



Physical Address: 501 South Main Street

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Mayor
Kenneth Crenshaw

City Council

Place 1
Jimmy Johnson

Mayor Pro-Tem,
Place 2
Michelle Tye

Place 3
Randall Loftis

Place 4
Kristi King

Place 5
Kasey Shumake

City Administrator
Amanda DeGan

City Attorney
Carvan Adkins

City Secretary
Brooke Boller

Fire Chief
Scott Estes

Police Chief
Eric Debus

Public Works
Director
Jesus Dominguez

JOINT MEETING MINUTES OF THE RHOME CITY COUNCIL
AND PLANNING AND ZONING COMMISSION

Meeting Date: Thursday, November 14, 2024

Regular Session: 6 p.m.

Amended Agenda – Posted November 11, 2024

Meeting Location: Rhome Community Center, 261 N. School Road, Rhome, Texas 76078

LIVE Streaming: To be as accessible as possible, we MAY live stream the meeting using GoToMeeting from your computer or phone.

By Computer	By Phone
GoToMeeting: Select Join: Select Meeting or Microsoft Teams: Join the meeting now teams.microsoft.com/l/meetup-join	Call 1 (646) 749-3129
Session ID: 646-749-3129	Access Code: 843-257-053
Teams Meeting ID: 249 110 644 692	
Access Code: 843-257-053	Toll Free Option: 1 (877) 309-2073
Teams Password: rdhVpR	

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.

Regular Session: 6 p.m. (Regular session called to order by Mayor Kenneth Crenshaw at 6:00 pm, Roll Call with the mentioned names to the side.)

Call to Order and Establish a Quorum

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 or discuss any comments made to the Council at this time concerning an item not listed on the agenda. However, they may make a statement of fact regarding the item or policy. They may also ask that the item be placed on a future agenda or direct the City Administrator to contact the individual to address.*

2. *Public Comments require the speaker to submit the sign-up form to the City Secretary prior to the meeting, are limited to 3 minutes, and the form must identify each subject the speaker plans to present.*
3. *There will be no yielding of time to another person. Engaging in verbal attacks, or comments intended to insult or slander any individual shall be cause for removal from Council Chambers.*
4. *If the writer of a Public Comment is unable to read their own comment, it should be given to a friend, family member, or associate, that is able to attend in person and read the statement in their stead.*

Ashley Majors – Wanted to thank the Pastor.

Randall Kelton – Proper legal judicial procedures

J.C. Barba & Jhoni Sanchez – traffic and signage for in front of the McDonalds in Rhome

Announcements from Mayor and Council Members

- November 16th – Fall Clean-up and Shredding Day
- November 28th and 29th – City offices closed to observe Thanksgiving holiday
- December 2nd, 9th, and 16th – Santa Sightings
- December 2nd – Planning & Zoning Meeting @ 6:00 p.m.
- December 3rd – Monthly Bulk Pick-up
- December 4th – Monthly Outdoor Warning Siren Testing (weather permitting)
- December 7th – Christmas Tree Lighting and Family Event with Rhome Veteran’s Group (see the website)
- December 12th – City Council Meeting @ 6:00 p.m.

Joint Meeting with Planning & Zoning Commission

Hickory Meadows – Structured Builders Group

1. Hold a public hearing and consider an Ordinance for the Annexation of 10.285 acres in the J.C. Tatum Survey, Abstract No. 817, Wise County Texas generally located north of Hickory Street.

Open: 6:26pm Closed: 6:28pm

Motion: Councilman Kasey Shumake

Second: Councilwoman Kristi King

Vote: All in Favor

Result: Council approved an Ordinance for the Annexation of 10.285 acres in the J.C. Tatum Survey, Abstract No. 817, Wise County Texas generally located north of Hickory Street.

2. Discuss and consider action approving an annexation service agreement between the City of Rhome and Standard Building Group for 10.285 acres in the J.C. Tatum Survey, Abstract No. 817, Wise County Texas generally located north of Hickory Street.

