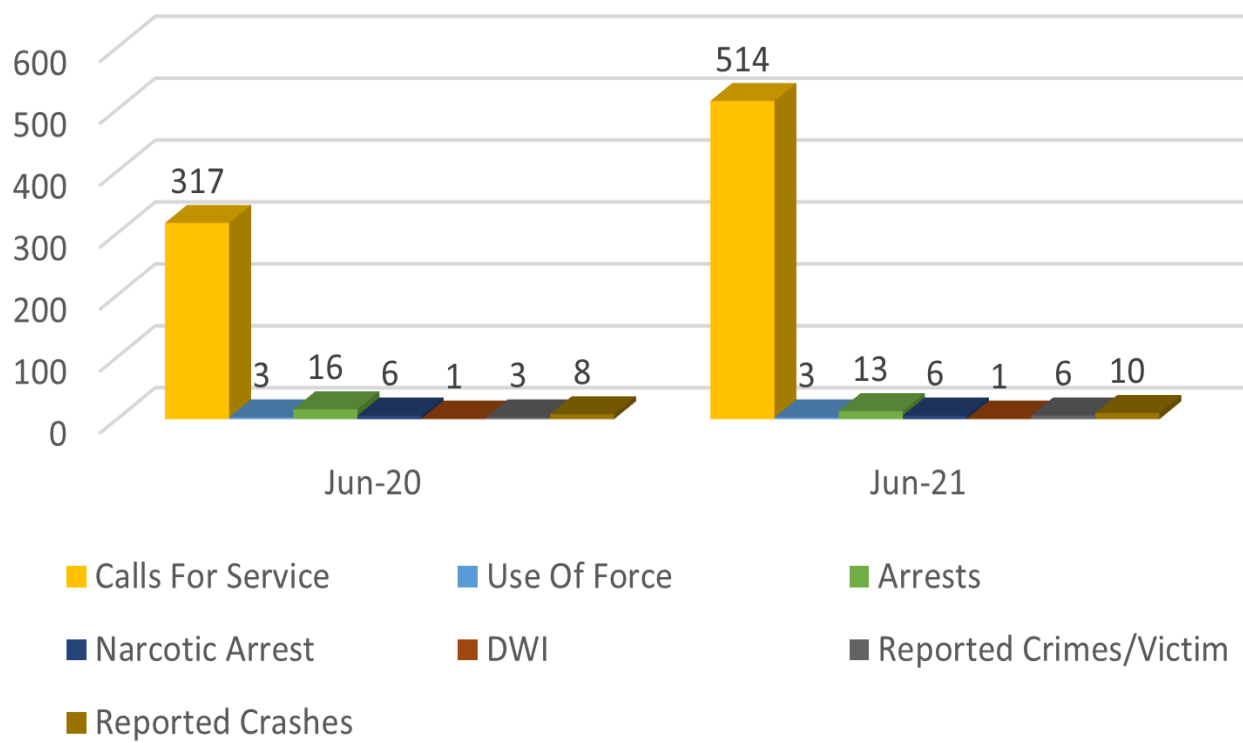


Citations



Monthly Statistics

Calls For Service



Narcotics Seized

Methamphetamine - 3.93 Grams

Heroin - 8.02 Grams

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.

- To that end we are working on an auction to clear out the impound lot as well as get rid of some of the old equipment that has accumulated over the years and is non-functional.
- With the implementation of the PD Evidence Software and the secure locker system our focus will now shift to the inventory and organization of the evidence room.
- We have also identified the need for improved records management, retention, and destruction. To that end we are exploring options and policies that will carry us into the future

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

Eric Debus

Chief of Police

Rhome Police Department



501 South Main | PO Box 228

Rhome, Texas 76078

Telephone: 817-636-2462

www.cityofrhome.com | citysecretary@cityofrhome.com

MINUTES OF RHOME REGULAR PLANNING & ZONING COMMISSION MEETING

Meeting Date: MONDAY, JUNE 7, 2021

Meeting Location: VIA VIRTUAL MEETING

Meeting Start Time: 6:00pm

Call to Order and Establish a Quorum

Chair Knight called the meeting to order at 6:03pm and called roll to establish a quorum of Commissioners present.

Commissioners Present:

Chair Steve Knight

Vice Chair Thomas Cannon

Commissioner Sarah Hahs

Commissioner Kristi King

Commissioner Christy Nerren

City Staff Present:

City Administrator Cynthia Northrop

City Secretary Shannon Montgomery

Public Presentations and Input

The Commission is not permitted to take action on or discuss any presentations made to the Commission at this time concerning an item not listed on the agenda. The Commission will hear comments on specific agenda items during this designated time. Request form must be filled out and submitted, via email to citysecretary@cityofrhome.com, prior to 4:00pm of the meeting date to be recognized.

No Public Presentations were made.

Regular Agenda – Old Business

A. Discussion and any necessary action regarding the Minutes of March 1, 2021 Planning & Zoning Commission Regular Session

Motion made by Chair Knight, seconded by Vice Chair Cannon, to approve the Minutes of March 1, 2021 Planning & Zoning Commission Regular Session as presented.

