



Physical Address: 501 South Main Street

Mailing Address: PO Box 228

Rhome, Texas 76078

Telephone: 817-636-2462

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

**Mayor**  
Jo Ann Wilson

**City Council**

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

**Place 2**  
Michelle Tye

**Place 3**  
Elaine Priest

**Place 4**  
Sam Eason

**Place 5**  
Ashley Majors

**City  
Administrator**  
Cynthia Northrop

**City Attorney**  
Carvan Adkins

**City Secretary**  
Shaina Odom

**Fire Chief**  
Darrell Fitch

**Police Chief**  
Eric Debus

**Public Works  
Director**  
Sean Densmore

## **NOTICE OF MEETING OF THE RHOME CITY COUNCIL**

**Meeting Date: Thursday, March 10, 2022**

**Executive Session: 6pm**

**Regular Session: 7pm**

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

**LIVE Streaming: In an effort to be as accessible as possible, we will be**

**Live Streaming the meeting using GoToMeeting.**

**Please call 1-872-240-3212 / Access Code 313-689-389**

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

### **Call to Order and Establish a Quorum – 6pm**

### **Convene into Executive Session – 6pm**

*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:*

- A. Section 551.071 Consultation with Attorney - pending or contemplated litigation, settlement offer or to seek advice from attorney
- B. 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
  - *Appraisal of Old School property*
- C. Section 551.074 Personnel – discuss appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee, or hear complaint or charge against officer or employee in executive session unless officer or employee requests a public hearing
- D. 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 – 7pm**

Discussion and any necessary action as a result of Executive Session

### **Invocation**

### **Pledge of Allegiance to the American Flag**

### **Pledge of Allegiance to the Texas Flag**

*Honor the Texas Flag; I pledge allegiance to thee, Texas, One state under God, One and indivisible*

## **Public Comments**

*The Council is not permitted to take action on or discuss any comments made to the Council at this time concerning an item not listed on the agenda. However, a Council Member or Mayor may make a statement of fact regarding the item, make a statement concerning the policy regarding the item and/or may propose that the item be placed on a future agenda or direct the City Administrator to contact the individual to address.*

- 1. If you are attending the meeting via **Live Streaming**, and you would like to make a Public Comment, you must email the City Secretary at [citysecretary@cityofrhome.com](mailto:citysecretary@cityofrhome.com) prior to **4 pm on the day of meeting** and must identify each subject you plan to present to be recognized.*
- 2. If the writer of a Public Comment wants someone to read the letter, it will only be read by the City Secretary and must be emailed prior (email above) to 4 pm on the day of the meeting.*
- 3. Public Comments made in person require the speaker to submit the sign-up form to the City Secretary prior to the meeting, and the form must identify each subject the speaker plans to present.*
- 4. A statement of no more than 3 minutes may be made. There will be no yielding of time to another person. Comments should be directed to the entire Council, not individual members. Engaging in verbal attacks, or comments intended to insult, abuse, malign, or slander any individuals shall be cause for termination of time privileges and removal from Council Chambers.*

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

- Coffee With a Cop – March 12, 2022: 8:30 am – 10:30 am at McDonald's.

## **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.*

- E. Minutes of City Council Regular Session dated February 24, 2022 **(City Secretary)***
- F. Appointment of Daniel Roberson as Rhome Reserve Police Officer **(Chief Debus)***

## **Monthly Staff Reports and Board Minutes**

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

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

## **Regular Agenda – Old Business**

- H. Discussion and any necessary action regarding City of Rhome Animal Ordinance **(Mayor Wilson)***

## **Regular Agenda – New Business**

- I. Discussion and any action regarding Resolution consenting to addition of 230.664 acres of land into RVR Water Control Improvement District **(City Administrator)***
- J. Discussion and any necessary action regarding approval of PW vehicle purchase adjustments and financing option **(City Administrator)***
- K. Discussion and any necessary action regarding classification of Churches in terms of W/WW Billing **(C. Priest)***
- L. Discussion regarding financial checks and balances **(C. Majors)***
- M. Discussion and any action regarding the Comprehensive Development Plan **(C. Majors)***
- N. Discussion and any necessary action regarding Park Ordinance updates to clarify and reduce perceived conflicts **(Mayor Wilson)***

## **Future Agenda Items**

***(Agenda items are due by 5 pm on the Wednesday of the week prior to the council meeting)***

## **Adjourn**

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

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

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

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

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

**CERTIFICATION:** I do hereby certify that the above City Council Agenda was posted on the designated bulletin board located at City Hall, 501 South Main Street, Rhome, Texas by 6pm on March 7, 2022.

  
Shaina Odom, City Secretary

I certify that the attached notice and agenda of items to be considered by the Rhome City Council was removed by me from the designated bulletin board located at City Hall, 501 South Main Street, Rhome, Texas, on the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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



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# AGENDA ITEM E



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Shaina Odom

**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, February 24, 2022**

**Executive Session: 6pm**

**Regular Session: 7pm**

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

**Call to Order and Establish a Quorum – 6pm**

**Convene into Executive Session – 6pm**

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- A. Section 551.071 Consultation with Attorney - pending or contemplated litigation, settlement offer or to seek advice from attorney
- B. 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
- C. Section 551.074 Personnel – discuss appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee, or hear complaint or charge against officer or employee in executive session unless officer or employee requests a public hearing
- D. 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 – 7pm**

Mayor Wilson called the meeting to order at 7:02 pm

Discussion and any necessary action as a result of Executive Session

No Executive Session

**Invocation**

City Administrator Northrop led the Invocation

**Pledge of Allegiance to the American Flag**

**Pledge of Allegiance to the Texas Flag**

*Honor the Texas Flag; I pledge allegiance to thee, Texas, One state under God, One and indivisible*

Mayor Pro Tem McCabe led the pledges

## **Public Presentations and Input**

The following voiced their comments or asked the City Secretary to read their comments:

- Lisa Ann Wilson - 240 W First Street
- Deborah BeCraft – 360 W Second Street
- Shirley Mize – 170 Russell Street
- Gerry Lobdell – 709 Troxell Blvd

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

City of Rhome Announcements:

- Running for office:  
Place 4 – Kathy Konegni and Sam Eason (Incumbent)  
Place 5 – Tommie Eason and Patrick Meehan  
Mayor – Josh McCabe and Patricia Mitchell
- March 10, 2022 Council Meeting
- March 15, 2022 – Postcard Billing
- March 12, 2022 – Coffee with a Cop
- Saturday, March 19 – Citizen Forum on Facilities

## **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.*

E. Minutes of City Council Regular Session dated February 10, 2022 **(City Secretary)**

Council Member Tye made a motion to accept the minutes as presented, Council member Priest Seconded. Vote passed unanimously.

## **Public Hearing**

F. **Rhyme Planning & Zoning to conduct a Public Hearing to consider a text amendment to the City of Rhyme Zoning Code (Chapter 14) that will delete the Specific Use Permit requirement for carports and allow carports to be a permitted use within the SF ES-10, SF ES-5, SF ES-3, SF 30, SF 25, SF 20, SF 15, SF 12, SF 10, SF 8.4, SF 7.2, SF 6, and SF 5 zoning districts.**

Public hearing called to order by Mayor Wilson at 7:28 pm. No public comment. City Administrator notified council one person was in favor of the change at the Planning and Zoning meeting held on February 7, 2022. Mayor Wilson closed the public hearing at 7:29 pm.

## **Regular Agenda – Old Business**

G. **Discussion and any necessary action regarding approval of Code of Conduct Ordinance**

Mayor Wilson discussed her reason for refusing to sign. Council Member Eason made a motion to pass the Code of Conduct Ordinance as presented. Mayor Pro Tem McCabe seconded. 4 Aye, 1 Nay. Motion passed.

## **Regular Agenda – New Business**

H. **Discussion and any necessary action regarding a text amendment to the City of Rhyme Zoning Code that will delete the Specific Use Permit requirement for carports and allow carports to be a permitted use within the SF ES-10, SF ES-5, SF ES-3, SF 30, SF 25, SF 20, SF 15, SF 12, SF 10, SF 8.4, SF 7.2, SF 6, and SF 5 zoning districts. (City Administrator)**

Carports will be handled administratively; the same way accessory structures are processed. Mayor Pro Tem McCabe made a motion to delete the Specific Use Permit requirement effectively moving carport processing to Chapter 3. Council Member Eason seconded. Motion passed unanimously.

I. **Discussion and any necessary action regarding the 2021 Audit (City Administrator)**

Valarie Halverson from MWH Group presented the annual audit to the Council. She stated there were no reportable findings. Council asked many questions regarding bond debt, permits, police department, and fire department and confirming existing bond debt is \$3.9 million. Council Member Eason made a motion to accept the audit. Council member Tye seconded. Motion passed unanimously.

**J. Discussion and any necessary action regarding Schedule of Fees Update (City Administrator)**

Staff presented the updates to the schedule of fees to council to cover the cost the city is incurring. Council member Majors questioned the utility service late fees, public works director explained it is to recoup cost for staff time. Open record request fee is a state mandated fee for crash reports through the police department. Council member Eason asked about the fire hydrant fee, public works director explained it is only the permit fee, and not the actual installation of a fire hydrant. Mayor Pro Tem McCabe made a motion to accept the schedule of fees update as presented. Seconded by Council Member Tye. Motion passed unanimously.

**K. Discussion and any necessary action regarding HB 2840 – Public Comments (C Priest)**

Council discussed there is already an ordinance following HB 2840. Council Member Priest wants the verbiage of number 4 and number 5 added to the agenda and read before public input each meeting by the mayor. Council Member Priest made a motion to add items 1-5 to the agenda read before public comment and enforced by the presiding officer. Mayor Pro Tem seconded the motion. 4 Aye, 1 Nay, Vote Passed.