Motion: Councilwoman Kristi King

Second: Councilman Kasey Shumake

Vote: All in Favor

Result: Council approved an annexation services plan between the City of Rhome for 10.285 acres in the J.C. Tatum Survey, Abstract No. 817, Wise County Texas generally located north of Hickory Street.

3. Consider the approval of a preliminary plat of Hickory Meadows containing 10.285 acres in the J.C. Tatum Survey, Abstract No. 817, Wise County Texas generally located north of Hickory Street.

Motion: Chair Steve Knight
Second: Commissioner Joseph Hernandez
Vote: All in Favor

Result: Planning and Zoning Approve with conditions of the request of the Preliminary Plat of a total of 10.285 acres in the J.C. Tatum Survey, Abstract No. 817, Wise County Texas generally located north of Hickory Street.

Motion: Councilman Randall Loftis
Second: Councilman Jimmy Johnson
Vote: Result

Result: Council Approve with conditions of the request of the Preliminary Plat of a total of 10.285 acres in the J.C. Tatum Survey, Abstract No. 817, Wise County Texas generally located north of Hickory Street.

4. Discuss and consider a Resolution approving a Development Agreement with Standard Building Group for Hickory Meadows containing 10.285 acres in the J.C. Tatum Survey, Abstract No. 817, Wise County Texas generally located north of Hickory Street.

Motion: Councilwoman Kristi King
Second: Councilman Kasey Shumake
Vote: All in Favor

Result: Council approved a Resolution approving a Development Agreement with Standard Building Group for Hickory Meadows containing 10.285 acres in the J.C. Tatum Survey, Abstract No. 817, Wise County Texas generally located north of Hickory Street.

5. Hold a public hearing and consider an Ordinance for the Zoning of 10.285 acres in the J.C. Tatum Survey, Abstract No. 817, Wise County Texas generally located north of Hickory Street. to (PD) Planned Development for single family residential on a minimum of 4,400 square foot lots.

Open: 6:36pm Closed: 6:37pm

Ashley Majors- Are we using City water? – Yes

Jeremy Finch – Hickory Street is not rated for heavy equipment and ask that council consider updating the road.

Jimmy – There is no access to backyards off Hickory. Having smaller lots with larger homes doesn't leave a lot of space for much more.

Motion: Chair Steve Knight
Second: Commissioner Roland Kuhleman
Vote: All in Favor

Result: Planning and Zoning approved Ordinance 2024-19 for the Zoning of 10.285 acres in the J.C. Tatum Survey, Abstract No. 817, Wise County Texas generally located north of Hickory Street. to (PD) Planned Development for single family residential on a minimum of 4,400 square foot lots.

Motion: Councilman Randall Loftis
Second: Councilman Kasey Shumake
Vote: All in Favor

Result: Council approved Ordinance 2024-19 for the Zoning of 10.285 acres in the J.C. Tatum Survey, Abstract No. 817, Wise County Texas generally located north of Hickory Street. to (PD) Planned Development for single family residential on a minimum of 4,400 square foot lots.

Townhomes Project – Sahihi Group

6. Hold a public hearing and consider an Ordinance for the Zoning of 3.488 acres of land situated in the Smith County School Land Survey, Abstract No. 743, Wise County Texas, located in the southwest corner of the City and generally located west of S. Main Street for a Planned Development (PD) to include townhome and retail uses.

Open: 6:55pm Closed: 6:56pm

Motion: Chair Steve Knight

Second: Commissioner Roland Kuhleman

Vote: All in Favor

Result: Planning and Zoning approved Ordinance 2024-20 for the Zoning of for the Zoning of 3.488 acres of land situated in the Smith County School Land Survey, Abstract No. 743, Wise County Texas, located in the southwest corner of the City and generally located west of S. Main Street for a Planned Development (PD) to include townhome and retail uses.

Motion: Councilman Kasey Shumake

Second: Councilman Kristi King

Vote: All in Favor

Result: Council approved Ordinance 2024-20 for the Zoning of for the Zoning of 3.488 acres of land situated in the Smith County School Land Survey, Abstract No. 743, Wise County Texas, located in the southwest corner of the City and generally located west of S. Main Street for a Planned Development (PD) to include townhome and retail uses.