Chair Knight asked for a roll-call vote:

Chair Knight: Aye

Vice Chair Cannon: Aye

Commissioner Nerren: Aye

Commissioner King: Aye

Commissioner Hahs: Aye

Motion carried unanimously.

Public Hearing

B. Rhome Planning & Zoning Commission to conduct a Public Hearing to consider a request for a Carport Legal property being acres: Acres: 1.001, Lot 8, Blk: D, Subd: ALLIANCE ESTATES PH 2, Abst: A—743 SMITH CSL, also known as 1107 Meadowlark Drive, Rhome, Texas 76078

Chair Knight opened the Public Hearing at 6:07pm.

Chair Knight called upon applicant Joe Green. Green detailed his request for the carport.

City Secretary Montgomery stated, for the record, the public hearing replies she had received:

- Joseph Green, 1107 Meadowlark Drive – In Favor
- Paula Lampley, 1107 Meadowlark Drive – In Favor
- Darlene Maddox, 1119 Meadowlark Drive – In Favor
- Federic Theriocult, 1102 Meadowlark Drive – In Favor
- Dannette & Johnny Willis, 1111 Meadowlark Drive – In Favor

Chair Knight closed the Public Hearing at 6:14pm.

Regular Agenda – New Business

C. Discussion and any necessary action considering a recommendation to Council regarding a request for a Carport Legal property being acres: 1.001, Lot 8, Blk: D, Subd: ALLIANCE ESTATES PH 2, Abst: A—743 SMITH CSL, also known as 1107 Meadowlark Drive, Rhome, Texas 76078

City Administrator Northrop provided a brief history of this request: property owner, Joseph Green and Paula Lampley, requested to build a carport at 1107 Meadowlark Drive in By Well Estates. However, the carport has already been built and a permit, after the fact, has been submitted. The construction of the carport came to staff's attention after the construction started. Property owners were advised of the process and explained that even though the carport was already built, they would still need to go through the required process of obtaining a specific use permit and building permit.

Northrop provided the Commissioners with carport requirements from the City's Building Ordinance, Chapter 3, Section 3.03, as well as our Zoning Ordinance, Chapter 14, Section 32: carports must be at least ten (10) feet from the side property line and at least five (5) feet from the front public right-of-way. Northrop stated the constructed carport meets these requirements.

Motion made by Chair Knight, seconded by Commissioner Nerren, to recommend approval of the request for a carport to the City Council.

Chair Knight asked for a roll-call vote:

Chair Knight:	Aye
Vice Chair Cannon:	Aye
Commissioner Nerren:	Aye
Commissioner King:	Aye
Commissioner Hahs:	Aye

Motion carried unanimously.

D. Discussion on history of By Well Estates Planned Development

City Administrator Northrop provided the Commissioners with a history of the By Well Estates Planned Development, focusing on:

Background – began as a mobile home community in the unincorporated area of Wise County and annexed into the City in April 1996 (Ordinance 1996-08). Zoning Ordinance 1996-11 changed the Zoning to a planned development district and included codification of 27 deed restrictions and/or HOA rules and regulations, called tenants/components.

In 2008, Council amended Zoning Ordinance 1996-11, reducing the 27 tenants/components to six (Ordinance 2008-01). The intention of this reduction was to maintain only the major tenant/components such as requiring new mobile homes versus stick-built homes and stating that all City of Rhome Ordinances apply, unless they conflict with the remaining six tenants/components.

Northrop explained the difference between deed restrictions and City Ordinances – deed restrictions stay with the land and enforcement is a civil issue between homeowners. City Ordinances are enforced by the City.

By Well Current Planned Development District Requirements are:

1. Residential only; excepting specific parcels for commercial
2. New double-wide mobile homes only
3. Must have skirting
4. Must have two porches with handrails
5. Must have detached garage
6. Septic must be designed by Registered Engineer and permitted by Wise County, inspected annually
7. All other City of Rhome Ordinances apply

City Administrator Northrop concluded by defining a planned development district:

- 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.
- Used to permit new or innovative concepts in land utilization not permitted by other zoning districts in this Ordinance.
- Allows flexibility; procedures are established to ensure against misuse of increased flexibility.
- Look at the PD Zoning Ordinance as a smorgasbord to mix and match
- Not all pieces will be in every PD District
- This is why it is important to pay attention to the 'Detailed Site Plan' in the PD procedure because, once adopted, it becomes that specific PD District's ruling Zoning.
- Case in Point: Underground Utilities were not specifically included so are not required

(City Secretary Note: Presentation will be included with minutes)

E. Discussion and any necessary action regarding rescheduling the regularly scheduled Monday, July 5, 2021 meeting to Monday, July 12, 2021 as City Hall is closed July 5, 2021 in observance of July 4th.

Motion made by Chair Knight, seconded by Commissioner Hahs, to move the regularly scheduled Monday, July 5, 2021 meeting to Monday, July 12, 2021.

Chair Knight asked for a roll-call vote:

Chair Knight:	Aye
Vice Chair Cannon:	Aye
Commissioner Nerren:	Aye
Commissioner King:	Aye
Commissioner Hahs:	Aye

Motion carried unanimously.

Future Agenda Items

There were no future agenda items requested.

Adjourn

Motion made by Commissioner Nerren, seconded by Commissioner King, to adjourn.