**L. Discussion and any necessary action regarding the structure of the next Citizen Forum (C. Priest)**

Discussion item only. Council Member Priest requested the next meeting on public facilities to be exclusive to all of the buildings needing to be repaired. The Consensus of Council was in agreement.

**M. Discussion regarding the ownership of the Old School property (C Tye)**

Council Member Tye wanted to reiterate the city owns the old school property at 261 N School Road. No action taken.

**N. Discussion and any necessary action regarding establishment of city supported public communications site (C Priest)**

Council member Priest brought up the idea of having a communications website for quick questions to be answered. She asked that council and staff think about how to make it work and bring it back to a future meeting.

**O. Discussion and any necessary action regarding the possibility of seeking a grant writing company to investigate funding for the renovation of City property on 1<sup>st</sup> Street and any other City facility. (C Priest)**

Council Member Majors made a motion to go for a RFP for a grant writing company, Council Member Tye seconded. Motion passed unanimously.

**P. Discussion regarding the Comprehensive Development Plan (C Majors)**

Tabled

**Q. Discussion and any necessary action regarding a forensic audit (Mayor Wilson)**

Mayor Wilson asked to have a forensic audit to go back several years. Council Member Tye asked how many years. Mayor Wilson said she would like to go back the past 3-4 years. Council asked why. Mayor Wilson said she was not inclined to disclose the information. Council decided without more information, they are not comfortable authorizing the money to be spent since the city has had clean audits, including the most recent audit (FY 2020-2021).

**R. Discussion and any necessary action regarding the parking ordinance (Mayor Wilson)**

Mayor Wilson brought up the parking ordinance and how it does not accommodate certain citizens. City Administrator Northrop pointed out that our parking ordinance is more lenient than other surrounding cities, as we allow any improved surface; asphalt, concrete, gravel, or pavers under all 4 tires. This ordinance is not for temporary parking, is it to enforce long term parking violations. No action was taken.

**S. Discussion and any action regarding emergency sewer line repairs (City Administrator/PW Director)**

Public works director stated he requested 3 bids from companies and only received one back. Sewer line collapsed under the road at First Street and School Road. Staff is requesting emergency funding for the sewer line repair from general fund savings. Mayor Pro Tem McCabe made a motion for the emergency repairs to be funded from general fund savings. Council Member Tye seconded. Motion passed unanimously.

## **Future Agenda Items**

### **Adjourn**

Meeting was adjourned at 9:40 pm

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Jo Ann Wilson,  
Mayor

ATTEST:

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Shaina Odom  
City Secretary





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# AGENDA ITEM F



## Agenda Commentary

Meeting Date: March 10, 2022

Department: Police

Contact: Chief Eric Debus

Agenda Item: E. Approval to appoint Daniel Roberson as a Rhome Reserve Police Officer.

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

### Summary-Background:

Pursuant to Rhome City Ordinance Section 9.02.072, staff is seeking approval for appointing Mr. Daniel Roberson as a Rhome Reserve Officer. Mr. Roberson has over seven years of police reserve experience and would like to join the Rhome Police Department. An extensive background investigation has been completed along with the other human resource requirements for employment. Mr. Roberson is employed as a full-time firefighter for the City of Irving.

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:

x

### Recommendation:

Recommend approval of Daniel Roberson to be appointed as a Reserve Police Officer for the City of Rhome Police Department.



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# AGENDA ITEM G



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## Administration by the Numbers – February 2022

### Bank Statement Balances

Account Name	Balances as of February 2021	Balances as of February 2022
2019 Bond Checking	\$73,039.04	\$1,121.56
Fire Dept Checking	\$116,929.94	\$89,691.89
Fire Dept Savings - Quarterly Statement	\$40,591.35	\$51,807.85
General Fund Checking	\$242,029.75	\$631,985.22
General Fund Savings	\$270,838.49	\$270,899.11
Hotel Motel Tax	\$77,574.34	\$87,502.83
Interest & Sinking	\$497,947.72	\$386,341.83
LOGIC	\$1,076,947.46	\$625,494.08
MC Building Security	\$32,796.79	\$35,360.80
MC Technology Fund	\$10,876.21	\$2,459.03
Meter Deposits	\$101,476.00	\$109,699.65
Parks & Recreation Checking	\$27,947.56	\$41,629.29
Payroll ZBA Account	\$0.00	\$0.00
Police Grant Account	\$2,835.91	\$2,836.53
Police Seizure Funds	\$100.45	\$12,082.80
RhOME Beautification Fund	\$120.00	\$451.00
Rolling V	\$27,578.54	\$25,366.00
TEXSTAR	\$1,144,717.56	CLOSED
Water & Sewer Checking	\$200,445.69	\$1,166,514.73
<b>TOTAL</b>	<b>\$2,623,890.99</b>	<b>\$ 3,541,244.20</b>

Per Council's previous direction to reduce costs and to streamline processes, Staff is moving towards cutting the number of bank accounts, thus reducing bank fees and staff time.

During the month of September 2021, the following account was closed:

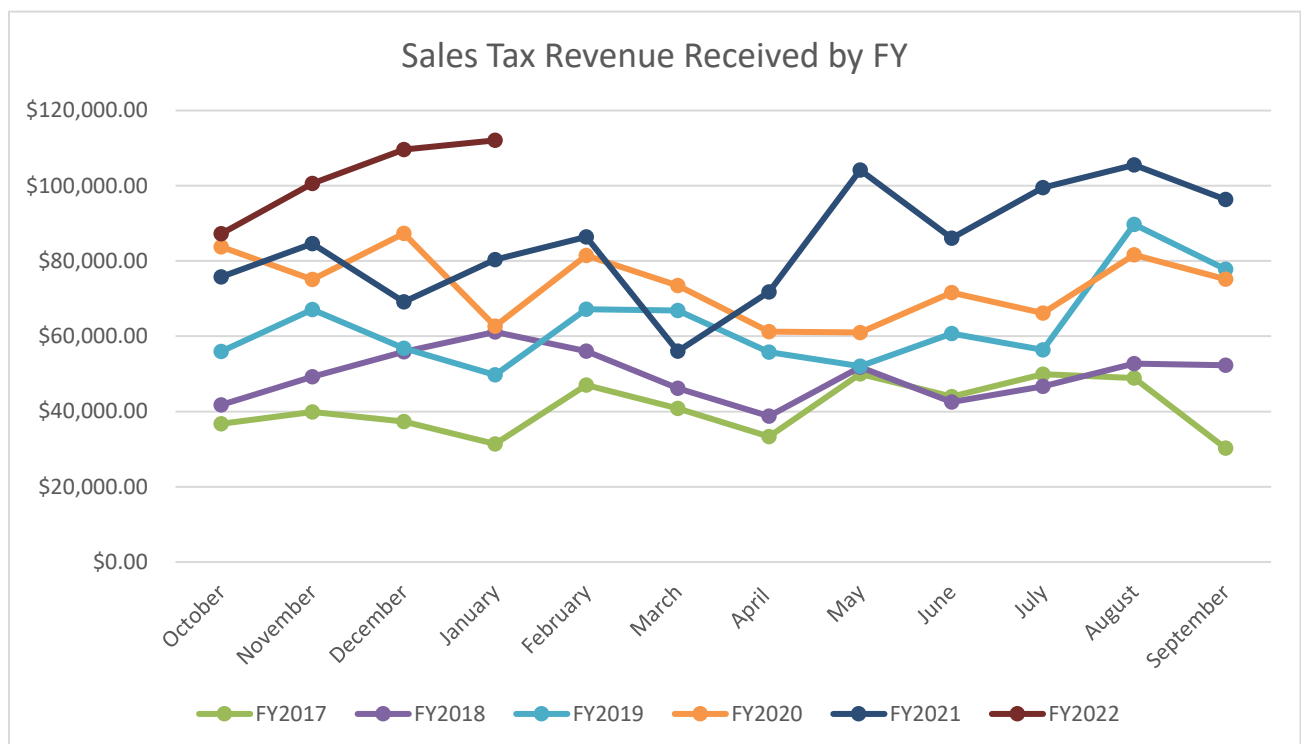
- **TexSTAR Investment** – One of the two investment accounts opened to hold proceeds from the 2019 Bond Election for the EWWTP Expansion Project. Funds have been drained from this account for payment of construction costs. LOGIC Investment Account is still active and will be used to continue paying construction costs through completion of project.

With the pending upgrade of our financial software, Staff will be able to continue to reduce the number of bank accounts over the next several months. Staff will continue to update Council as the project moves forward.