Council 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. The Council reserves the right to remove any item from the Consent Agenda for further deliberation.

1. Approval of Minutes from October 17, 2024 (City Secretary)
2. Disposal of items from public works department (inoperable lights/manhole equipment/office equipment, gas mask, air compressor, plastic shelves) (City Administrator)

Motion: Mayor Pro Tem Michelle Tye

Second: Councilman Kasey Shumake

Vote: All in Favor

Result: Council approved minutes from October 17, 2024 as well as the disposal of items from public works department.

Proclamations/Oaths

1. Municipal Courts Week: November 4-8, 2024 (Mayor Crenshaw)
2. Swearing in of Sergeant Bobby Cure (Chief Debus)

Motion: Mayor Pro Tem Michelle Tye

Second: Councilman Kasey Shumake

Vote: All in Favor

Result: Council approved the Resolution for Municipal Courts Week.

Monthly Staff Reports, General Reports, and Board Minutes

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

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

Regular Agenda

Discussion and any necessary action for the following:

1. Social Media/Technology Update (City Attorney)
Motion: Mayor Pro Tem Michelle Tye
Second: Councilman Kasey Shumake
Vote: All in Favor
Result: Council approved the update to the technology policy for the City of Rhome per legislative direction.
2. Resolution or Ordinance to change banking institutes – (City Administrator)
Motion: Councilman Randall Loftis
Second: Councilman Kasey Shumake
Vote: All in Favor
Result: Council made a motion to change financial institutions from Wells Fargo to First Financial bank for the city.
3. Cybersecurity Enhancements (City Administrator and Consultant)
Motion: Councilwoman Kristi King
Second: Councilman Kasey Shumake
Vote: All in Favor
Result: Council approved Cybersecurity Enhancements
4. Park Land Dedication – Ellis Estates (City Administrator/City Attorney)
Motion: Councilwoman Kristi King
Second: Councilman Jimmy Johnson
Vote: All in Favor
Result: Council made motion to direct staff to research additional steps and return this item to a future agenda for consideration.
5. Update regarding the Texas Municipal League Conference (City Administrator)
6. Allocating and expending the remaining American Rescue Plan Act Funds (City Administrator)
7. Options for City Hall Annex (City Administrator)
Motion: Councilwoman Kristi King
Second: Councilman Kasey Shumake
Vote: All in Favor

Result: Council made a motion to direct staff to take the remaining \$116,000 from ARPA funds and to pursue a modular facility that would be used for administration, police, along with fire and public works administration.

8. Water and sewer rates and the status of the Utility Fund financial forecast (City Administrator)

Tabled

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:

Left for Executive Session at 8:33pm.

1. Section 551.071 Consultation with Attorney - pending or contemplated litigation, settlement offer or to seek advice from attorney.
2. 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.
3. 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.
 - City Administrator
 - Municipal Court Judge
4. 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.

Regular Agenda (Resume)

1. Action to be taken from Executive Session

The council returned from Executive Session at 8:47pm no action was taken.

Future Agenda Items

(Agenda items are due by 5 p.m. on Wednesday of the week prior to the Council meeting)

1. Short-term Rental Policy – Mayor Crenshaw
2. Panhandling ordinance – Mayor Crenshaw – Council Member Shumake
3. Sign regulation ordinance – Council Member Shumake
4. Noise ordinance – Council Member Shumake
5. Status of Engine 217 and options – Chief Scott Estes

Adjourn

Motion: Councilman Jimmy Johnson

Second: Councilman Kasey Shumake


Vote: All in Favor

Result: Council adjourned the Council meeting at 8:48pm

MINUTES APPROVED ON THIS, THE 12TH DAY OF DECEMBER 2024




Kenneth Crenshaw, Mayor



Brooke Boller, City Secretary

MINUTES APPROVED ON THIS, THE 13TH DAY OF JANUARY 2025


Steve Knight, Chair


Boller, City Secretary