Chair Knight asked for a roll-call vote:

Chair Knight:	Aye
Vice Chair Cannon:	Aye
Commissioner Nerren:	Aye
Commissioner King:	Aye
Commissioner Hahs:	Aye

Motion carried unanimously; meeting adjourned at 6:55pm.

Minutes approved the 2nd day of August 2021.

Steve Knight,
Chair

Shannon Montgomery, TRMC
City Secretary



City of Rhode

Planning & Zoning Meeting June 7, 2021

By Well Estates: Background

By Well Estates



- Began as Mobile Home community in the unincorporated area
- Original Developer planned to develop in 3 Phases; only completed Phase I
- APRIL 1996 - Annexed into the City of Rhome (Ord. 96 - 8)

Commercial Lot along
Hwy 114

① Replat

PHASE I - SOLD

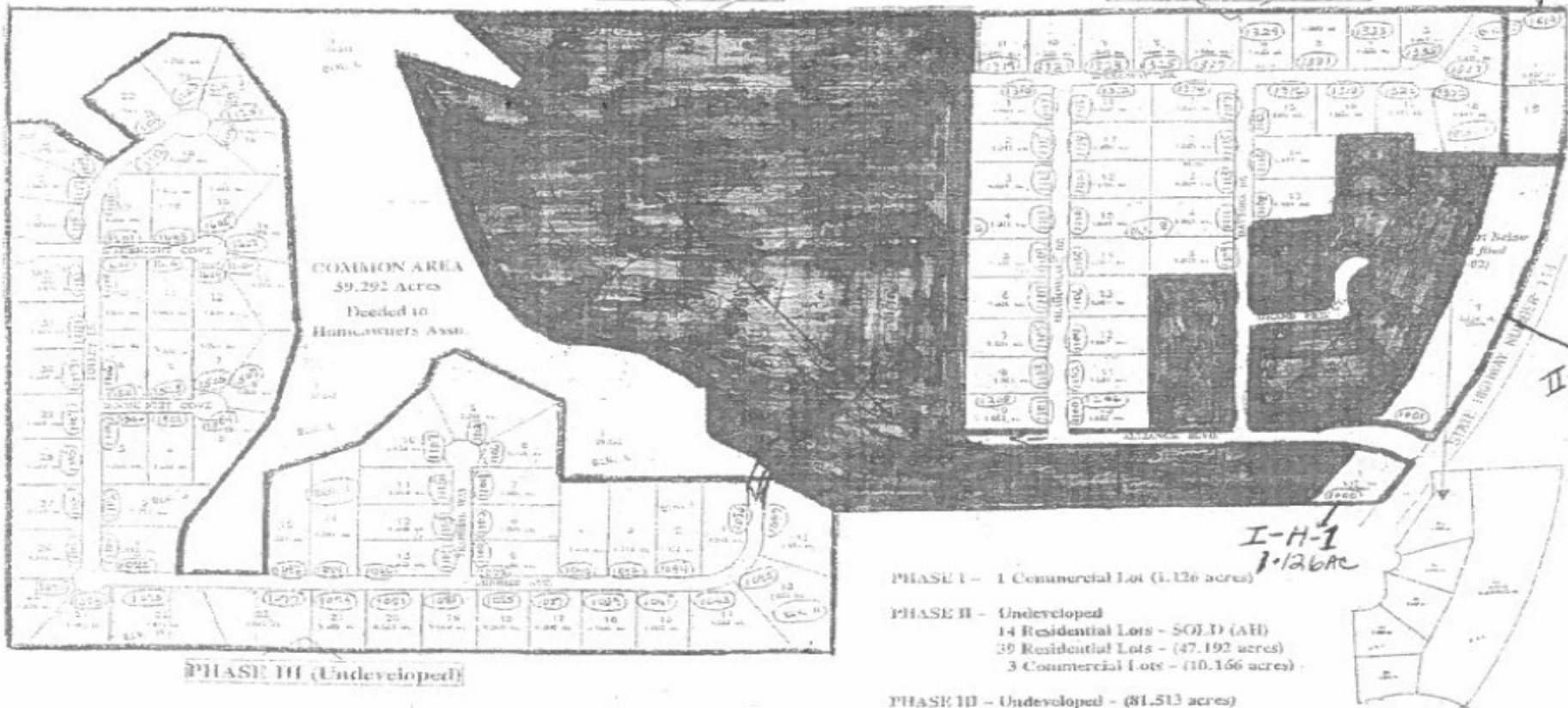
PHASE II (Undeveloped)

II-C-1
1.563

II-B-19
1.374 AC

II-A-1A
7.229 AC

I-H-1
1.126 AC



- PHASE I - 1 Commercial Lot (1.126 acres)
- PHASE II - Undeveloped
14 Residential Lots - SOLD (AH)
39 Residential Lots - (47.192 acres)
3 Commercial Lots - (10.166 acres)
- PHASE III - Undeveloped - (81.513 acres)

BY WELL ESTATES - RHOME, TX - WISE COUNTY

By Well Estates: Background

By Well Estates

- 1996 - Zoned as Planned Development District (Ordinance 96 - 11)
- Included was the codification of the deed restrictions and/or HOA Rules & Regs

ARTICLE X

RESTRICTIONS

The following restrictions are imposed as a common scheme upon each Lot, the Common Area and Special Common Areas in the Subdivision, for the benefit of each other Lot, the Common Area and Special Common Areas, and may be enforced by Declarant, any Owner or the Association.

