



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, June 24, 2021

Location: VIA TELEPHONE CONFERENCE

MEETING START TIME: 6:30 PM

(Total Estimated Meeting Time 1 Hour and 14 Minutes)

NOTICE IS HEREBY GIVEN in accordance with order of the Office of the Governor issued March 16, 2020, and most recently extended on June 7, 2021, the City Council of the City of Rhome will conduct its Regular Meeting scheduled for 6:30pm on Thursday, June 24, 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, June 24, 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: 627-917-421

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:

- Monday, July 5, 2021 – City Offices Closed in Observance of Independence Day
- Thursday, July 8, 2021 – City Council Meeting

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 10, 2021 **(City Secretary)**

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 **(Estimates 10 minutes/Mayor)**

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 **(Estimated 10 minutes/City Administrator)**
- 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 **(Estimated 10 minutes/City Secretary)**
- E. Discussion and any necessary action regarding water quality **(Estimated 5 minutes/Council Member Majors)**
- F. Discussion and any necessary action regarding department head self-evaluations **(Estimated 5 minutes/Council Member Majors)**
- 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 **(Estimated 5 minutes/City Secretary)**

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:

- 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

Reconvene into Regular Session

L. Discussion and any necessary action as a result of Executive Session **(Estimated 2 minutes)**

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.

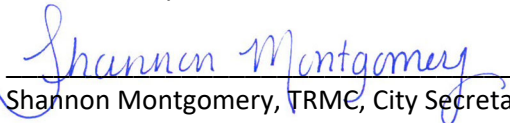
A quorum of Parks & Recreation Board Members may be present at this meeting and its members may participate in the discussions of the items on the agenda over which they have responsibilities or authority.

**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 21st day of June 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, June 24, 2021

Department: Administration

Contact: Shannon Montgomery, TRMC

Agenda Item: A. Minutes of City Council Regular Session dated June 10, 2021

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

Summary-Background:

Minutes of June 10, 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 10, 2021 Council Meeting

Recommendation:

Approve Draft Meeting Minutes



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Sean Densmore

MINUTES OF REGULAR MEETING OF THE RHOME CITY COUNCIL

Meeting Date: Thursday, June 10, 2021

Location: VIA TELEPHONE CONFERENCE

MEETING START TIME: 6:30 PM

Call to Order and Establish a Quorum

Mayor Wilson called the meeting to order at 6:30pm. City Secretary Montgomery called roll and announced a quorum of Council Members present.

Council Members Present:

Mayor Jo Ann Wilson

Mayor Pro Tem Josh McCabe

Council Member Michelle Tye

Council Member Elaine Priest

Council Member Sam Eason

Council Member Ashley Majors

City Staff Present:

City Administrator Cynthia Northrop

City Attorney Carvan Adkins

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:

- Joe Hernandez – School Road, Rhome, Texas
- Deborah BeCraft – West Second, Rhome, Texas

Announcements from Mayor and Council Members

Mayor Wilson made the following announcements:

- Splash Days, Saturday, June 12, 2021 from 11am until 3p at the Rhome Fire Station
- Thanked the Rhome Veterans for the Memorial Day Celebration
- Rhome Community Library has new summer hours

Council Member Eason thanked Terry and Elaine Priest for the Rhome Beautification Fund Plant Sale.

(City Secretary Note: Plant Sale donated \$326 to the Rhome Beautification Fund)

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 May 27, 2021 (City Secretary)

Motion made by Council Member Priest, seconded by Council Member Tye, to approve the Minutes of City Council Regular Session dated May 25, 2021 as presented.

City Secretary Montgomery asked for a roll-call vote:

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

Motion carried unanimously.

Monthly Staff Reports and Board Minutes

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

B. Introduction of new Police Chief Eric Debus (City Administrator)

City Administrator Northrop introduced and welcomed new Police Chief Eric Debus and thanked the selection committee, including Council Members Tye and Mayors and subject matter experts. Chief Debus thanked Sergeant Brody Brown for his service as Interim Police Chief.