## Fiscal Year Sales Tax Revenue Received

February 2022 – \$118,263.75

Month Received	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022
October	\$36,761.46	\$41,715.19	\$55,994.48	\$83,748.34	\$75,745.64	\$87,240.35
November	\$39,909.64	\$49,257.27	\$67,076.39	\$75,077.06	\$84,636.19	\$100,616.96
December	\$37,325.73	\$55,857.75	\$56,827.29	\$87,313.44	\$69,183.69	\$109,601.99
January	\$31,401.41	\$61,139.42	\$49,719.73	\$62,703.14	\$80,355.58	\$112,070.99
February	\$47,000.93	\$56,030.60	\$67,180.35	\$81,459.72	\$86,432.78	\$118,263.75
March	\$40,837.42	\$46,156.35	\$66,853.76	\$73,488.63	\$56,025.15	
April	\$33,361.07	\$38,766.96	\$55,814.51	\$61,205.25	\$71,816.35	
May	\$49,987.00	\$51,754.08	\$52,022.35	\$61,014.98	\$104,222.79	
June	\$43,940.94	\$42,538.20	\$60,712.41	\$71,595.88	\$86,028.11	
July	\$49,928.81	\$46,649.99	\$56,382.32	\$66,189.23	\$99,504.10	
August	\$48,878.03	\$52,698.74	\$89,739.58	\$81,658.50	\$105,530.55	
September	\$30,263.17	\$52,300.18	\$77,788.90	\$75,181.40	\$96,366.36	
<b>Total</b>	<b>\$489,595.61</b>	<b>\$594,864.73</b>	<b>\$756,112.07</b>	<b>\$880,635.57</b>	<b>\$1,015,847.29</b>	<b>\$527,794.04</b>



## Ordinances Passed:

2022-02	AN ORDINANCE AMENDING Chapter 3 “Building Regulations” OF THE CODE OF ORDINANCES, CITY OF RHOME, TEXAS TO add regulations governing carports; PROVIDING A CUMULATIVE CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PUBLICATION CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.	24-Feb
2022-03	AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RHOME, TEXAS, CALLING A GENERAL ELECTION FOR THE OFFICES OF CITY COUNCIL MEMBER - PLACE 4, COUNCIL MEMBER - PLACE 5, AND MAYOR, TO BE HELD MAY 7, 2022; AUTHORIZING EXECUTION OF A JOINT ELECTION AGREEMENT WITH THE WISE COUNTY ELECTIONS ADMINISTRATOR TO CONDUCT THE ELECTION; AND PROVIDING PROCEDURES TO CONDUCT THE ELECTION	10-Feb
2022-04	AN ORDINANCE AMENDING Sections 32 and 34 of Exhibit A OF CHAPTER 14 “ZONING” OF THE CODE OF ORDINANCES, CITY OF RHOME, TEXAS TO revise the Sections to amend the regulations governing carports; PROVIDING A CUMULATIVE CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PUBLICATION CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.	24-Feb
2022-05	AN ORDINANCE OF THE CITY OF RHOME, TEXAS, AMENDING CHAPTER 1 “GENERAL PROVISIONS,” ARTICLE 1.03 “MAYOR AND COUNCIL” TO ADD PROVISIONS NECESSARY FOR THE EFFICIENT CONDUCT OF CITY BUSINESS; INCLUDING A SEVERABILITY PROVISION; REPEALING CONFLICTING PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.	24-Feb
2022-06	AN ORDINANCE OF THE CITY OF RHOME, TEXAS AMENDING VARIOUS PROVISIONS OF CHAPTER 3, “BUILDING REGULATIONS”, TO ADOPT THE 2018 EDITION OF THE INTERNATIONAL BUILDING CODE, THE 2018 INTERNATIONAL RESIDENTIAL CODE, THE 2018 INTERNATIONAL EXISTING BUILDING CODE, THE 2018 INTERNATIONAL PLUMBING CODE, THE 2018 INTERNATIONAL MECHANICAL CODE, THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE, THE 2018 INTERNATIONAL PROPERTY MAINTENANCE CODE, AND THE 2017 NATIONAL ELECTRICAL CODE; AMENDING THE VARIOUS PROVISIONS OF ARTICLE 5.01, “GENERAL PROVISIONS,” CHAPTER 5, “FIRE PREVENTION AND PROTECTION”, TO ADOPT THE 2018 INTERNATIONAL FIRE CODE; PROVIDING FOR RECORDING OF THE CODES AS PUBLIC RECORDS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY FOR VIOLATIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.	10-Feb
2022-07	AN ORDINANCE OF THE CITY OF RHOME, TEXAS AMENDING CHAPTER 15, ENTITLED, “SCHEDULE OF FEES” OF THE CITY OF RHOME’S CODE OF ORDINANCES TO ENCOMPASS AND AMEND SELECTED FEES, INCLUDING PERMITS, ZONING,	24-Feb

	<b>UTILITIES AND CODE ENFORCEMENT FEES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY FOR VIOLATIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE</b>	
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ORR Number	Requestor	Date Rec'd	Due Date	Request Description	Time in Mins	Release Date
ORR 2022-045	Ruby Sargento	2/1	2/17	I am requesting a list of all residential rental properties in the city of RHOME that were registered any time between January 1, 2022 and January 31 2022. I only need the property addresses. I do not want any other information regarding the rental properties.	15	2/15
ORR 2022-046	Ruby Sargento	2/1	2/17	I am requesting a list of all residential properties in the city of RHOME that have had Fire Damage any time between January 1, 2022 and January 31 2022. I only need the property addresses. I do not want any other information regarding the fire damage.	15	2/15
ORR 2022-047	Ruby Sargento	2/1	2/17	I am requesting a list of all residential properties in the city of RHOME Grass/Weed code violations any time between January 1, 2022 and January 31 2022. Kindly make sure that the response list will only include High or Tall Grass/Weed Code Violations. I only need the property addresses. I do not want any other information regarding the code violation.	15	2/15

ORR 2022- 048	Faye Alojando	2/2	2/18	My name is Faye and I work for a real estate investor. We are planning to buy some houses in the city and some of the motivated sellers we find are people that have gotten violations on their properties from the city. I am looking for a list for all properties that have active code violations in the past 12 months up to present. I am looking for all common code violations like/for abandoned / boarded buildings, substandard structure, tall grass / weeds, tenant complaints, trash in yards, vacant structures, structures with fire damage, etc. If you can include the address, violation and the date that would be great. Can you help me acquire this kind of list from the city? How much do we need to pay? Thank you in advance!	15	2/15
ORR 2022- 049	Louis Godfrey	2/7	2/22	I would like a copy of the formula that Cynthia Northrop uses to figure the sewer rates.	0	2/23
ORR 2022- 050	Louis Godfrey	2/7	2/22	I would like a copy of the minutes that shows where the council approved the formula that is used to figure sewer rates, and was it approved before it was used?	30	2/23
ORR 2022- 051	Louis Godfrey	2/7	2/22	I would like information concerning any consideration for people with broken pipes or watering the grass, or any other unexpected plumbing emergencies that would be exempt from the formula?	30	2/23
ORR 2022- 052	Cathy Coffee	2/1	2/17	Please provide copies of all Emails & Texts from Joann Wilson to Patti Mitchell from November 2021 to present. Please include any responses.	30	2/17
ORR 2022- 053	Cathy Coffee	2/1	2/17	Please provide copies of all Emails & Texts from Joann Wilson to Ashley Majors from November 2021 to present. Please include any responses.	30	2/17
ORR 2022- 054	Sandy Onks	2/8	2/23	I WOULD LIKE TO REQUEST ALL PLATS FILED WITH REGARDS TO ROLLING V RANCH.	30	2/14

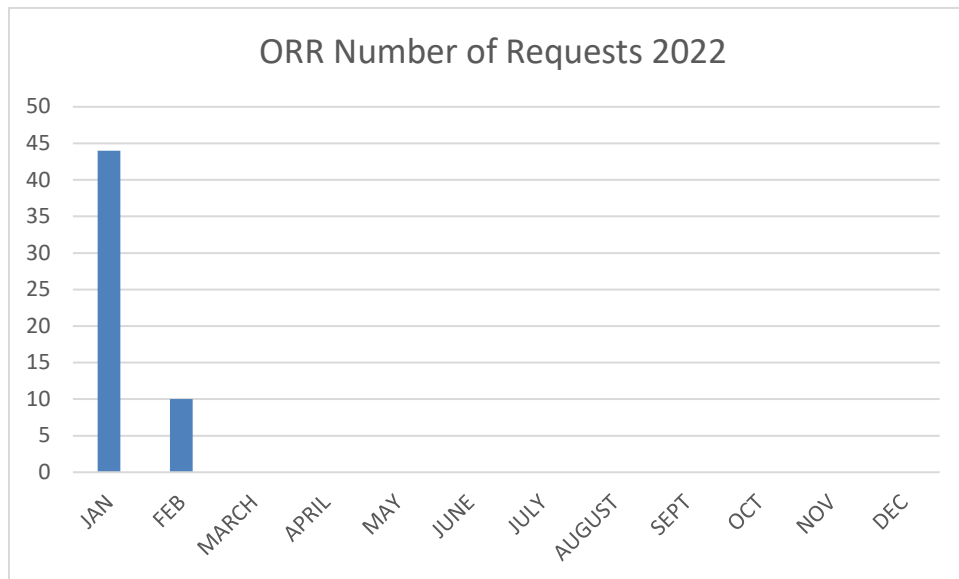


ORR 2022- 055	Chris Parrott	2/10	2/25	I would like to receive information from permits for residential new construction. I am interested in: address, permit number, builder/contractor name, subdivision, date permit was issued, and any value, square footage information or floor plan name or number for permits issued for residential new construction from January 1, 2022 - January 31, 2022. 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	2/17
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## Requests for Information:

### Calendar YTD Requests for Information

Requests Received	55
Pending / Open	2
Sent for Attorney General Opinion (RFO)	2
Complete / Closed	53
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>	\$9
Approximate Staff Time	3.75 HRS
Approximate Supply Cost	\$9
Approximate Staff Cost	\$93.75





## RHOME MUNICIPAL COURT

COURT ACTIVITY	OCT. 2021	NOV. 2021	DEC. 2021	JAN. 2022	FEB. 2022	MAR. 2022
<b>Monthly Violation Activity</b>						
<i>Violations issued:</i>	60	111	78	140	173	
<i>Average speed over posted limit:</i>	20.20	21.31	20.58	18.85	18.0	
<i>Fines/Fees/Costs Assessed (for issued violations):</i>	\$18,246.00	\$34,930.00	\$23,555.00	\$41,334.00	\$48,802.00	
<i>Citations closed:</i>	98	207	476	98	194	
Citations dismissed (best interest/compliance)	38	78	379	42	66	
<b>Court Fines/Fees/Costs Revenue</b>						
<i>Total Court Revenue:</i>	\$22,393.07	\$22,571.23	\$21,918.23	\$20,466.21	\$50,335.52	
<i>Court Security Fund Revenue:</i>	\$309.06	\$309.60	\$318.65	\$307.70	\$634.99	
<i>Court Technology Fund Revenue:</i>	\$283.94	\$357.00	\$290.64	\$356.34	\$593.89	

COURT ACTIVITY	OCT. 2021	NOV. 2021	DEC. 2021	JAN. 2022	FEB. 2022	MAR. 2022
<b>Private Collections Activity</b>						
<i>Total # of violations paid:</i>	25	21	30	26	70	
<i>Total amount collected:</i>	\$7,638.07	\$7,711.43	\$9,049.23	\$7,651.21	\$25,221.72	
<i>Less 30% owed to Private Collections (commission)</i>	\$1,762.63	\$1,779.56	\$2,105.60	\$1,762.74	\$5,825.64	
<b>Monthly Court Expenditures</b>						
<i>Contract Labor (Presiding Judge)</i>	\$600.00	\$900.00	\$900.00	\$900.00	\$900.00	
<i>Legal Fees (State's Attorney/Prosecutor)</i>	\$325.84	\$1,160.00	\$1,087.50	(pending invoice)	(pending invoice)	
<i>GHS – Private Collections Company (30% fee of total collected)</i>	\$1762.63	\$1,779.56	\$2,105.60	\$1,762.74	\$5,825.64	

February 2022

Code Compliance Report

No new cases for the month

Working existing Parking Violation Cases

13 of 16 certified letters sent to Ellis addition and Chisolm Trail Addition (for parking violations) were received by residents.