All of the Lots, the Common Area and Special Common Areas shall be subject to the terms, conditions, reservations and restrictions set out on the Plat and the following restrictions:

(1) All Lots in the Subdivision, except Lot 1, Block H, Phase I; are to be used for residential purposes only and shall not at any time be used for the purpose of any trade, business, manufacturing or commercial enterprise of any kind. However, Lot 1, Block H, Phase I may be used for commercial purpose.

(2) All Lots in the Subdivision are restricted to new, multi-sectional homes (double-wides, etc.), which must be secured in accordance with the Standards Code of the Texas Department of Housing and Community Affairs, Manufactured Housing Division

(3) Each home must be completely underpinned (skirted) within sixty (60) days from placement with appropriate material complementary to the home.

(4) No building, auxiliary building, or any structure shall be erected, placed, or altered on any Lot without prior approval from the Architectural Review Committee. The exterior must be completed within six (6) months after the ground breaking.

(5) All homes must be set back a minimum of twenty-five (25) feet from the front property line and ten (10) feet from side and rear property lines on Lots located within the Subdivision. Setback distance must be a minimum of forty (40) feet on all Lots abutting Highway 114. Any additional structure, such as a separate garage or storage building, may not be built or placed in front of the home. The front property line of corner lots will be that property line which the home faces.

(6) Easements for utilities and drainage are reserved along a ten (10) foot strip of land along the front, rear, and sides of each Lot in the Subdivision.

(7) Sewage disposal for each Lot must be a private sewage facility designed by a Registered Professional Civil Engineer or registered professional sanitarian based upon a percolation test performed on the subject Lot. A private sewage facility permit is required from the Public Works Department for each Lot within the Subdivision. The

to prevent storm drainage water from damaging homes on properties that are lower than the road.

(12) Homes shall not be placed in a 100-year flood plain unless the minimum recommended finished floor elevation is complied with, which is not less than one foot above the 100-year flood plain elevation as shown on each lot on the plat that is within the 100-year flood plain.

(13) No improvements, alterations, placement or posting of any object on the exterior of any Lot or the Common Area [e.g., fences, signs, antennae and satellite dishes, clotheslines, playground equipment, pools, propane and other fuel tanks (other than portable gas grills), lighting, temporary structures, solar devices, and artificial vegetation], or planting or removing of landscaping shall take place without the approval of the Architectural Review Committee.

(14) In the event of damage to or destruction of structures on any Lot, the Lot owner shall repair or reconstruct in a manner consistent with the original construction or such other plans and specifications as approved in accordance with Article V within six (6) months. Alternatively, the Owner shall clear the Lot of building debris and maintain it in a neat and attractive, landscaped condition consistent with the community-wide standard.

(15) No storage of furniture, fixtures, appliances, machinery, equipment, wood piles, lumber, or other goods and chattels not in active use which is visible from outside the Lot will be allowed on any Lot. Storage of any material that could pollute surrounding areas, including, but not limited to, batteries, oil pans, and tires, will not be permitted.

(16) All yard equipment, tools, or items of undetermined utility shall be stored in an approved tool shed or storage building.

(17) No property owner shall allow his property to become unsightly or unsafe from uncultured grasses or unmowed weeds or bushes at any time. No rubbish or debris of any kind shall be placed or permitted to accumulate upon or adjacent to any Lot so as to render any such property or any portion thereof, or activity thereon, unsanitary, unsightly, offensive or detrimental to any other portion of the Properties.

(18) No activities shall be conducted upon or adjacent to any Lot or within improvements constructed thereon which are or might be unsafe or hazardous to any Person or property. No open fires shall be lighted or permitted on the any Lot, except in a contained outdoor fireplace or barbecue unit while attended and in use for cooking purposes or within a safe and well designed interior fireplace.

(19) No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done which may be or become a nuisance to others.

following are additional requirements by Wise County for Lots with private sewage facilities:

(a) **Only one single-family residence shall be located on a Lot** and only one residence shall be connected to a septic system.

(b) Septic tank performance cannot be guaranteed, even though all provisions of the rules of Wise County, Texas, for private sewage facilities are complied with.

(c) Inspection and/or acceptance of a private sewage facility by the Public Works Department shall indicate only that the facility meets minimum requirements and does not relieve the owner of the property from complying with County, State and Federal regulations. Private sewage facilities, although approved as meeting minimum standards, must be upgraded by the owner at the owner's expense if normal operation of the facility results in objectionable odors, if unsanitary conditions are created or if the facility, when used, does not comply with governmental regulations.

(d) A properly designed and constructed private sewage facility system, in suitable soil, can malfunction if the amount of water it is required to dispose of is not controlled. It will, therefore, be the responsibility of the lot owner to maintain and operate the private sewage facility in a satisfactory manner.