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

D. Minutes of Regular Parks & Recreation Board Meeting dated May 6, 2021 (City Secretary)

There were no questions regarding agenda items C and D.

Public Hearing

E. Rhome City Council 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

Mayor Wilson opened the Public Hearing at 6:42pm.

Applicant Joe 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
- Deborah BeCraft, 360 West Second – In Favor
- Kevin Simpson, 1106 Sunrise Avenue – In Favor

Mayor Wilson confirmed the Planning & Zoning Commission's action was to recommend approval of this request.
Mayor Wilson closed the Public Hearing at 6:50pm.

Regular Agenda – New Business

F. Discussion and any necessary action 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)

Motion made by Council Member Majors, seconded by Council Member Tye, to approve 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 as presented.

City Secretary Montgomery asked for a roll-call vote:

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

Motion carried unanimously.

G. Update and discussion regarding 2021-2022 Preliminary Taxable Values (City Administrator)

City Administrator Northrop shared the City of Rhome's Preliminary Taxable Value is \$173,254,967, which shows a slight increase, which is positive news considering last year's increase was relatively flat. Wise CAD is scheduled to release Certified Values July 26, 2021. Northrop continued by stating that the first budget review on July 8, 2021 will be based on the Preliminary Estimates and can change depending on the Certified values.

Update only, no action taken.

H. Discussion and any necessary action regarding Council Priorities for Fiscal Year 2021-2022 budget (City Administrator)

City Administrator Northrop stated Department Heads have submitted their initial budget requests and reminded the initial direction from Council was to keep a relatively flat budget. However, increases are to be expected as the cost of doing business, increased growth and increases in both M&O and I&S have to be accommodated.

Northrop will continue meeting with Department Heads to refine, once Council priorities are received.

Northrop provided a summary of Fiscal Year 2021-2022 department requests and Department Heads prioritized their requests and addressed questions from Council.

(City Secretary Note: Presentation to be included with final minutes.)

Consensus of Council was to include life and safety items as a priority. Northrop stated she will bring a couple of scenarios to Council after the Certified Values are received.

No action taken; discussion only.

I. Discussion and any necessary action regarding annual review of city contracts as part of the 2021-2022 fiscal year budget planning process (City Administrator)

City Administrator stated the purpose of reviewing the contract list is to keep track of contract terms, when it is time to review the possibility of new contracts, including going out for Requests for Proposals/Qualifications when needed.

Council Member Eason requested a complete file of all contracts on thumb drives be distributed to Council as time allows.

No action taken; discussion only.

J. Discussion and any necessary action regarding Presentation of List of City Inventoried Assets as Required by Section 1.20.045 (City Secretary)

City Secretary Montgomery presented Council with a list of City Inventory Assets and requested Council to accept the list.

Motion made by Mayor Pro Tem McCabe, seconded by Council Member Majors, to accept the inventory list as presented.

City Secretary Montgomery asked for a roll-call vote:

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

Motion carried unanimously.

K. Discussion and any necessary action regarding an amendment to the Quorum Contract (City Administrator)

City Administrator Northrop provided a brief background by stating Council previously selected an architect (Quorum) for the design of the Municipal Complex Bond (2020) as well as amending the contract to include the Fire Department façade and Community Center upgrades. While most of the design has been paid for (approximately \$200,000), the Council made the decision to roll the civil engineering and final documents (bidding, negotiation, construction services) into the bond after the election, however, the bond failed.

During the May 27, 2021 Council meeting, Council approved the pursuit of a General Obligation bond for the Municipal Complex with revisions; namely removing the Fire Department façade and adding code compliance items for Fire Station and Public Works in addition to finishing out the Downtown - 105 First Street property (historic bank building/Old City Hall) as shell.