Returned 10 calls for same concern.

# Rhome PD Council Report

February 2022



Prepared by:

A. Soultair #101



# Rhome PD Updates

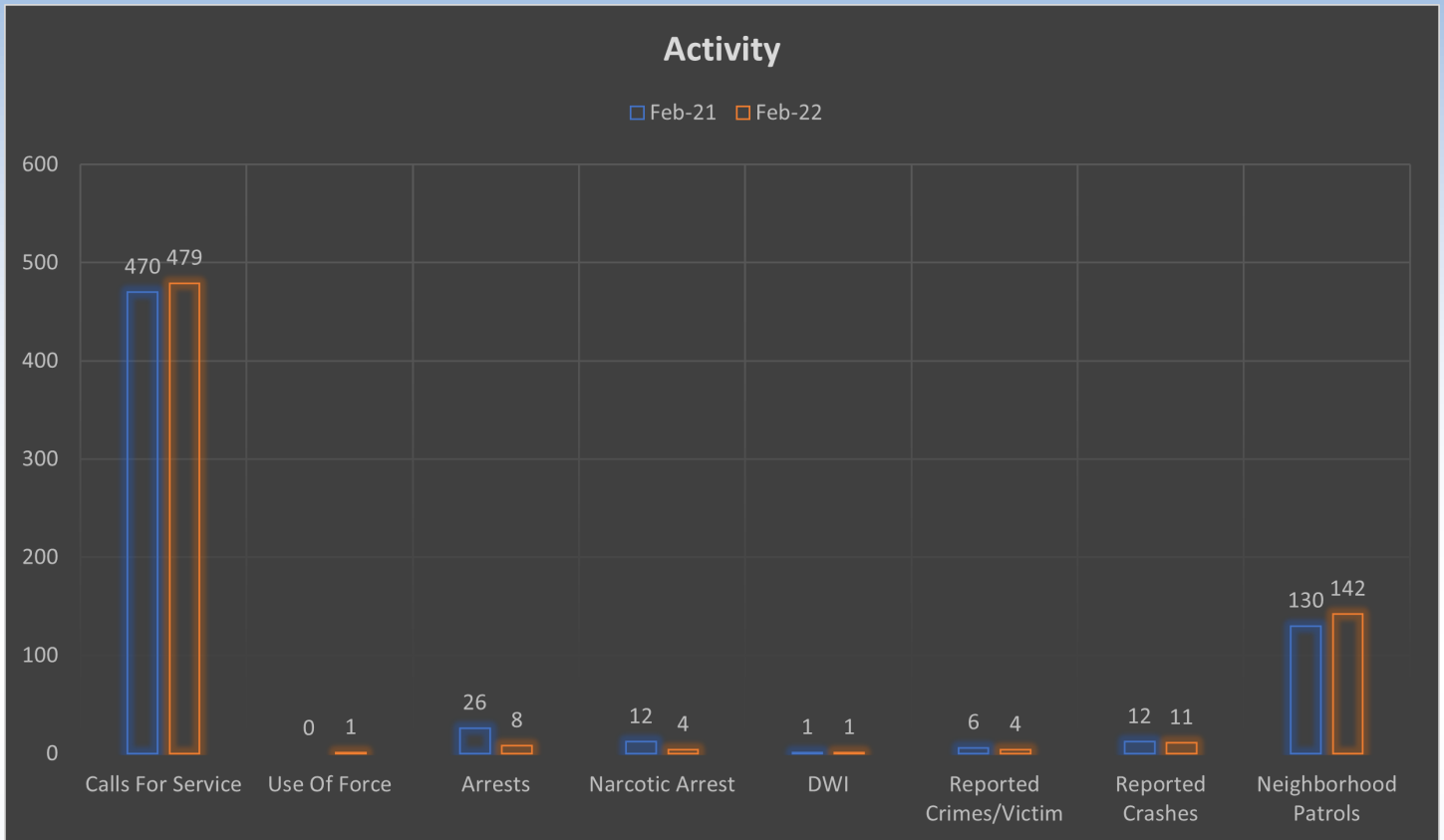


February saw a couple of rounds of below freezing temps that brought snow and ice. Your Rhome Police Officers were on duty throughout, 24/7 ready to serve our citizens. Luckily there were not too many crashes, mostly folks sliding off the roadway. We did, however have one of our police vehicles hit while on the scene of a crash. One of our officers was out of his vehicle working the crash when another vehicle lost control and struck our police vehicle causing significant damage. The at-fault driver was injured and they will cover the claim to repair the police vehicle. Thankfully no one was hurt.



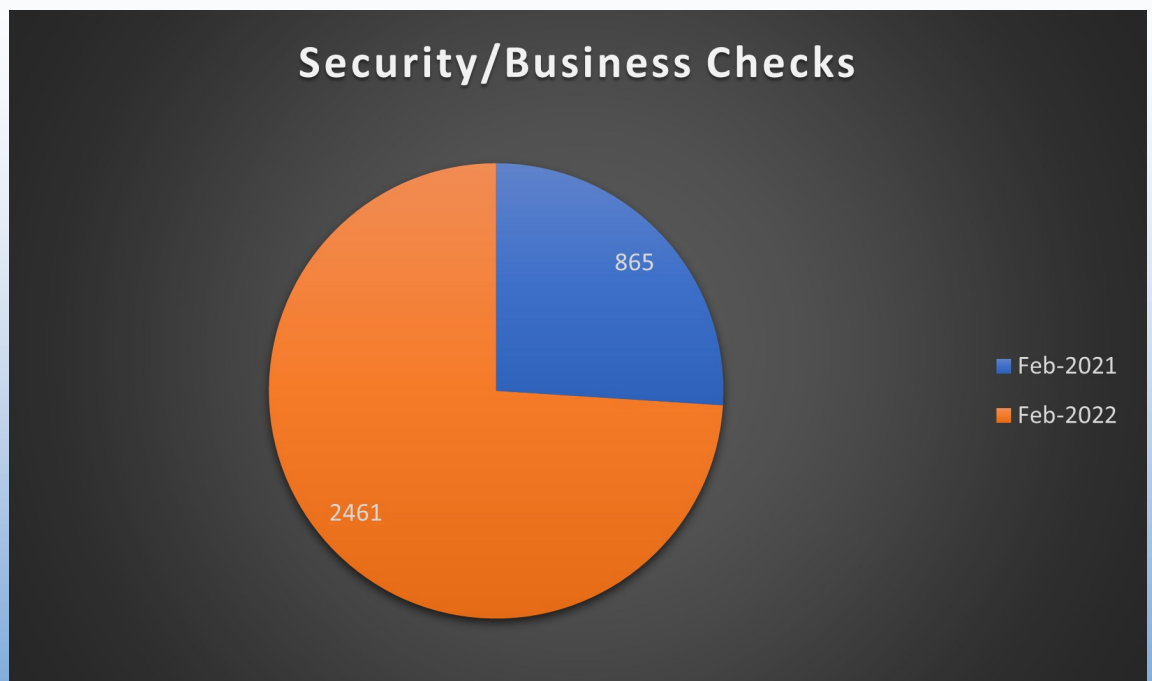
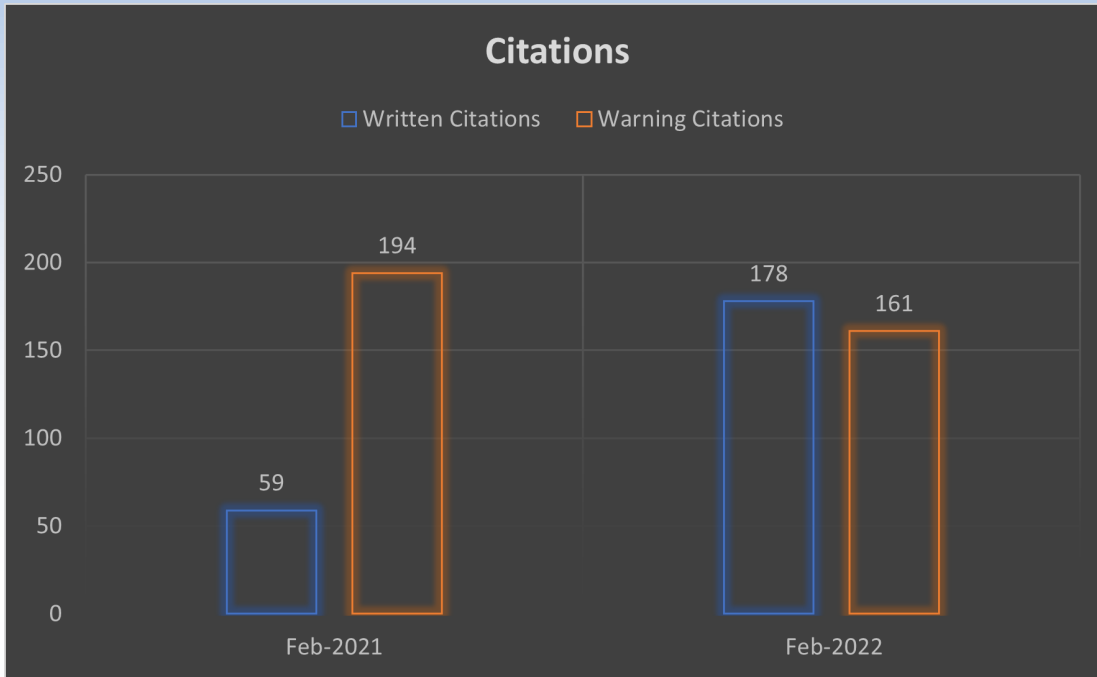
**Your Rhome Police Department is here to serve, no matter the weather!**