(8) **Each Lot must have a driveway culvert which shall be installed in accordance with the policies of Wise County and shall be of sufficient size to pass the five-year storm. In no case shall driveway culverts be less than 12 inches in diameter and a minimum of 20 feet in length, excluding safety ends.**

(9) Each Lot must have a driveway above the culvert which should be constructed such that the driveway is six inches below the outside edge of the main road so that storm water which exceeds the capacity of the culvert can pass over the culvert without entering the driveway.

(10) A Lot owner is prohibited from blocking the flow of water or constructing improvements in drainage easements or floodways. The drainage easements or floodways must be left unobstructed so that equipment can be used to clean and maintain them when necessary. No Lot owner shall alter the natural drainage on any Lot to increase materially the drainage of storm water onto adjacent portions of the Properties without the consent of the Lot owner(s) of the affected property, the Board, and the Declarant as long as it owns any portion of the Properties.

(11) Homes placed on lots which are lower than the road or roads on which it fronts and/or abuts shall be built at a finished floor elevation of at least two feet above the proposed grade of the yard adjacent to the slab on the uphill side of the property in order

(20) No garbage or trash shall be placed or kept on any Lot, except in covered containers which shall be kept inside carports, garages, or other structures on Lots except when they are being made available for collection and then only for the shortest time reasonably necessary to effect such collection. **All rubbish, trash, or garbage shall be removed from the Lots at least once a week and shall not be allowed to accumulate.**

(21) No vehicle (including, but not limited to, automobiles, trucks, boats, trailers, motorcycles, campers, vans, recreational vehicles, and golf carts) may be left upon any portion of the Lot **except in a garage, driveway, parking pad, or other area designated by the Board.** Commercial vehicles, recreational vehicles, mobile homes, trailers, campers, boats or other watercraft, or other oversized vehicles, stored vehicles, and unlicensed or inoperable vehicles shall not be parked on any Lot other than in enclosed garages.

(22) Chemical pesticides, herbicides and chemical fertilizers will be prohibited for use or application with the Common Areas.

(23) Raising, breeding or keeping of animals of any kind, including livestock and poultry will be prohibited, except that for each Lot there shall be permitted up to a total of two dogs or two cats or one dog and one cat, no more than two birds, and a reasonable number, as determined by the Board, of other usual and common household pets so long as they are **confined in a fenced area.** No pets will be allowed to run free, nor will pets be allowed that make objectionable noise, endanger the health or safety of, or constitute a nuisance or inconvenience to any property owner. No monkeys, snakes, pigs, goats, poultry, or other livestock will be allowed.

(24) No motor vehicles shall be allowed on any of the Common Areas, except those used for performing maintenance within the Common Areas.

(25) Discharge of firearms or explosives (including fireworks) on any Lot is prohibited. The term "firearms" includes "B-B" guns, pellet guns, and other firearms of all types, regardless of size.

(26) No excavation of top soil, fill dirt, or rock shall take place on any Lot in the subdivision, except for swimming pools, septic tanks, field lines or for leveling purposes directly related to landscaping or architectural improvement of property, all of which is subject to approval.

(27) No water wells may be drilled on the property without written consent of the Association.

All sales or leases of Lots in this Subdivision shall be subject to these Restrictive Covenants, which shall be deemed covenants running with the land.

By Well Estates: Background

➤ 2008 - Council amended Zoning Ordinance 96 - 11; reducing the 27 'tenants' or 'components' to just 6 (Ordinance 2008 - 01)

- ✓ *The intention was to maintain only the major tenants/components such as requiring new mobile homes (vs. stick-built homes)*
- ✓ *All City of Rhome ordinances apply, unless they conflict with tenants 1 - 6*

By Well Estates: Background



➤ Deed Restrictions vs. City Ordinances

- ✓ *Deed restrictions stay with the land. Enforcement is a civil issue between homeowners*
- ✓ *City Ordinances are enforced by the City*

By Well: Current PD District Requirements

1. Residential only; excepting specific parcels for commercial
2. New double-wide mobile homes only
3. Must have skirting
4. Must have two porches with handrails
5. Must have detached garage
6. Septic must be designed by Registered Engineer & permitted by Wise County, inspected annually.
7. All other City of Rhome Ordinances apply

EXHIBIT "A"

PROVISIONS

1. All lots in the By Well Estates, except Lot 1, Block H, Phase I, are to be used for residential purposes only and shall not at any time be used for any purpose of any trade, business, manufacturing or commercial enterprise of any kind. However, Lot 1, Block H, Phase I, may be used for commercial purposes.
2. All lots in the subdivision are restricted to residences utilizing new (unless specifically approved by the Planning and Zoning Commission), multi-sectional homes (double-wides, et cetera, and specifically prohibiting single-wides) which must be secured in accordance with the Standards Code of the Texas Department of Housing and Community Affairs, Manufactured Housing Division.
3. Each such home must be completely underpinned (skirted) within sixty (60) days from placement on the lot with appropriate material complementary to the home and in compliance with all existing ordinances or statutes of the City or State of Texas and all existing federal rules and guidelines.
4. Each multi-sectional home must have at least two (2) porches with steps and handrails. The porch off the front entrance must be a minimum size of four feet by eight feet (4' X 8') and the porch off the back entrance must be a minimum size of four feet by four feet (4' X 4').
5. Each lot must have a detached garage with the minimum size being a single-car garage (12' X 24', or 288 square feet) and must have an overhead door. The materials and color for the roof and sides of the garage must be the same as the home. The garage must be centered on the side of the home where possible. The garage must be totally completed no later than one (1) year from the date the home is placed on the lot.
6. Sewage disposal for each Lot must be a private sewage facility designed by a Registered Professional Civil Engineer or registered professional sanitarian based upon a percolation test performed on the subject Lot and provided to the City of Rhome. A private sewage facility permit is required from the City of Rhome Public Works Department for each Lot within the subdivision. Any such sanitary sewer system placed on any such Lot within the subdivision shall meet all State and local requirements.
7. All other ordinances of the City of Rhome not in conflict with these provisions are to be in full force and effect notwithstanding the passage of this ordinance.

