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Mayor
Patricia Mitchell

City Council

Mayor Pro-Tem,
Place 1
Josh McCabe

Place 2
Michelle Tye

Place 3
Elaine Priest

Place 4
Kathy Konegni

Place 5
Patrick Meehan

City
Administrator
Cynthia Northrop

City Attorney
Carvan Adkins

City Secretary
Shaina Odom

Fire Chief
Michelle
DiCredico

Police Chief
Eric Debus

Public Works
Director

MINUTES OF MEETING OF THE RHOME CITY COUNCIL

Meeting Date: Thursday, July 14, 2022

Regular Session: 6 pm

Executive Session: Immediately Following Regular Session

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

Regular Session: 6 pm

Call to Order and Establish a Quorum –

Mayor Mitchell called the meeting to order at 6:00 pm

Mayor Pro-Tem McCabe and Council Member Tye were absent.

Invocation – Pastor Heath Van Zandt

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

Police Chief Debus led the pledges

Public Comments

1. *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. 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 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.*
 - Lisa Ann Wilson -240 W First Street
 - Tim Robison – 1110 Sunrise Avenue
 - Robert Coleman – 1128 Mount Lane
 - Deborah BeCraft – 360 W Second Street

Announcements from Mayor and Council Members

- Touch-A-Truck Event – Rhome Family Park, July 18, 2022, 6 pm to 8 pm
- City Council Meeting July 28, 2022 at 6pm

Consent Agenda

All items under this section are recommended for approval for the Consent Agenda. These items are of a routine nature and require only brief deliberation by Council. Council reserves the right to remove any item on the Consent Agenda for further deliberation.

- A. Minutes of City Council Regular Session dated June 9, 2022 **(City Secretary)**
- B. Minutes of City Council Regular Session dated June 23, 2022 **(City Secretary)**

Council Member Priest made a motion to approve the minutes, Council Member Meehan seconded the motion. Motion passed unanimously.

Monthly Staff Reports

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

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

Chief Debus introduced Pastor Heath Van Zandt as the Rhome Police Department Chaplin.

Public Hearing

- D. City Council to conduct a Public Hearing to consider a replat of two tracts of land; one tract being legally described as Acres: 3.600, Abst: A-634 MEP & PRR and is located on the SE corner of US Highway 287 Northbound Service Road and B.C. Rhome; and one tract of land being legally described as Acres: 1.253, Lot: 1, Blk: 1, Subd: TACO CASA RHOME ADDITION, Abst: A-634 MEP & PRR - just west of Taco Casa located at 201 School Road, Rhome, Texas 76078

Mayor Mitchell opened the Public Hearing at 6:20 pm handing the item over to the City Administrator who immediately recessed until the Council Meeting scheduled for August 11, 2022 at 6 pm. Convened to Regular Agenda New Business at 6:21 pm.

Regular Agenda – New Business

- E. Discussion and any necessary action regarding a request of two tracts of land; one tract being legally described as Acres: 3.600, Abst: A-634 MEP & PRR and is located on the SE corner of US Highway 287 Northbound Service Road and B.C. Rhome; and one tract of land being legally described as Acres: 1.253, Lot: 1, Blk: 1, Subd: TACO CASA RHOME ADDITION, Abst: A-634 MEP & PRR - just west of Taco Casa located at 201 School Road, Rhome, Texas 76078. **(City Administrator)**

No action was taken

- F. Discussion and any necessary action regarding a recommendation from Planning and Zoning, regarding a Site Plan for a new residential home legally described as being Legal Acres: 0.161, Lot: 1R, Blk: 2 BC Rhome Addition, also known as 298 E Aurora Street, Rhome, TX 76078 **(City Administrator)**

After a brief statement on the agenda item, Council Member Meehan made a motion to approve the site plan for 298 E Aurora Street, Rhome, TX 76078, Council Member Konegni seconded the motion. Motion passed unanimously.

- G. Discussion, update and any necessary action regarding W/WW Revenue Bond and review water rate recommendations by consultant **(City Administrator)**

Kyle with Kimley Horn (KH) spoke regarding repackaging the W/WW Revenue Bond and the necessity to raise the water rates as recommended by the Consultant last year, stating that unless we address the required maintenance issues at hand, TCEQ will step in and force the City to fix the system. It is more efficient to go ahead and correct the issues before TCEQ steps in, as it would cost more for them to step in, plus the fines that would have to be paid to the state. No action was taken.

- H. Discussion and any necessary action regarding drainage project **(City Administrator)**

City Administrator discussed the problem with drainage causing damage to Mount Lane that necessitated the city spending close to \$100K (2019/2021) to repair damages to the road caused, in part, to water over-running the drainage ditches. Ordinance 2021-23 (Grass, weeds, limbs, drainage). The attorney said he needed to review the ordinance but that he didn't believe it applied to the city maintaining the drainage system. No action taken. Staff will bring this item back to the next Council meeting.

- I. Discussion and any necessary action regarding adoption of an ordinance similar to Boyd's mining ordinance
(Mayor Mitchell)

City Attorney notified the Council the state has precluded cities from regulating mining/fracking. No action was taken.

- J. Discussion regarding legal fees **(Mayor Mitchell)**

Mayor Mitchell stated she would like all of Council to review the legal fees, requesting the City Administrator to provide Council Members with the legal invoices. No action was taken.

- K. Discussion and any necessary action regarding Dawson Geophysical Company's second request **(City Administrator)**

Dawson stated they own the mineral rights to one of the City of Rhome's property and have the legal right to access. Again, the attorney stated the state has precluded property owners from denying access. After brief discussion, Council Member Priest made a motion to allow Dawson to access the property, after submittal of proof of mineral rights ownership and payment is made to the City in the amount of \$100. Council Member Konegni seconded the motion. Motion passed unanimously.

Convene into 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:

- L. Section 551.071 Consultation with Attorney - pending or contemplated litigation, settlement offer or to seek advice from attorney
 - Newark
 - Dawson Geophysical
- M. 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
- N. 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
- O. 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

No action was taken regarding executive session

Future Agenda Items

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

Adjourn

Council Member Priest made a motion to adjourn, Council Member Konegni seconded the motion. Motion passed unanimously.

Patricia Mitchell

Patricia Mitchell,

Mayor

ATTEST:

Shaina Odom

Shaina Odom
City Secretary