# Monthly Statistics





# Monthly Statistics



# Narcotics Seized

**Meth - 2.73 Grams**

**Heroin - 0.04 Grams**

**Pills - 18.3 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.

- Our latest auction is complete. We sold a 1985 Chevrolet Pickup for \$2,001.00, a 2007 Nissan Altima for \$1,146.00, and a 1998 Honda Accord for \$351.61. Bringing in a grand total of \$3,498.61.
- We will now begin going through all the old and outdated equipment and preparing it for auction.
- Our next Coffee with a Cop is scheduled for March 12th, 2022 from 8:30am-10:30am at the Rhome McDonald's.
- We are continuing to identify areas of improvement within the department and are implementing new policies and procedures to those ends.

I am always available if you have any further questions.

***Eric Debus***

Chief of Police

Rhome Police Department



# RHOME FIRE RESCUE

*Duty • Honor • Compassion • Service*

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

## February 2022 – Council Fire Report

### Calls for Service Monthly:

	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	TOTAL
2022	80	68											
2021	81	78	68	67	69	58	71	59	77	72	61	78	841

### Calls for Service by type:

	EMS	MVA	Structure Fires	Grass Fires	Vehicle Fires	Fire Invest.	Fire Alarms	Gas Leak	Road Hazard	Lift Assist	Other
February 2022	33	13	8	7	0	1	1	0	1	4	0
Year-To-Date	68	28	18	18	1	4	1	0	1	6	2

### Call Locations

	City	County	Auto/Mutual Aid Given	Auto/Mutual Aid Received	Cancelled	Weather Watch
February 2022	22	46	12	4	4	0
Year-To-Date	52	96	30	12	8	0

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

### Membership

Current Members – 21	
#	Area
6	City
11	In District
10	Out of District
4	Probationary
2	Associates
EMS Certification - 11	
4	EMT Basic
7	Paramedics

2 New members starting probationary period. Completed Courage to be safe, NIMS (100, 200, 700, 800), Traffic Incident Safety and CPR Certification. Starting FF1.

2 probationary members completed Courage to be safe, NIMS (100, 200, 700, 800), Traffic Incident Safety and CPR Certification and FF1. Starting FF2.

2 New Associate Members.

### **Command Staff**

- Completing:
  - Annual Report for 2021.
  - Annual Training Plan 2022.
  - Member Professional Development Plan for 2022.
- Early stages of 22-23 FY budget review and proposals.
- Completing documents and verbiage for City website in the FD section.
- Review of proposed changes to By-law Member Requirements with the conclusion of trial run in February. To go to members for review and then to Council if approved by members.
- Completing final documents on Outdoor Burning in the City limits to present to Council during a future March Council meeting.

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

### **Events**

- 2 Weather Events for February.
  - Station was manned 24 hours a day for the duration of both winter events.
  - Continual updates with City and County Officials.
  - Continually monitored NWS chat and web sites to stay up-to-date on weather.



# RHOME FIRE RESCUE

*Duty • Honor • Compassion • Service*

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

## Apparatus

- B217 – Reoccurring Battery Issues – in house.
- E317 – Mobile dual band radio installed (purchased with grant funding), getting quote on wireless microphone due to lack of coverage by portable radio in some locations. Wireless microphone ties into mobile radio and utilizes apparatus antenna for better coverage. E217 mobile dual band radio install will take place when the apparatus returns from the maintenance shop.
- E217 – Placed in shop for annual pump test and preventive maintenance.
  - Discovered:
    - Hole in radiator, possibility of not being able to patch and might need to be replaced. *(Just notified on 3/3/2022 the radiator will have to be replaced.)*
    - Air leak on cab air bags.
    - Primer seal on pump needing to be replaced for pump to pass annual inspection.
    - Engine Oil leak – 3<sup>rd</sup> party looking at leak to determine extent and quote to fix. *(Looking at possibly postponing due to the possible cost of replacing radiator)*

## Equipment

- Boots and Helmets for new members.

## Station

- Gear dryer computer console stopped working for the 3<sup>rd</sup> time since dryer was purchased – warranty work on fuses completed for temporary fix. Company to update from fuses to breakers, all work and materials should fall under warranty.
- Received Quotes on ceiling tile and insulation replacement in bunkroom/sleeping quarters.
- Working with City Hall on budgeted computers both new and replacements.

## Training

- Fire Training
  - SCBA and PPE Training and Review
  - Forcible Entry
  - Winter Weather Operations
  - EMS Protocol Review with Dr. Sensor
- Online Training

### **Professional Development**

- Brandon Seville - Passed State FF1 and FF2 testing.

### **Prevention/Community Risk Reduction**

#### Community Risk Reduction

- Community Event (Not FD Event(s)) – 5 manhours
- FD Sponsored Community Event(s) – 0 manhours
- Fire Safety Education Event(s) – 0 manhours
- Monthly Testing
  - AED's at City Facilities
  - Storm Sirens

#### Prevention

- Administrative – 5 manhours
- Fire Inspections – 0 manhour/0 Inspections
- Fire Pre-Plan Business – 1

### **Future Projects**

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

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

Darrell Fitch

Fire Chief

Rhome Fire Rescue



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

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

Fax: 817-636-2465 - [www.cityofrhome.com](http://www.cityofrhome.com)

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**To:** Cynthia Northrop-City Administrator

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

**Date:** March 3, 2022

**Re:** February Monthly Report

**Reporting:**

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

**Equipment Issues:**

1. Sent Ford mowing tracker to repair shop. Hydraulics steering leak

**Maintenance:**

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

**Water:**

- 1) Well site maintenance- Winterizing all well sites
- 2) Locate FH and valves
- 3) 408 Troxell- 1" water service leak
- 4) 2" main leak at the Bobo water site
- 5) nitrate/nitrite/ammonia water samples
- 6) Door tags for non pay

**Wastewater**

East Plant; Flow- .97 million Gallons Total, Average 46,000-GPD, Rain- 2.0 inches, Temperature- 16 degrees F to 63 degrees F, average Cl2 residual- 2.18 Mg/l.



West Plant; Flow- 1.02 million Gallons Total, Average- 48,857 GPD, Rain-2.0 inches, Temperature- 17 degrees F to 64 degrees F, average Cl2 residual- 1.44 Mg/l.

1. WWTP site maintenance –
2. E WWTP- installed new wash down pump
3. Jetted sewer lines for maintenance
4. Winterized WW treatment plant
5. Identifying I/I locations
6. Loves Travel Stop- Sent Loves Corporation a notice to correct excessive grease violation, Required them to pump out the City's Lift Station
7. 1<sup>st</sup> emergency sewer line repair. – Started construction Feb 28.
8. 300 W. First- jetted sewer main
9. 100 School Rd.-Jetted sewer main

#### **Streets/Parks:**

- 1) Normal preventative maintenance –trash pickup, mow, applied ant killer
- 2) Pot hole patching
- 3) Installed No Engine Breaking Signs.
- 4) Winterize park bathrooms

#### **Building Maintenance:**

- 1) Roofing contractor started on replacing the PW building roof
- 2) PD- Fix water line leak
- 3) PD- Repaired Leaking toilet
- 4) Sand Parking area
- 5) Spread ice melt at City locations

#### **Construction:**

- 1) East WWTP Equalization Basin project- Project is substantially complete
- 2) Contractor completing punch list

#### **Administration:**

- 1) Daily water production reporting
- 2) Daily chlorine reporting
- 3) Daily wastewater production reporting
- 4) Daily wastewater chlorine reporting
- 5) Daily employee production reporting

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

**Sean Densmore**

**Public Works Director**



Physical Address: 501 South Main Street

Mailing Address: PO Box 228

Rhome, Texas 76078

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

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

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# AGENDA ITEM H



## Agenda Commentary

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Meeting Date: March 10

Department: Administration

Contact: Cynthia Northrop

Agenda Item: H. Discussion and any necessary action regarding updates to the City of Rhome Animal Ordinance

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

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**Summary-Background:**

Council considered requests from citizens as it pertains to the City of Rhome's Animal Ordinance and its requirements for the keeping of goats. Council also directed staff to resolve any inconsistencies within the current Animal Ordinance

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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: ☐

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Supporting Documents Attached: Yes – Legal Memo and Ordinance

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Recommendation: Recommend approval of updates to the City of Rhome's Animal Ordinance

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# Memorandum

To: Cynthia Northrop, City Administrator

From: Rachel Raggio, Associate Attorney

Re: Animal Ordinance Amendments

Date: March 2, 2022

At a previous City Council meeting, Council directed the City Attorney to update the animal ordinance and address any inconsistencies in the existing Animal Control Ordinance. Following a meeting between City staff and counsel, this task expanded to include updating the ordinance governing chickens.