What is a Planned Development District?

- *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.*

What is a Planned Development District?

- Used to permit new or innovative concepts in land utilization not permitted by other zoning districts in this Ordinance.
- Allows flexibility; procedures are established to ensure against misuse of increased flexibility.
- Look at the PD Zoning Ordinance as a smorgasbord to mix and match
- Not all pieces will be in every PD District
- This is why it is important to pay attention to the 'Detailed Site Plan' in the PD procedure because, once adopted, it becomes that specific PD District's ruling Zoning.
- Case in Point: Underground Utilities were not specifically included so are not required

By Well Estates: Background



Questions?



Agenda Commentary

Meeting Date: Thursday, July 8, 2021

Department: Administration

Contact: Cynthia Northrop

Agenda Item: E. Discussion and any necessary action regarding an Extraterritorial Jurisdiction Exchange Agreement of City of Aurora

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

Summary-Background:

Last year, after conversations with PMB/RVR representatives, Council authorized staff to pursue a potential Extraterritorial Jurisdiction exchange with the City of Aurora to streamline the number of jurisdictions involved as RVR develops, with a goal to also reduce confusion to future residents.

Staff has been coordinating the conversations and necessary documents needed towards this end and is now bringing the proposal to Council for their consideration. The Aurora City Council is also expected to take action on this item the week of July 5, 2021.

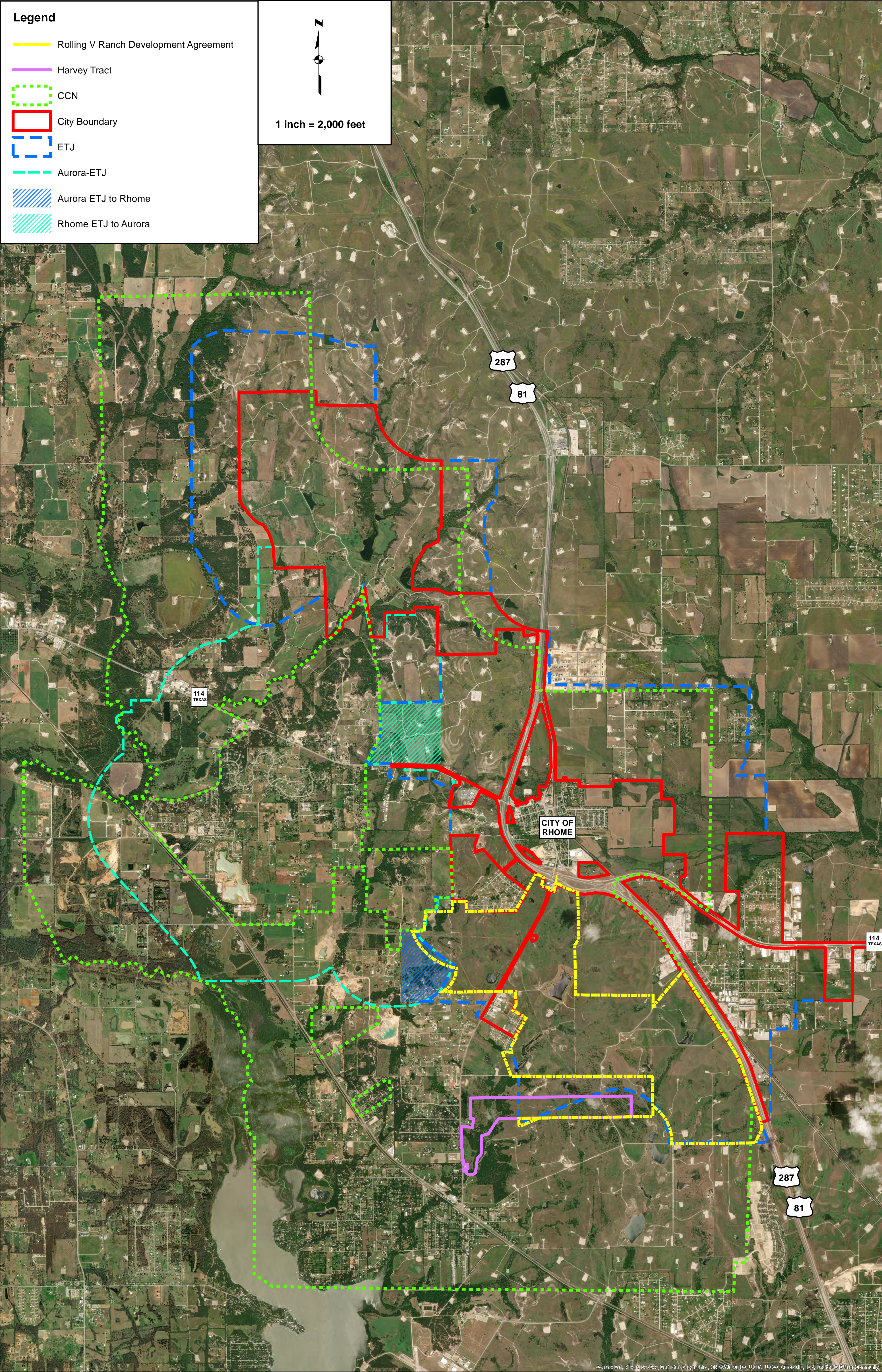
Funding Expected: ☐ Revenue ☐ Expenditure ☒ N/A
Budgeted Item: ☒ Yes ☐ No ☐ N/A
GL Account: 20-14001-10 **Amount:** \$6,384.86
Legal Review Required: ☒ Yes ☐ No **Date Completed:** 6.30.2021
Engineering Review: ☐ **FD Review:** ☐ **PD Review:** ☐ **PW Review:** ☐