In the interest of time and recognizing that procuring architectural professional services entails identifying the best qualified (Quorum has been identified as the best qualified and already performed the majority of the design work needed) and then negotiating the proposal, Quorum's attached proposal details the changes Council approved in advance of pursuing a General Obligation bond for the revised Municipal Complex project in November 2021. This will facilitate preparation for the August deadline for the bond election.

Northrop clarified that the final agreement would not exceed \$230,350 and that the remaining funds would not be expended if the Bond does not pass. The City Administrator also shared that Quorum has offered, at no cost to the City, new renderings of both projects to prepare for the Bond.

Both Northrop and Quorum's representative Kim Dowdy addressed questions regarding the contract amendment from Council.

Motion made by Council Member Majors to postpone this agenda item until the next meeting; motion died for lack of a second.

Motion made by Council Member Eason, seconded by Council Member Priest, to Authorize the City Administrator to negotiate and execute an agreement with Quorum in an amount not to exceed \$230,350 to complete the basic design services for the proposed revisions to the Municipal Complex and Old City Hall as approved by the City Council at its May 27, 2021 meeting.

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: May

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

L. Discussion and any necessary action regarding the designation of a Safe Space, including signage (Mayor Pro Tem McCabe)

Mayor Pro Tem McCabe defined a Safe Space as a place for persons to exchange items at a designated "Safe Space." McCabe suggested that City Administrator Northrop and Police Chief Debus find a spot to be designated a "Safe Space."

Mayor Wilson asked Northrop and Debus to work with Mayor Pro Tem McCabe and bring back at a later date.

Discussion only, no action taken.

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

Mayor Wilson asked if something could be done to the Senior Building to allow the Seniors to meet there again. Wilson clarified that there would be no cooking done at the Senior Building due to the issue with the vent hood.

Discussion ensued as to the building's compliance issues and where the seniors are currently meeting, along with a possible alternative location.

Council Member Priest asked if this item could be tabled to allow Public Works Director Densmore to review costs and report back to Council.

Mayor Pro Tem McCabe reminded all that if the building is re-opened for the Seniors, it would be opened for all to use the building.

Discussion only, no action taken.

N. Discussion and any necessary action regarding assigning Mayor and Council Members City email addresses (Mayor/Council Member Majors)

Council Member Majors requested that Mayor Wilson have a City of Rhome email address. Council discussed the vulnerabilities of opening the City's server up to outside use. Council Member Eason thinks it is time to begin creating cyber security policies for the City.

Mayor Wilson tabled this agenda item for a later meeting.

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:

- O. **Section 551.071 Consultation with Attorney** - pending or contemplated litigation, settlement offer or to seek advice from attorney
- P. **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
- Q. **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
- R. **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
 - **Wellflex Site**

City Attorney Adkins stated the City Council would be going into Executive Session under Sections 551.071, 551.072, 551.074 and 551.087.

Mayor Wilson convened into Executive Session at 8:39pm.

Mayor Wilson reconvened into Regular Session at 8:59pm.

Reconvene into Regular Session

S. 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 enter into negotiations of a 380 agreement with the new owners of Wellflex as discussed in Executive Session.

City Secretary Montgomery asked for a roll-call vote:

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

Motion carried unanimously.

Future Agenda Items

Council Member Majors requested items regarding water quality and department head self-evaluations.

Adjourn

Mayor Wilson, hearing no objections, adjourned the meeting at 9:02pm.

Minutes approved the 24th day of June 2021.

Jo Ann Wilson,
Mayor

Shannon Montgomery, TRMC
City Secretary



Agenda Commentary

Meeting Date: June 24, 2021

Department: Administration

Contact: Cynthia Northrop

Agenda Item: B. Discussion and any necessary action regarding public use of the Senior Center Building as the City transitions from State mandated COVID restrictions

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

Summary-Background:

Council tabled this item from the June 10 Agenda seeking additional information on the cost of completing some of the health and safety items identified by our third-party inspector. Staff is getting quotes on these items. Some of the items (i.e., exit signs, seals around doorways, etc.) will be relatively inexpensive. However, there are several electrical issues that could potentially be costly and were not budgeted. We expect to receive the quote by Wednesday and will provide that information to the Council once received.