When developing this amendment, I initially reviewed agricultural best practices as well as the ordinances of several similarly situated cities to understand the best options for regulating goats. My findings indicated that many other cities limit goats within a range of three to five goats per acre. Additionally, many cities address nuisance concerns by implementing minimum distance requirements, requiring responsible manure disposal, and prohibiting strong odors and unsanitary conditions. Among the ordinances I reviewed, the Haslet animal ordinance provided the most balanced approach. That ordinance has provided the model for this amendment, which includes the following provisions:

1. Defining Fowl, Grazing Animal, Large Grazing Animal, and Small Grazing Animal;
2. Regulating grazing animals by establishing a minimum lot size, an animal-per-acre limit, mechanisms for maintaining the number of animals (including nonconforming quantities), and sanitation, fencing, and nuisance standards;
3. Changing the minimum lot size for horses to be consistent with permitted lot sizes for other grazing animals;
4. Increasing the minimum distance between livestock pens and neighboring residences from 100 to 400 feet;
5. Increasing the number of dogs allowed by Section 2.02.036 to five, to resolve an inconsistency between that section, Section 2.02.002, and Section 2.03.001 (b); and
6. Expanding the applicability of the chicken ordinance to include all types of fowl and setting a maximum of 20 birds at any given location.

These changes seek to address existing inconsistencies, expand the applicability of the chicken ordinance, and implement reasonable regulations on grazing animals. Overall, the ordinance amendment establishes more detailed animal regulations that simultaneously allow citizens to own a variety of animals and enable more stringent enforcement to prevent the development of animal nuisances. This approach balances the need to regulate livestock for health and safety reasons with citizen support for allowing livestock to be kept on private property.

**CITY OF RHOME ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF RHOME, TEXAS, AMENDING THE CITY'S ANIMAL CONTROL ORDINANCE TO DEFINE NEW CATEGORIES OF ANIMALS; PROVIDING REGULATIONS FOR THE KEEPING OF SMALL AND LARGE GRAZING ANIMALS; ADDRESSING INCONSISTENCIES AS TO THE NUMBER OF DOGS PERMITTED; AMENDING THE REGULATIONS ON CHICKENS TO INCLUDE OTHER FOWL AND PROVIDING A CAP ON THE TOTAL NUMBER OF CHICKENS; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A CUMULATIVE CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, after receiving citizen complaints regarding small grazing livestock animals and considering reasonable methods of livestock regulation, the City Council determined that the City's existing limitations on keeping livestock in residential areas are insufficient; and,

**WHEREAS**, the City Council hereby finds and determines that reasonable limitations should be placed on the number of livestock animals permitted on smaller tracts of land, to minimize the impact of livestock on neighboring properties, and that reasonable sanitation and maintenance standards are warranted; and,

**WHEREAS**, the City Council wishes to address inconsistent provisions in the City's Animal Control Ordinance and bring all provisions into uniformity; and,

**WHEREAS**, the City Council recognizes a need to expand its ordinance governing chickens to apply to all fowl and impose reasonable limitations on the number of chickens permitted; and,

**WHEREAS**, the City Council finds that these updates to the Animal Control Ordinance are in the best interest of the citizens of the City of Rhome and will promote the efficient and consistent enforcement of its animal control regulations.

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

**SECTION 1.**

Section 2.01.001, "Definitions," of the Code of Ordinances is hereby amended by inserting the following definitions in alphabetical order:

**"Fowl**. Any member of the avian family traditionally raised for domestic purposes, including chickens, ducks, geese, and pigeons, but not to include any type of exotic bird.

Grazing animal(s). The animals represented by the definitions of large grazing animal(s) and small grazing animal(s) as set out herein.

Large grazing animal(s). A cow or other member of the bovine family or any breed, age, or gender; a horse, donkey, mule, or other animal of the equine family of any breed, age, or gender, that is taller than 36 inches at the withers.

Small grazing animal(s). A sheep or goat of any breed, age, or gender; any animal of the equine family of any breed, age, or gender, including donkeys and miniature ponies, that is no taller than 36 inches at the withers.”

## **SECTION 2.**

Section 2.04.002 of the Code of Ordinances is hereby amended to read as follows:

### **“Section 2.04.002 Grazing Animals**

- (a) No large grazing animal may be kept on a lot or tract less than two (2) acres in size, and no small grazing animal may be kept on a lot or tract less than one (1) acre in size.
- (b) For a lot or tract exceeding the minimum acreage, the limitation on the number of grazing animals permitted on that lot or tract shall be:
  - 1. Large grazing animals: two (2) per acre
  - 2. Small grazing animals: four (4) per acre
- (c) It shall be unlawful to keep any grazing animal in the city other than those large grazing animals and small grazing animals defined in Section 2.01.001.
- (d) If offspring are produced and increase the total number of grazing animals to a number in excess of the limitations shown above, the owner shall have up to one year to wean and re-home the offspring or to otherwise bring the total number of animals into compliance with this section.
- (e) Grazing animals shall be kept in a sanitary manner and in compliance with the nuisance standards set forth in this article. For any lot or tract of less than two (2) acres where grazing animals are kept or harbored, before grazing animals are allowed, the property owner or animal owner shall prepare and submit for approval to the city code enforcement officer a manure management plan which demonstrates how all manure and animal waste from the grazing animals will be disposed of:
  - 1. By burial at least six (6) inches below the surface of the ground;

2. By placing it in a disposable container, sealing the container and disposing it as household garbage; or
  3. By depositing in a suitable manure storage bin with a fly-proof lid, which bin shall be cleaned out and disinfected at least once a week. Manure from containers shall not be left in open stacks but shall be removed or buried.
- (f) It shall be unlawful for any owner of any grazing animals to maintain yards, pens, sheds, or other enclosures in which such grazing animals are confined in such a manner as to give off odors offensive to persons of ordinary sensibilities residing in the vicinity, or to breed or attract flies, mosquitoes or other noxious insects or rodents, or in any manner to endanger the public health, safety or welfare, or to create a public nuisance. Property shall be maintained in accordance with all other standards of the Code of Ordinances.
- (g) The owner of the grazing animals shall be responsible for installing and maintaining fencing adequate to restrain such animals.
- (h) If, at the time this ordinance is passed and adopted, a property owner maintains a number of grazing animals in excess of the limits herein established, that property owner has up to one year from the effective date to bring the number of grazing animals into compliance with this section.”

### **SECTION 3.**

Section 2.04.004, “Location of Buildings,” of the Code of Ordinances is hereby amended to read as follows:

“No barn, shed, or building in which livestock is kept shall be located within four hundred (400) feet of the front door of a residential structure.”

### **SECTION 4.**

Section 2.02.036, “Maximum Number of Dogs,” of the Code of Ordinances is hereby amended to read as follows:

“No person shall keep more than five (5) dogs over the age of six (6) months at one location. Keeping of more than five (5) dogs at one location shall be considered as maintaining a kennel and all regulations relating to maintaining a kennel shall be relevant.”

### **SECTION 5.**

Section 2.04.006 of the Code of Ordinances is hereby amended to read as follows:

**“Sec 2.04.006 Fowl**



- (a) Distance requirements for fowl. It shall be unlawful to keep, possess, or maintain any fowl in a pen, enclosure, or other structure within twenty-five feet (25') of a residence, church, school, medical facility, convalescent home, or nursing home, other than the residence of the keeper, possessor, or owner of the fowl, the distance of twenty-five feet (25') to be measured in a straight line from the nearest point of any pen, enclosure, or other structure in which the fowl are kept to the nearest point of the residence, church, school, medical facility, convalescent home, or nursing home.
- (b) Nonconforming uses. If any fowl are kept, possessed or maintained on property, and a residence, church, school, medical facility, convalescent home, or nursing home is later built within fifty feet (50') of the place where the fowl are kept, possessed, or maintained, the fowl are not required to be moved to meet the requirements of this section. The number of pre-existing fowl may be maintained at their previous location; however, no additional fowl above the number existing at the time of the building of the residence, church, school, medical facility, convalescent home, or nursing home may be kept, possessed, or maintained within twenty-five feet (25') of the structure.
- (c) Maximum number of fowl. It shall be unlawful for any person to knowingly possess a mature rooster, nor any more than twenty (20) total individual birds at a single location.
- (d) Maintenance; nuisances. It shall be unlawful for any owner of any fowl to maintain yards, pens, sheds, coops, or other enclosures in which such fowl are confined in such a manner as to give off odors offensive to persons of ordinary sensibilities residing in the vicinity, or to breed or attract flies, mosquitoes or other noxious insects or rodents, or in any manner to endanger the public health, safety or welfare, or to create a public nuisance. Property shall be maintained in accordance with all other standards of the Code of Ordinances.

## **SECTION 6.**

Any person violating any of the provisions of this ordinance shall be deemed guilty of a Class C misdemeanor pursuant to Section 12.05.031 of the Code and upon conviction thereof shall be fined in any sum not to exceed two thousand dollars (\$2,000.00).

## **SECTION 7.**

All ordinances, orders or resolutions heretofore passed and adopted by the City Council of the City of Rhome, Texas, are hereby repealed to the extent that said ordinances, orders or resolutions, or parts thereof, are in conflict herewith.

## **SECTION 8.**

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

## **SECTION 9.**

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

## **SECTION 10.**

All rights and remedies of the City are expressly saved as to any and all violations of the provisions of the City Code amended or revised herein, or any other ordinances affecting the matters regulated herein which have accrued at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

## **SECTION 11.**

The City Secretary is directed to publish the caption, penalty clause, publication clause and effective date of this Ordinance to the extent required by law.

## **SECTION 12.**

The City Secretary is hereby authorized to publish this ordinance and the exhibits to this ordinance in book or pamphlet form for general distribution among the public, and the operative provisions of this ordinance as so published shall be admissible in evidence in all courts without further proof than the production thereof.

