



Physical Address: 501 South Main Street
Mailing Address: PO Box 228
Rhome, Texas 76078
Telephone: 817-636-2462

www.cityofrhome.com | citysecretary@cityofrhome.com

Mayor
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

Interim City
Administrator
Eric Debus

City Attorney
Carvan Adkins

City Secretary
Shaina Odum

Interim Fire Chief
Michelle
DiCredico

Police Chief
Eric Debus

Public Works
Director

MINUTES OF MEETING OF THE RHOME CITY COUNCIL

Meeting Date: Thursday, August 25, 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 pm. Council Member Meehan was absent.

Invocation – Pastor Jeremy Laux

Pastor Jeremy Laux 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

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*
 - *Ashley Majors – 200 Dogwood Street*
 - *Shirley Mize – 170 Russell Street*
 - *Deborah BeCraft – 360 W Second Street*
 - *JoAnn Wilson – 240 W First Street*
 - *Donna DeGarmo – 104 Kensington*
 - *Richard Dean – 315 Oak Court*

Announcements from Mayor and Council Members

- September 5, 2022 City Hall Closed for Labor Day
- September 6, 2022- Bulk Trash Pick-up
- City Council Meeting September 8, 2022 at 6 pm
- Planning and Zoning Meeting September 12, 2022 at 6 pm

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 August 11, 2022 **(City Secretary)**
- B. Minutes of regular Planning and Zoning meeting dated July 11, 2022 **(City Secretary)**
- C. Swearing in New Rhome Police Officer – Juan Munoz **(Chief Debus)**

Council Member Tye made a motion to approve the consent agenda as presented, Council Member Konegni seconded the motion. Motion passed unanimously. Police Chief Debus swore in new Rhome Police Officer Juan Munoz.

Public Hearing

- D. Rhome City Council to conduct Public Hearing to hear citizen input regarding the proposed Budget for Fiscal Year October 1, 2022 to September 30, 2023

Mayor Mitchell opened the public hearing at 6:44 pm. Deborah BeCraft and Shirley Mize made comments regarding the proposed budget. Mayor Mitchell closed the public hearing at 7:04 pm.

- E. Rhome City Council to conduct a Public Hearing on Monday, August 22, 2022, and The City of Rhome City Council will hold a Public Hearing on Thursday August 25, 2022 for the purpose of hearing comments regarding a text amendment to the City of Rhome Zoning Code that will amend the sections to create the uses of "Brewery" and "Small Event Venue", Defining said uses and permitting said uses within the "C" Commercial Zoning District, and to define the use to "Tourist Home (Bed and Breakfast)"; 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.

Mayor Mitchell opened the public hearing at 6:30 pm. Deborah BeCraft and Judge Brian Walker made comments in support of the zoning text change. Mayor Mitchell closed the public hearing at 6:37 pm

- F. Rhome City Council to conduct a Public Hearing to consider a replat by the City of Rhome, Texas 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 6:40 pm. Deborah BeCraft made a comment in support of the replat. Mayor Mitchell closed the public hearing at 6:41 pm

Regular Agenda – Old Business

- G. Discussion and any necessary action regarding the proposed budget for Fiscal Year October 1, 2022 to September 30, 2023 **(City Administrator)**

Council Member Tye made a motion to approve, Council Member Priest seconded the motion. A record vote was taken 3-1. Final approval of budget will be made on September 8, 2022.

McCabe – Aye

Tye – Aye

Priest – Aye

Konegni - Nay

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

Council member Tye made a motion to approve, Mayor Pro-Tem McCabe seconded the motion. Motion passed unanimously.

Regular Agenda – New Business

- I. Discussion and any necessary action regarding the Proposed Tax Rate for 2022, take a record vote and schedule the Public Hearing **(City Administrator)**

Mayor Pro-Tem McCabe made a motion to approve the proposed tax rate for 2022, Council Member Tye seconded the motion. A record vote was taken, 4-0. Final approval for the proposed tax rate for 2022 will be made on September 8, 2022.