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:

Inspection Report

Recommendation:

Provide staff direction on the completion of necessary work and authorization to amend budget in order to open up the facility for public use.



Contact: Jimmy Ross
Company: Ross Inspection Services
Phone: 817-713-8619

Created: Mon 08 Feb 20:41 2021
Inspection Type: Commercial Compliance - Senior Citizen Center
Address: 261 School Rd, Rhome, TX 76078

-
1. Hose bib vacuum breaker required per International Plumbing Code.
 2. Panel box and breaker recessed. Exceed maximum allowed recess into wall per National Electrical Code.
 3. Seal penetrations at exterior.
 4. Screens required at under floor ventilation. To prevent the entrance of rodent and other animals into the building.
 5. Open electrical on south wall at LB connection under floor.
 6. Open piping on north wall of center. Repair or abandon as needed.
 7. Weather seal/ strip missing at entry door. Minimizes conditioned air for escaping and prevents insects from entering.
 8. Reverse fall on piping. Gravity flow of piping shall be maintained so to structural damage.
 9. Service receptacle needed within 25 foot of Mechanical units. International Mechanical Code.
 10. Exposed gas piping on exterior of building. Corrosion protection needed.
 11. A/C locking test ports per International Mechanical Code required.
 12. Proper UV protection at line sets per International Mechanical Code required.
 13. Accordion piping under sinks not approved. Accumulates debris and growth for bacteria.
 14. Open electrical under sink. All electrical shall be properly installed to prevent any hazards.
 15. Missing CO Detector.
 16. Commercial appliances required in commercial kitchen use.
 17. Commercial Ventilation shall be installed per International Mechanical Code.
 18. Stove missing gas shut within 6 foot of appliance. Does not meet International Fuel and Gas Code standards. Gas shut off shall be accessible and installed per the Code requirements.
 19. Open electrical behind stove. Junction box missing cover. Potential electrocution hazard. Panel box exceeds maximum height. Per National Electrical Code.
 20. Open faced toilet seats required. International Plumbing Code.
 21. Gas shut off in restroom unknown location. Shut off shall be located within 6 foot of appliance it serves.
 22. Water shut off under toilet will not be accessible to shut off. Valve handle cannot be turned off.
 23. Minimum height of doorway do not minimum height requirements per the International Building Code.
 24. Receptacles throughout the center are not properly wired. Receptacles test properly until the ground fault is shown with a hot/neutral reverse. Electrical should be corrected to prevent electrical shock.
 25. Not available to inspect mechanical closet at time of inspection. Door locked.



Agenda Commentary

Meeting Date: June 24, 2021

Department: Administration

Contact: Cynthia Northrop

Agenda Item: C. Discussion and any necessary action regarding a Sanitary Control Easement on Meadowlark Drive, Rhode, Texas and authorizing the City Administrator to execute necessary documents

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

Summary-Background:

Aqua TX holds the CCN in By Well Estates. 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 Rhode is only granting the easement that falls within our public right-of-way (i.e., the street). Legal has reviewed.

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:

Sanitary Control Easement

Recommendation:

Approve the request for a Sanitary Control Easement and authorize the City Administrator to execute necessary documents.

SANITARY CONTROL EASEMENT

THIS SANITARY CONTROL EASEMENT (this "Agreement") is made and entered into as of the ____ day of _____, 2021 by and between the City of Rhome, having an address of 501 South Main Street, Rhome, Texas 76078 ("Grantor") and Aqua Texas, Inc., a Texas corporation, having an address of 1106 Clayton, Suite 400W, Austin, Texas 78723 ("Grantee").