## **SECTION 13.**

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

**PASSED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.**

**CITY OF RHOME, TEXAS**

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

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Shaina Odom, City Secretary

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



Physical Address: 501 South Main Street

Mailing Address: PO Box 228

Rhode, Texas 76078

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# AGENDA ITEM I



## Agenda Commentary

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Meeting Date: March 10

Department: Administration

Contact: Cynthia Northrop

Agenda Item: I. Discussion and any necessary action regarding Resolution consenting to addition of 230.664 acres of land into RVR Water Control Improvement District

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

---

**Summary-Background:**

PMB/RVR has requested City of Rhome consent to add an additional 230.664 acres of land into the boundaries of their Water Control Improvement Districts as referenced and contemplated by the RVR Developer's Agreement.

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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: ☐

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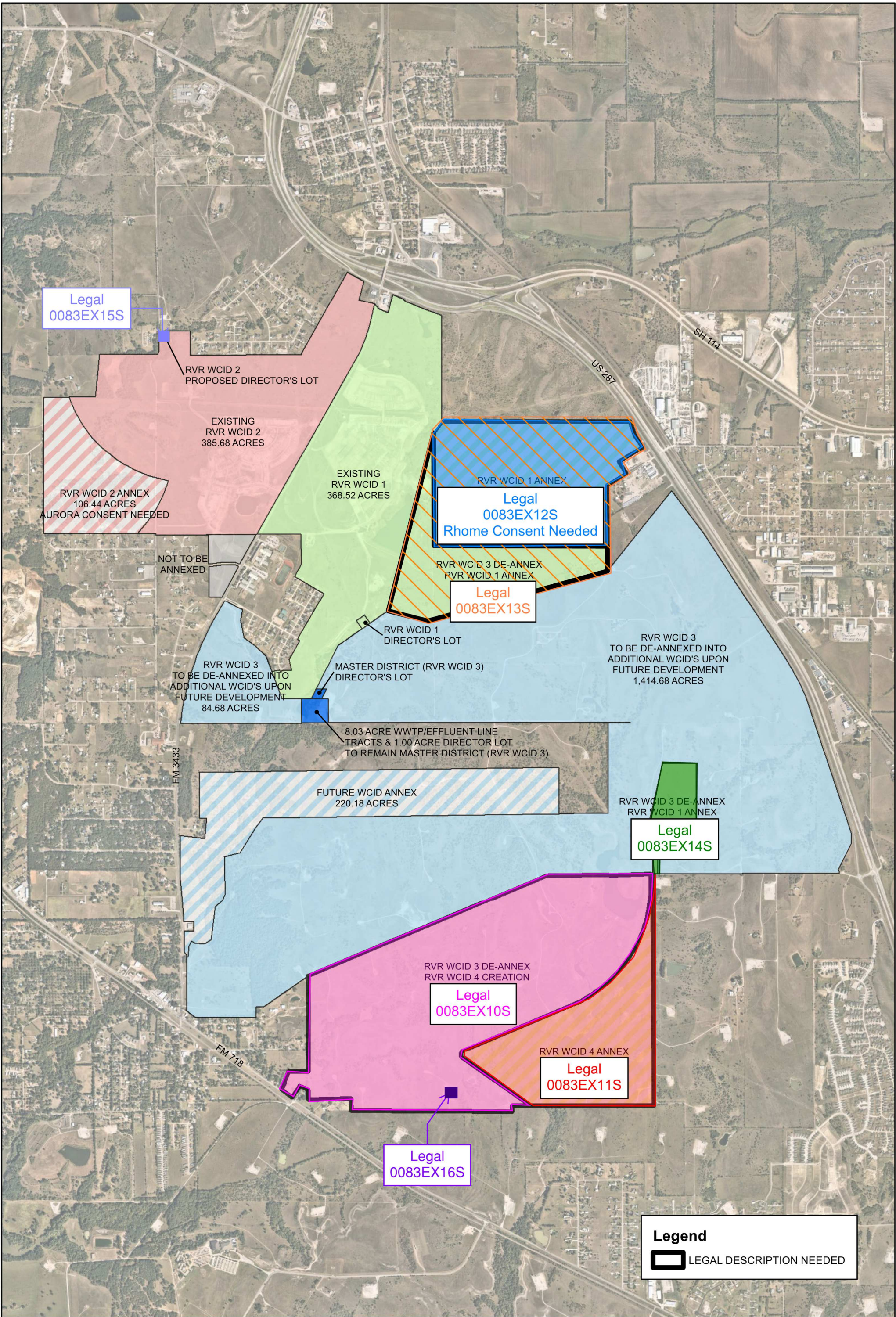
Supporting Documents Attached: Yes

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**Recommendation:** Recommend approval of Resolution consenting to addition of 230.664 acres of land into RVR Water Control Improvement District

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**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RHOME,  
TEXAS, CONSENTING TO THE ADDITION OF 230.664 ACRES OF LAND  
BY ROLLING V RANCH WATER CONTROL AND IMPROVEMENT  
DISTRICT NO. 1 OF WISE COUNTY OR A DISTRICT TO BE CREATED  
BY DIVISION OF SAME; PROVIDING FOR SEVERABILITY AND  
DECLARING AN EFFECTIVE DATE.**

WHEREAS, pursuant to applicable law, PMB Rolling V Land, LP (the “Owner”) has petitioned the City of Rhome for consent to the addition of approximately 230.664 acres of land (the “Property”) to the boundaries of Rolling V Ranch Water Control and Improvement District No. 1 of Wise County (the “District”); and

WHEREAS, the Property is located within the extraterritorial jurisdiction of the City of Rhome; and

WHEREAS, Section 42.0425 of the Texas Local Government Code provides that a political subdivision such as the District may not add land that is located in the extraterritorial jurisdiction of a municipality unless the governing body of the municipality gives its written consent by ordinance or resolution; and

WHEREAS, the City acknowledges that it is the intent of the District to divide into two or more districts pursuant to Section 7968.107, Texas Special District Local Laws Code; and

WHEREAS, the Owner has provided the City of Rhome with a copy of Owner’s petition for the addition of the Property to the District and requested that the City provide a consent resolution evidencing the City’s consent to such addition of the Property to the District; and

WHEREAS, the City Council finds that it is in the public interest to grant consent to the addition of the Property to the District, taking into consideration the public health, safety and general welfare;

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

Section 1. Subject to the conditions set forth in Section 3 below, the City of Rhome hereby consents to the addition of the Property to the District in accordance with Owner’s petition to the District for such addition. A copy of Owner’s petition, including the legal description of the Property, is attached hereto and incorporated herein by reference as Exhibit “A”.

Section 2. The consent of the City to the addition of the Property to the District does not in any way release the Property or any portion of the Property from the extraterritorial jurisdiction of the City.

Section 3. The terms and provisions of this Resolution shall be deemed to be severable

RESOLUTION NO. \_\_\_\_\_

Page 2

and if the validity of any section, subsection, sentence, clause, or phrase of this Resolution should be declared to be invalid, the same shall not affect the validity of any other section, subsection, sentence, clause or phrase of this Resolution.

Section 4. This Resolution shall take effect immediately upon its passage.

PASSED AND APPROVED by the City Council of the City of Rhome, Texas on the \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_, Mayor

ATTEST:

\_\_\_\_\_  
\_\_\_\_\_, City Secretary



RESOLUTION NO. \_\_\_\_\_

Page 3

**EXHIBIT A**

**PETITION TO THE DISTRICT AND LEGAL DESCRIPTION OF THE PROPERTY**

*[SEE ATTACHED]*

**EXHIBIT "A"**  
**230.664 ACRES**

BEING 230.664 ACRES OF LAND SITUATED IN THE SMITH COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 743, WISE COUNTY, TEXAS, AND BEING A PORTION OF A TRACT OF LAND DESCRIBED TO PMB ROLLING V LAND, LP AS RECORDED IN COUNTY CLERKS FILE NO. 2019-11568, OFFICIAL PUBLIC RECORDS OF WISE COUNTY TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 2-INCH FENCE POST FOUND FOR A REENTRANT CORNER OF SAID PMB TRACT AND THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED TO J.L. LOGAN FAMILY PARTNERSHIP BY DEED RECORDED IN VOLUME 1425, PAGE 850 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE SOUTH 89°55'11" EAST, WITH THE NORTH LINE OF SAID PMB TRACT, A DISTANCE OF 3925.47 FEET TO A 5/8-INCH IRON ROD FOUND ON THE SOUTHWEST RIGHT-OF-WAY LINE OF STATE HIGHWAYS 81 AND 287, A VARIABLE WIDTH RIGHT-OF-WAY) FOR THE NORTHEAST CORNER OF SAID ROLLING V LAND TRACT;

THENCE, WITH THE EASTERLY LINE OF SAID ROLLING V LAND TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 19°39'11" EAST, WITH SAID RIGHT-OF-WAY LINE, A DISTANCE OF 318.59 FEET TO A TXDOT MONUMENT;

SOUTH 33°12'29" EAST, CONTINUING WITH SAID RIGHT-OF-WAY LINE, A DISTANCE OF 287.64 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" FOUND;

SOUTH 58°25'57" WEST, A DISTANCE OF 576.64 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" FOUND;

SOUTH 31°34'01" EAST, A DISTANCE OF 299.82 FEET TO A 1/2-INCH IRON ROD FOUND;

SOUTH 58°30'03" WEST, A DISTANCE OF 471.76 FEET TO A 4-INCH FENCE POST FOUND;

SOUTH 00°01'41" WEST, A DISTANCE OF 1181.88 FEET TO A 5/8-INCH IRON ROD FOUND;

SOUTH 00°14'28" EAST, A DISTANCE OF 87.08 FEET;

THENCE DEPARTING SAID EASTERLY LINE, OVER AND ACROSS SAID PBM ROLLING V TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 89°51'50" WEST, A DISTANCE OF 3622.81 FEET;

NORTH 00°09'04" WEST, A DISTANCE OF 2359.70 FEET;

**EXHIBIT "A"**  
**230.664 ACRES**

NORTH 35°01'32" EAST, A DISTANCE OF 306.10 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA 230.664 ACRES (10,047,717 SQUARE FEET) OF LAND.