Supporting Documents Attached:

Yes – Map

Recommendation:

Approval of the proposed Aurora ETJ exchange





Agenda Commentary

Meeting Date: Thursday, July 8, 2021

Department: Administration

Contact: Cynthia Northrop

Agenda Item: F. Discussion and any necessary action regarding Change Order #1 for the Rhome East WWTP Construction Project and authorizing the City Administrator to process future change orders up to \$25,000

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

Summary-Background:

Construction of the EWWTP Equalization Basin is underway. The Council authorized a 2019 Bond (\$2.6 million) and awarded the construction contract to Rey-Mar, Inc. for \$1,808,900.

Change Order #1 is \$ 6,384.86 and will increase the contract value to \$1,815,284.85.

These the change proposals are logistical in nature. The first change proposal includes the replacement of 20 existing fence posts on the north side of the plant. The existing posts were removed for installation of yard piping and were determined to be corroded and not re-usable.

The second change proposal includes construction of three drainage culverts, consisting of headwalls and approximately 60 linear feet of concrete reinforced pipe. The storm drain will improve the drainage across the north side of the flex base plant access road.

Change Order #1 will extend the contract calendar days by 3 days. The contract began on November 16, 2020 with substantial completion scheduled for 270 calendar days/August 13, 2021. Final completion is schedule 30 days after substantial completion on or before September 17, 2021.

In order to keep this project moving and avoid unnecessary delays, staff is seeking authorization to process any future change orders up to \$25,000. If any change orders arise above \$25,000 staff will bring those back to Council.

Funding Expected: ☐ Revenue ☐ Expenditure ☒ N/A

Budgeted Item: ☒ Yes ☐ No ☐ N/A

GL Account: 20-14001-10 **Amount:** \$6,384.86

Legal Review Required: ☒ Yes ☐ No **Date Completed:** 6.30.2121

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

Supporting Documents Attached:

Yes – Kimley Horn Letter

Recommendation:

Kimley-Horn (Construction Admin) staff and legal have reviewed and recommend approval.



June 25, 2021

Mr. Sean Densmore
City of Rhome
PO Box 228
Rhome, Texas 76078

RE: *Change Order No. 1*
Rhome East WWTP Construction
KHA No. 061274205

Dear Mr. Densmore:

Attached please find Change Order No. 1 for the referenced project. Kimley-Horn recommends approval of Change Order 1, an increase in total contract value of \$6,384.86 and an extension in contract time of three (3) days. The Change Order is for Request for Change Proposals 1 and 2.

Request for Change Proposal 1 includes the replacement of 20 existing fence posts on the North side of the plant. The existing post were removed for installation of yard piping and determined to be to corroded for reinstallation.

Request for Change Proposal 2 includes construction of three drainage culverts, consisting of headwalls and approximately 60 linear feet of concrete reinforced pipe. The storm drains will improve drainage across North side of the flex base plant access road.

The calendar day extension of 3 days is for the additional contract items outlined in Request for Change Proposals 1 and 2 requested by the City.

Change Order No. 1 results in a revised total contract amount of \$1,815,284.86. Below is a summary of changes to the total contract amount to date:

Original Contract Amount	Change Order Number	Change in Contract Amount	Revised Contract Amount
\$1,808,900.00	1	6,384.86	\$1,815,284.86
Net Change in Original Contract Amount through Change Orders: 0.35%			

Please execute the attached and return a signed copy to Rey-Mar Construction and Kimley-Horn and Associates.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Chris Vela, P.E.