RECITALS:

1. Grantor owns Meadowlark Drive, a 60-foot-wide right-of-way in the By-Well Estates, Block B, Phase Two, a subdivision of Wise County, Texas, (the "Property").
2. The Property contains or is in the vicinity of a well or wells [the "Well(s)"] located on/in Part of Lot 13, By-Well Estates, Block B, Phase Two, a subdivision in Wise County, Texas, as conveyed to Grantee in that certain deed recorded in Instrument Number 202000194 in the Official Public Records of Wise County, Texas.
3. The purpose of this Agreement is to protect the water supply of the Well(s) in the Sunshine Meadows Water System by means of sanitary control.

NOW, THEREFORE, Grantor, intending to be legally bound hereby, agree as follows:

1. The foregoing recitals are incorporated herein by this reference thereto.
2. Grantor hereby grants to Grantee a sanitary control easement having a radius of ONE HUNDRED SEVENTY (170) feet to a point on the ground (the "Easement") over a portion of the Property at the location shown on the Exhibit attached hereto and incorporated herein (the "Easement Area").
3. The construction, existence and/or operation of septic tank or sewage treatment perforated drainfields; areas irrigated by low dosage, low angle spray on-site sewage facilities; absorption beds; evapotranspiration beds; abandoned, inoperative or improperly constructed water wells of any depth; underground petroleum and chemical storage tanks or liquid transmission pipelines; sewage treatment plants; sewage wet wells; sewage pumping stations; drainage ditches which contains industrial waste discharges or wastes from sewage treatment systems; animal feed lots; solid waste disposal sites, and landfill and dump sites; lands on which sewage plant or septic tank sludge is applied; lands irrigated by sewage plant effluent; military facilities; industrial facilities; wood-treatment facilities; liquid petroleum and petrochemical production, storage, and transmission facilities; Class 1, 2, 3, 4, and 5 injection wells; pesticide storage and mixing facilities, except for normal residential activities; and all other constructions or operations that could pollute the groundwater sources of the well/wells that is the subject of this easement. For the purpose of this easement, improperly constructed water wells are those wells which do not meet the surface and subsurface construction standards for a public water supply well.

4. The construction, existence and/or operation of tile or concrete sanitary sewers, sewer appurtenances, septic tanks, storm sewers, cemeteries, and/or the existence of livestock in pastures is specifically prohibited within a 70-foot radius of the water well/wells described and located on the attached exhibit.

5. This Agreement permits the construction of homes or buildings upon the Grantor's property, and farming and ranching operations, as long as all items in Restrictions Nos. 2 and 3 are recognized and followed.

6. The Easement declared herein is binding upon the Grantor and its heirs, personal representatives, successors and assigns and shall run with the land.

7. This Agreement shall be subject to and governed by the laws of the State of Texas.

8. Enforcement of this easement shall be proceedings at law or in equity against any person or persons violating or attempting to violate the restrictions in this easement, either to restrain the violation or to recover damages.

9. Invalidation of any one of these restrictions or uses (covenants) by a judgment or court order shall not affect any of the other provisions of this easement, which shall remain in full force and effect.

[Signature page follows]

EXECUTED effective this the ____ day of _____, 2021.

IN WITNESS WHEREOF, Grantor has executed, sealed and delivered this Agreement as of the day and year first above written.

By: _____

Title: _____

STATE OF TEXAS

COUNTY OF _____

)
) ss:
)

On this ____ day of _____, 2021 before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (he) (she) executed the same for the purposes and consideration therein expressed.