THIS DOCUMENT WAS PREPARED UNDER 22 TEXAS ADMINISTRATIVE CODE §138.95, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH TBPELS ACTS AND RULES PAGE 97 OF 109 UPDATED APRIL 1, 2021 INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

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

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Aaron C. Brown, R.P.L.S.  
Registered Professional Land Surveyor  
Texas Registration No. 6702  
LJA Surveying, Inc.  
3017 West 7<sup>th</sup> Street, Suite 300  
Fort Worth, Texas 76107  
682-747-0800  
TBPELS Firm No. 10194382

November 18, 2021



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# AGENDA ITEM J



## Agenda Commentary

Meeting Date: March 10, 2022

Department: Administration/Public Works

Contact: Cynthia Northrop/Sean Densmore

Agenda Item: J. Discussion and any necessary action regarding approval of PW vehicle purchase adjustments and financing option

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

### Summary-Background:

During last year's budget process, Council approved the purchase of new equipment for PW and financing via a 7-yr Tax Note.

The equipment that was approved and the amounts were:

Approved	Amount	Proposed <i>(prices subject to change based on various quotes)</i>
Backhoe	\$115,000	\$142,000/115,000 (with trade-in: \$27K, and 6-9 month delivery)
Dump Truck	\$90,000	\$107,646 (9-12 month delivery) <b>HOLD until FY 2022-2023</b>
¾-ton Truck	\$39,000	3 Trucks at \$45,467/\$136,401 (9-10 month delivery)
TOTAL	\$240,000	\$251,401

Backhoe loader \$115,000 without trade in, Dump \$90,000 and ¾ ton pickup \$39,000. For a total amount of \$240,000.

Since then, equipment prices and truck prices have increased along with the delivery dates. Backhoe loader \$115,000 w/ trade in (6–9-month Delivery), Dump \$107,645 (9–12 Month Delivery) and ¾ ton pickup \$45,467.00(9-10 Month delivery). The new projected cost of original equipment would be approximately \$268,112.00. This is an increase of \$28,000.

Staff is proposing to delay the dump truck until FY 22/23 and purchase 2 additional pickup trucks in FY 21/22. This will *lower the overall purchase of equipment* to be closer to the originally approved amount, though still over (\$251,401.00). To help lower the cost of the equipment, staff is also requesting that council approval to trade in existing fleet including the 2013 Chevy 2500 truck, 2008 Gold dodge truck, 2008 Silver dodge truck as well as the 2002 Caterpillar 416A (backhoe).

### Financing

After consultation with John Martin/Hilltop Security, he advises we can save additional money by using Government Capital (see attached) to finance vs a 7-yr Tax Note as using a tax note would increase the amount by approximately \$35K in issuance fees. As a reminder, the Water/WasteWater Study calculated the increase in WW fees for the W/WW Revenue Bond and the large equipment approval.

---

<b>Funding Expected:</b>	<input type="checkbox"/>	<b>Revenue</b>	<input checked="" type="checkbox"/>	<b>Expenditure</b>	<input type="checkbox"/>	<b>N/A</b>
<b>Budgeted Item:</b>	<input checked="" type="checkbox"/>	<b>Yes</b>	<input type="checkbox"/>	<b>No</b>	<input type="checkbox"/>	<b>N/A</b>
<b>GL Account:</b>	<input type="text"/>			<b>Amount:</b>	<input type="text"/>	
<b>Legal Review Required:</b>	<input checked="" type="checkbox"/>	<b>Yes</b>	<input type="checkbox"/>	<b>No</b>	<b>Date Completed:</b>	<input type="text"/>
<b>Engineering Review:</b>	<input type="checkbox"/>	<b>FD Review:</b>	<input type="checkbox"/>	<b>PD Review:</b>	<input type="checkbox"/>	<b>PW Review:</b> <input type="checkbox"/>

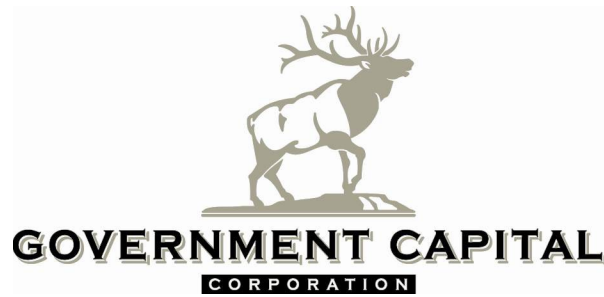
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**Supporting Documents:** Yes

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**Recommendation:** Council to approve the delay of purchase of the dump truck until FY 22/23 and approve the purchase of two additional pickup truck for FY 21/22; allowing staff to trade in existing fleet to help lower the overall cost including the 2013 Chevy 2500, 2008 Gold dodge truck, 2008 Silver dodge truck, and 2002 Caterpillar 416A to be used as trade in, and to authorize the City Administrator to execute the 7-yr option to finance agreement with Government Capital (Resolution)

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March 2, 2022

Mrs. Cynthia Northrop  
City of Rhome  
(817) 636-2462  
cityadministrator@cityofrhome.com

Dear Mrs. Northrop,

Thank you for the opportunity to present proposed financing for the City of Rhome. I am submitting for your review the following proposed structure:

ISSUER:	City of Rhome, Texas	
FINANCING STRUCTURE:	Public Property Finance Contract issued under Local Government Code Section 271.005	
EQUIPMENT COST:	\$ 260,000	
TERM:	5 Annual Payments	7 Annual Payments
INTEREST RATE:	2.60%	2.60%
PAYMENT AMOUNT:	\$ 57,247.89	\$ 41,926.91
PAYMENTS BEGINNING:	One year from signing, annually thereafter	

**Financing for these projects would be simple, fast and easy due to the fact that:**

- ✓ We have an existing relationship with you and have your financial statements on file, expediting the process. Please keep in mind we may also need current year statements.
- ✓ We can provide familiar documentation for your legal counsel.

The above proposal is subject to audit analysis, assumes bank qualification and mutually acceptable documentation. The terms outlined herein are based on current markets. Upon credit approval, rates may be locked for up to thirty (30) days. If funding does not occur within this time period, rates will be indexed to markets at such time. The above payment amount includes all applicable fees expressed as 0.02. These costs can include documentation fees, legal fees, issuance expenses, etc.

Our finance programs are flexible and as always, my job is to make sure you have the best possible experience every time you interact with our brand. We're always open to feedback on how to make your experience better. If you have any questions regarding other payment terms, frequencies or conditions, please do not hesitate to call.

With Best Regards,

*Stephanie Cates*

Stephanie Cates  
SVP Client Services  
Main: 817-421-5400

**CITY OF RHOME, TEXAS  
RESOLUTION NO. \_\_\_\_\_**

A RESOLUTION REGARDING A CONTRACT FOR THE PURPOSE OF FINANCING A **"BACKHOE and 3  
VEHICLES."**

WHEREAS, City of Rhome (the "Issuer") desires to enter into that certain Finance Contract by and between the Issuer and Government Capital Corporation ("GCC") for the purpose of financing a "Backhoe & 3 VEHICLES". The Issuer desires to designate this Finance Contract as a "qualified tax-exempt obligation" of the Issuer for the purposes of Section 265 (b) (3) of the Internal Revenue Code of 1986, as amended.

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

Section 1. That the Issuer will enter into a Finance Contract with GCC for the purpose of financing a "Backhoe & 3 Vehicles".

Section 2. That the Finance Contract by and between the City of Rhome and GCC is designated by the Issuer as a "qualified tax-exempt obligation" for the purposes of Section 265 (b) (3) of the Internal Revenue Code of 1986, as amended.

Section 3. That the Issuer appoints the City Administrator as the authorized signer of the Finance Contract by and between the City of Rhome and GCC as well as any other ancillary exhibit, certificate, or documentation needed for the Contract.

Section 4. That should the need arise, if applicable, the City of Rhome will use loan proceeds for reimbursement of expenditures related to the Property, within the meaning of Treasury Regulation § 1.150-2, as promulgated under the Internal Revenue Code of 1986, as amended.

This Resolution has been PASSED upon Motion made by Board Member \_\_\_\_\_, seconded by Board Member \_\_\_\_\_ by a vote of \_\_\_\_\_ to \_\_\_\_\_ and is effective this March \_\_\_\_\_ 2022.

**Issuer:** City of Rhome

Witness Signature

\_\_\_\_\_  
Cynthia Northrop, City Administrator

\_\_\_\_\_  
Shaina Odom, City Secretary





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# AGENDA ITEM N



## Agenda Commentary

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Meeting Date: March 10

Department: Administration

Contact: Cynthia Northrop

Agenda Item: N. Discussion and any necessary action regarding Park Ordinance updates to clarify and reduce perceived conflicts

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

---

**Summary-Background:**

The Parks Ordinance has seemingly conflicting language. This is an effort to streamline the usage requirements and make it clearer.

---

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: ☐

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Supporting Documents Attached: Yes

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Recommendation: Provide staff direction on recommend updates

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## **General Provisions – Chapter 1.11 – Parks and Recreation**

### **Sec 1.11.006 Sale of Merchandise or Services**

It shall be unlawful for any person to sell or offer for sale any food, drinks, confections, merchandise, or services in ~~a city public~~ park or recreation areas unless such person has a written agreement with the city or a permit issued, **including the payment of any applicable fees**, from the office of the city secretary permitting the sale of such items. Application for such agreement or permit shall be made to the office of the city secretary **setting forth in said application the name of the applicant, a current address and phone number for the applicant, and the purpose for which said park is to be used. Said agreement or permit shall specify a start and end date for the allowed activity. At the discretion of the city, the city may require the applicant to provide proof of insurance sufficient in the opinion of the city to protect the city from any claims that might arise as a result of the applicant's activities.**

Recommend the deletion of Section 1.11.009 in its entirety.