K:\FTW_Utility\061274205 Rhome E WWTP\11_CCA\04_CO\CO #1\CO1.docx

CHANGE OR EXTRA WORK ORDER NO. 1

PROJECT DESCRIPTION: Rhome East WWTP Construction
KHA Project No.: 061274205
OWNER: City of Rhome
CONTRACTOR: Rey-Mar Construction
ORIGINAL CONTRACT AMOUNT: **\$1,808,900.00**

CHANGE OR EXTRA WORK TO BE PERFORMED

Item No.	Approx. Quantity	Unit	Description of Item	Unit Price	Decrease in Contr. Price	Increase in Contr. Price
1	1	LS	RCP 1-20 new fence poles for N side of fence	\$560.00		\$560.00
2	1	LS	RCP 2- Access Road Drainage Improvement	\$5,824.86		\$5,824.86

Total Increase in Contract Amount: \$6,384.86

Total Decrease in Contract Amount: \$0.00

Net Decrease in Contract Amount: \$0.00

Revised Contract Amount: **\$1,815,284.86**

Net Increase/(Decrease) in Contract Time of Completion: 3

Revised Contract Time of Completion: 273

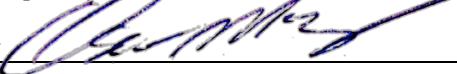
Recommended by Kimley-Horn and Associates, Inc.

By 

Approved by Owners:
City of Rhome

By _____

Accepted by Contractor

By 

Distribution

1-Owner, 1 – Contractor, 1 - KHA Office

RCP 1, 20 new fence poles for north side of fence line

Job:	Rhyme East WWTP	Item:	RCP 1, 20 new fence poles for north side of fence line	Sht.	1 of 1
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RCP 2, Headwall drainage improvement for road

Days Extra	2.0	
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Job: Rhome East WWTP

Sht. 1 of 1



Agenda Commentary

Meeting Date: Thursday, July 8, 2021

Department: Administration

Contact: Cynthia Northrop

Agenda Item: G. Discussion and any necessary action regarding funding for A/V system providing livestreaming and upgraded sound for the community center in advance of in-person meetings

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

Summary-Background:

In preparation for in-person meetings, Council authorized up to \$6,000 dollars to provide for the audio/visual, recording and livestreaming Council Meetings. Staff had advised Council that after research on necessary equipment they estimated the cost would range from \$10,000 - \$15,000. Staff contacted several companies and received one viable quote for \$9,713.

It should be noted that this equipment, tech, etc. will be utilized and added onto (buildable) should the City Services Campus bond pass. Additionally, since Municipal Court will use this as well, we can utilize Court Technology Funds and that A/V was one of Courts requested items for next year's budget.

Items included: Camera, Intel NUC mini (to connect system to internet), dual monitor capable, CAT 5e/Cat 6 (to connect camera to NUC mini, HDMI CAT 5/CAT 6 extender (to connect NUC mini to monitor), speakers, mixer, amplifier, rack, wireless handheld microphone (podium), microphones w/gooseneck, Behringer USB/Audio Interface, audio snake, cables, etc.

Funding Expected: ☐ Revenue ☐ Expenditure ☒ N/A

Budgeted Item: ☒ Yes ☐ No ☐ N/A

GL Account: 10-40185-40 **Amount:** \$9,713

Legal Review Required: ☐ Yes ☐ No **Date Completed:** _____

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

Supporting Documents Attached:

None

Recommendation:

Approve the additional dollars needed for a total of \$9,713, and authorize City Administrator to execute the agreement.

AGENDA ITEM - L



Physical Address: 501 South Main Street

Mailing Address: PO Box 228

Rhome, Texas 76078

Telephone: 817-636-2462

www.cityofrhome.com | citysecretary@cityofrhome.com

PUBLIC PARTICIPATION FORM

Please PRINT the following information:

Date: _____ Name: _____

Home Address: _____

Email Address: _____

Organization (if any): _____

Agenda Item / Subject you wish to address: _____

Instructions and Rules of Procedure:

The purpose of these Rules of Procedure is to promote positive and productive Council meetings while allowing citizens input and the opportunity to watch the Council deliberate matters of local government.

1. This form must be submitted **BEFORE** the commencement of the meeting.
2. This form must be completed and submitted for all persons who wish to address the City Council or other City Board or Commission or to register a formal position on an agenda item being considered.
3. Please step up to the podium when recognized by the Presiding Officer and state your name and address before beginning your presentation. If speaking on behalf of an organization, or other group, please identify the group represented.
4. Speaker's time **CANNOT** be pulled or given to other speakers.
5. ALL presentations by the public are limited to no more than three minutes – total, not per topic.
6. Speakers should address all remarks to the Presiding Officer and the City Council or other City Board or Commission as a whole, not to individual members.
7. All persons who complete a Public Participation Form may submit written comments or exhibits to the city secretary or staff member with recordkeeping responsibility for inclusion in the official file for the agenda item.
8. **No person may submit/read a written statement on behalf of another unless that person is present at said meeting and can confirm that it is their statement. If the person cannot attend the meeting, they are to contact the City Secretary directly prior to said meeting to discuss their statement and statement will only be read by the City Secretary.**
9. Shouting or cursing will not be tolerated at any city meetings. Purposefully disrupting a public meeting is a violation of State Law and may result in the offending party being made to leave the meeting. Such behavior may result in criminal charges.

**PLEASE RETURN THIS FORM TO THE CITY SECRETARY OR STAFF
MEMBER WITH RECORDKEEPING RESPONSIBILITY BEFORE
THE START OF THE MEETING.**