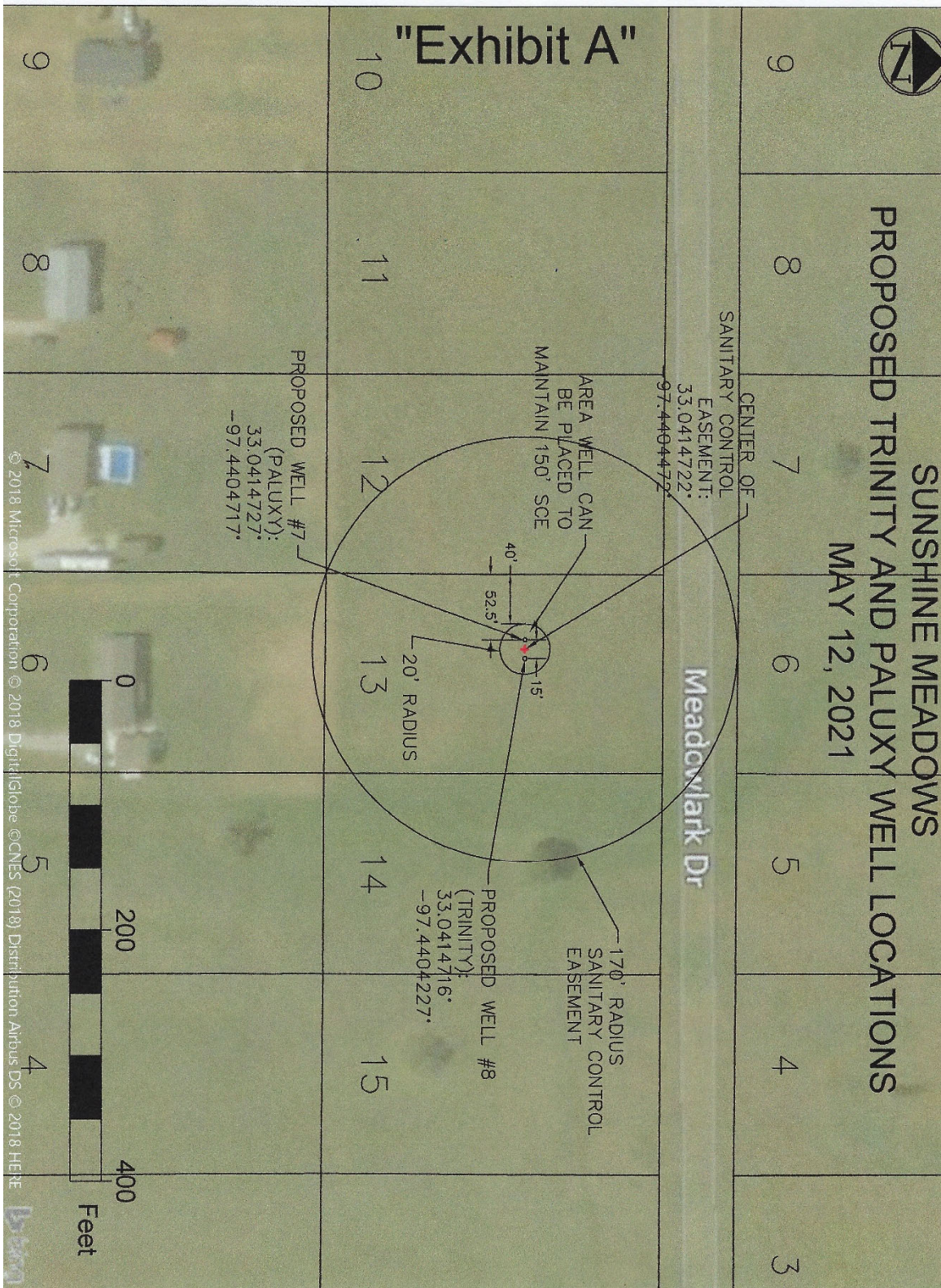
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public - State of Texas

My Commission Expires

Print or Type Name

RETURN TO:
Aqua Texas, Inc.
9450 Silver Creek Road
Fort Worth, TX 76108





Agenda Commentary

Meeting Date: Thursday, June 24, 2021

Department: Administration

Contact: Shannon Montgomery, TRMC

Agenda Item: 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

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

Summary-Background:

Every year Council appoints members to both the Planning & Zoning Commission and Parks & Recreation Board for two-year terms. The Planning & Zoning Commission has five members with two alternates and the Parks & Recreation Board has five members. This year, two sitting positions and one alternate position are up on the Planning & Zoning Commission and three positions are up on the Parks & Recreation Board.