McCabe – Aye

Tye – Aye

Priest – Aye

Konegni - Aye

- J. Discussion and any necessary action regarding a text amendment to the City of Rhome Zoning Code that will amend the sections to create the uses of “Brewery” and “Small Event Venue”, Defining said uses and permitting said uses within the “C” Commercial Zoning District, and to define the use to “Tourist Home (Bed and Breakfast)”; 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. **(City Administrator)**

Council Member Priest made a motion to modify the uses in the Commercial Zoning to include “Brewery” and “Small Event Venue” with a Specific Use Permit, and to define “Tourist Home (Bed and Breakfast). Council Member Konegni seconded the motion. Motion passed unanimously.

- K. Discussion and any necessary action regarding a replat by the City of Rhome, Texas 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)**

Mayor Pro-Tem McCabe made a motion to approve the replat, Council Member Tye seconded the motion. Motion passed unanimously.

- L. Discussion and any necessary action regarding QT Site Plan **(City Administrator)**

Council Member Tye made a motion to approve QT site plan contingent on Tx Dot permits. Mayor Pro-Tem McCabe seconded the motion. Motion passed unanimously.

- M. Discussion and Presentation regarding Prairie Point Development **(City Administrator)**

Troy Lewis came in and did a presentation on upcoming Prairie Point Development

- N. Discussion and any necessary action regarding insurance clause on park contracts **(McCabe)**

Discussion regarding insurance requirements on park use. City Attorney Adkins said we added the insurance clause for large venues like a Circus or Fair, and is not necessary for smaller birthday parties and events, staff discretion. No action was taken.

- O. Discussion and any necessary action regarding city park contracts **(McCabe)**

Council directed staff to look into rentals for parks

- P. Discussion and any necessary action regarding Rhome facilities **(Priest)**

Council discussed the city facility options. No action was taken

- Q. Discussion and necessary action regarding Rhome Municipal Ordinance Sec. 1.04.007 Approval of Legal Documents. **(Mayor)**

Council member Priest made a motion to ratify the contracts. Council member Tye seconded the motion. Motion passed 3-1 Konegni against.

- R. Discussion and necessary action regarding contract signed August 4, 2022 by Mayor Pro-Tem McCabe and former City Administrator Cynthia Northrop. **(Mayor)**

Council member Priest made a motion to ratify the contracts. Council member Tye seconded the motion. Motion passed 3-1 Konegni against.

- S. Discussion and necessary action regarding contract signed August 4, 2022 by Mayor Pro-Tem McCabe and Police Chief/Interim City Administrator Eric Debus. **(Mayor)**

Council member Priest made a motion to ratify the contacts. Council member Tye seconded the motion. Motion passed 3-1 Konegni against.

- T. Discussion and necessary action regarding Ordinance 2021-23 approved by Council November 15, 2021 **(Mayor)**

No action was taken

- U. Discussion and necessary action regarding more than one-half million dollars in costs the City of Rhome has incurred due to employee resignations. **(Mayor)**

Mayor Pro-Tem McCabe read a letter of resignation from former Fire Chief Darrell Fitch and a public post by former public works William Osborn regarding the work environment in Rhome. No action was taken.

Mayor Mitchell left the meeting at 8:10 pm.

Convene into Executive Session –

Mayor Pro-Tem McCabe convened into executive session at 8:38 pm

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:

- V. Section 551.071 Consultation with Attorney - pending or contemplated litigation, settlement offer or to seek advice from attorney
- Aurora Policing
 - Production Request
- W. 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

- 0 East Morris Street

- X. 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
- Y. Section 551.087 – Deliberations regarding Economic Development Negotiations – to discuss or deliberate regarding commercial or financial information that the City has received from a business prospect that the City seeks to locate, stay or expand in or near the City and with which the City is conducting economic development negotiations

Mayor Pro Tem McCabe reconvened into regular session at 9:14 pm. No action was taken as a result of 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 Tye made a motion to adjourn the meeting, Council Member Priest seconded the motion. Motion passed unanimously.

Meeting adjourned at 9:15 p.m.



Patricia Mitchell,
Mayor



ATTEST:



Shaina Odom
City Secretary