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:

Applications received

Recommendation:

Re-appoint the applicants to their respective boards and allow Staff to continue accepting applications for a date to be determined by Council for the vacancies.

Parks & Recreation has three positions up; two have reapplied – Tommie Eason and Kaitlyn Dilts, leaving one vacancy

Planning & Zoning has two seated positions and one alternate up; the two seated positions have reapplied – Thomas Cannon and Sarah Hahs, and one new application – Gary Walker has been received. There are currently two vacant alternate positions.



Physical Address: 501 South Main Street

Mailing Address: PO Box 228

Rhome, Texas 76078

Telephone: 817-636-2462

www.cityofrhome.com | citysecretary@cityofrhome.com

COMMITTEE APPOINTMENT APPLICATION

Applying for: ☐ Parks and Recreation

☒ Planning & Zoning

Notes: To apply for a Board or Commission, you must be a resident of Rhome.
All information on this form will be available to the press and public.
You will be contacted before any action is taken on your application.

Please type or print clearly:

Name: GARY WALKER

Home Phone: _____

Address: 150 W LOGAN

Cell Phone: _____

RHOME TX 76078

Email: _____

Voter Registration #: _____

How long have you lived in Rhome? 13 YRS

Occupation: CONSTRUCTION

If retired, please indicate former occupation or profession.

Education: HIGH SCHOOL

Professional and/or community activities: _____

Additional pertinent information: _____

References:

Name: KIRK TEDFORD

Phone: _____

Name: WAGUIH GURQUIS

Phone: _____

Gary Walker
Applicant's Signature

12-14-20
Date

Please return completed form to: Shannon Montgomery, TRMC

City Secretary

Physical Address: 501 South Main Street, Rhome, Texas 76078

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COMMITTEE APPOINTMENT APPLICATION

Applying for: ☐ Parks and Recreation

☒ Planning & Zoning

Notes: To apply for a Board or Commission, you must be a resident of Rhome.
All information on this form will be available to the press and public.
You will be contacted before any action is taken on your application.

Please type or print clearly:

Name: Sarah Hahs Home Phone: [REDACTED]

Address: 1124 Mount Lane Cell Phone: [REDACTED]

Rhome Tx 76078

Email: [REDACTED] Voter Registration #: Q

Date of Birth, if no Voter ID# (to confirm voter registration status): [REDACTED]

How long have you lived in Rhome? 5 years

Occupation: manager, financial service / registered investment advisor
If retired, please indicate former occupation or profession.

Education: Masters in Business Administration; Bachelors in Economics

Professional and/or community activities: Horizon

Additional pertinent information:

References:

Name: Heather Banks Phone: [REDACTED]

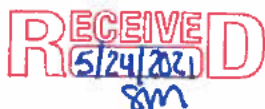
Name: Kurtis Freeman Phone: [REDACTED]

Sarah Hahs

Applicant's Signature

5/10/21
Date

Please return completed form to: Shannon Montgomery, TRMC
City Secretary
Physical Address: 501 South Main Street, Rhome, Texas 76078
Mailing Address: PO Box 228, Rhome, Texas 76078





Physical Address: 501 South Main Street

Mailing Address: PO Box 228

Rhome, Texas 76078

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COMMITTEE APPOINTMENT APPLICATION

Applying for: ☐ Parks and Recreation ☒ Planning & Zoning

Notes: To apply for a Board or Commission, you must be a resident of Rhome.
All information on this form will be available to the press and public.
You will be contacted before any action is taken on your application.

Please type or print clearly:

Name: Thomas cannon Home Phone: _____
Address: 240 Redbud st Cell Phone: _____
Rhome TX 76078

Email: _____ Voter Registration #: _____
Date of Birth, if no Voter ID# (to confirm voter registration status): _____

How long have you lived in Rhome? 5 year

Occupation: Desktop support
If retired, please indicate former occupation or profession.

Education: _____

Professional and/or community activities: 3 years on Rhome P&Z

Additional pertinent information: _____

References:

Name: Sam Eason Phone: _____
Name: Kenny Crenshaw Phone: _____

Applicant's Signature

05/14/2021

Date

Please return completed form to: Shannon Montgomery, TRMC
City Secretary
Physical Address: 501 South Main Street, Rhome, Texas 76078
Mailing Address: PO Box 228, Rhome, Texas 76078

Form Updated: May 2021



Physical Address: 501 South Main Street

Mailing Address: PO Box 228

Rhome, Texas 76078

Telephone: 817-636-2462

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COMMITTEE APPOINTMENT APPLICATION

Applying for: ☒ Parks and Recreation ☐ Planning & Zoning

Notes: To apply for a Board or Commission, you must be a resident of Rhome.
All information on this form will be available to the press and public.
You will be contacted before any action is taken on your application.

Please type or print clearly:

Name: Kaitlyn Dilts Home Phone: _____

Address: 425 Stirling Rd Cell Phone: _____

Rhome, TX 76078

Email: _____ Voter Registration #: _____

Date of Birth, if no Voter ID# (to confirm voter registration status): _____

How long have you lived in Rhome? 5 years

Occupation: Customer Relations Office Mercedes-Benz Financial Services

If retired, please indicate former occupation or profession.

Education: _____

Professional and/or community activities: _____

Additional pertinent information: Re-applying for Parks and Recreation Board

References:

Name: Tommy Eason Phone: _____

Name: Cathy Coffee Phone: _____

Kaitlyn Dilts

Digitally signed by Kaitlyn Dilts
Date: 2021.06.01 09:13:02 -05'00'

Applicant's Signature

6/1/2021

Date

Please return completed form to: **Shannon Montgomery, TRMC**
City Secretary
Physical Address: 501 South Main Street, Rhome, Texas 76078
Mailing Address: PO Box 228, Rhome, Texas 76078

Form Updated: May 2021



Physical Address: 501 South Main Street

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COMMITTEE APPOINTMENT APPLICATION

Applying for: ☒ Parks and Recreation

☐ Planning & Zoning

Notes: To apply for a Board or Commission, you must be a resident of Rhome.
All information on this form will be available to the press and public.
You will be contacted before any action is taken on your application.

Please type or print clearly:

Name: Tommie Eason

Home Phone: N/A

Address: 1107 Mount Lane

Cell Phone: [REDACTED]

Rhome, TX 76078

Email: [REDACTED]

Voter Registration #: [REDACTED]

Date of Birth, if no Voter ID# (to confirm voter registration status): _____

How long have you lived in Rhome? 8 Years

Occupation: Marriott Hotels Event Manager

If retired, please indicate former occupation or profession.

Education: Some College

Professional and/or community activities: Seniors Community. 6 Years experience v

Additional pertinent information: _____

References:

Name: Sam Eason

Phone: [REDACTED]

Name: Michelle Di Credico

Phone: [REDACTED]

Tommie Eason
Applicant's Signature

June 9, 2021

Date

Please return completed form to: Shannon Montgomery, TRMC

City Secretary

Physical Address: 501 South Main Street, Rhome, Texas 76078

Mailing Address: PO Box 228, Rhome, Texas 76078



Agenda Commentary

Meeting Date: Thursday, June 24, 2021

Department: Administration

Contact: Shannon Montgomery, TRMC

Agenda Item: 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

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

Summary-Background:

Council meets the second and fourth Thursday of each month – except in November and December. This year, the second Thursday of November falls on Veterans Day – a holiday that the City observes.

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:

No

Recommendation:

Staff recommends meeting on November 18, 2021 – the Thursday between Veterans Day and Thanksgiving Day.
