



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
Michelle Pittman
Di Credico

City Council

Mayor Pro-Tem,
Place 3
Elaine Priest

Place 1
Josh McCabe

Place 2
Kenny Crenshaw

Place 4
Sam Eason

Place 5
Leeanne
Mackowski

City
Administrator
Cynthia Northrop

City Attorney
Carvan Adkins

City Secretary
Shannon
Montgomery

Fire Chief
Darrell Fitch

Police Chief
Sam Love

Public Works
Director
Sean Densmore

MINUTES OF REGULAR SESSION OF THE RHOME CITY COUNCIL

Meeting Date: Thursday, September 24, 2020

Location: VIA TELEPHONE CONFERENCE

MEETING START TIME: 6:30 PM

Call to Order and Establish a Quorum

Mayor Pittman Di Credico called the meeting to order at 6:30pm, called roll, and announced a quorum of Council Members present.

Council Members Present:

Mayor Michelle Pittman Di Credico

Mayor Pro Tem Elaine Priest *arrived at 6:37pm*

Council Member Josh McCabe

Council Member Kenny Crenshaw

Council Member Sam Eason

Council Member Leeanne Mackowski

City Staff Present:

City Administrator Cynthia Northrop

City Attorney James Donovan

City Secretary Shannon Montgomery

Police Chief Sam Love

Police Officer Geoffrey Pradia

Public Works Director Sean Densmore

Public Presentations and Input

Council received public presentations from the following:

- Deborah BeCraft, 360 West Second, Rhome, Texas
- Patricia Mitchell, 389 South Old Mill Road, Rhome, Texas
- Shirley Mize, 170 Russell, Rhome, Texas
- Jo Ann Wilson, 240 First Street, Rhome, Texas
- Lisa Ann Wilson, 240 First Street, Rhome, Texas
- Ashley Majors, 200 South Dogwood, Rhome, Texas

Mayor Pittman Di Credico announced that Mayor Pro Tem Priest is now connected.

Announcements from Mayor and Council Members

Mayor Pittman Di Credico reminded all general election candidates that political signs are not to be placed until 30 days prior to the Election.

A. Presentation of SHINE Award – Police Officer Geoffrey Pradia

City Administrator Northrop announced that Police Officer Pradia was this quarter's recipient of the SHINE Award. Northrop stated, "Officer Geoffrey Pradia has always gone above and beyond in his service to the Rhome Community. He always makes the extra effort to contact citizens and young people to let them know he is their friend and to see if they need any help. We have received numerous calls from citizens thanking him for taking the time to stop and talk with children. He has been a mentor to kids at the elementary and middle schools. We have had occasions where citizens stop him and ask him to come be a part of their parties at their homes. Of course, he can't do that, but he will get out and meet everyone there. He recently was credited with saving a woman's life in the Chisholm Springs Addition when he arrived at a scene of her choking and he performed CPR to get her breathing again."

Regular Session – Old Business

B. Update, discussion and any necessary action regarding latest developments for COVID-19 and mitigation efforts and actions within the City

Mayor Pittman Di Credico announced that on September 17, Governor Abbott released GA-30, continuing the response of reopening Texas. Municipal Court will continue to be held virtually by the order of Municipal Court Judge Minter. Governor Abbott extended his suspension of the Open Meetings Act on September 7, 2020. Fire and Police will be having a drive thru Trunk or Treat at the Fire Station, more information is forthcoming.

C. Update, discussion and any necessary action regarding progress made on New Website Project

City Administrator Northrop stated that communication is a priority for both Council and Staff. Staff is working on the new site and hope to rollout the new site Monday, October 5, 2020.

D. Update, discussion and any necessary action regarding Municipal Complex Design Project

Mayor Pittman Di Credico stated that the City Hall Complex Project was broken into two phases. Phase one being the interior renovation to City Hall Community Center and then exterior façade of the Fire Station. They are working on Phase 2 of the project and Phase 1 is nearing 90% completion. The interior design plans will be forwarded to Staff on October 28 and placed on the November 12, 2020 Council Agenda.

E. Update, discussion and any necessary action regarding Master Thoroughfare Plan Project

City Administrator Northrop stated that Kimley-Horn met with the Transportation Steering Committee and will have a draft map to the Committee next week and will be placed on the Council Agenda within the next couple of months.

F. Update, discussion and any necessary action regarding Parks Master Plan Project

City Administrator announced that this Project is on target and will be presented to the Parks Master Plan Committee on October 15, 2020 and brought to the Council on October 22, 2020.

Public Hearing

G. Rhome City Council to conduct a Public Hearing to consider a rezoning request by property owner representative Shawn Shahihi of Legal Property located on Holly Parkway, Rhome, Texas, legally described as 3.467, Subd: BC RHOME ADDITION. This request is to change the current zoning of Retail to the proposed zoning of "Planned Development"

Mayor Pittman Di Credico opened the Public Hearing at 6:54pm.

City Secretary Montgomery read the responses that were received:

- M&H Food Mart – In Favor
- Cheyne-West-Cheyne LLC – In Favor

City Secretary Montgomery called on those that wished to speak:

- Deborah BeCraft, 360 West Second, Rhome, Texas – Opposed if there are no changes
- Patricia Mitchell, 389 South Old Mill Road, Rhome, Texas – Not opposed to retail
- Shirley Mize, 170 Russell Street, Rhome, Texas – In Favor with restrictions
- Jo Ann Wilson, 240 First Street, Rhome, Texas – In Favor with restrictions
- Ashley Majors, 200 South Dogwood, Rhome, Texas – In Favor with restrictions

Mayor Pittman Di Credico opened the floor, no one requested to speak.

H. Rhome City Council to conduct a Public Hearing to consider amending the Comprehensive Zoning Ordinance, Section 33A, "OTR – OLD TOWN RHOME" by renaming Section 33A to "DOWNTOWN DISTRICT" and amending the boundaries of the proposed "Downtown District"

City Secretary Montgomery read the responses that were received:

- Jackson Robert & Jennifer Living Trust – In Favor
- Pamela Kemp – In Favor
- Michael & Sharon Casterline – Opposed
- Rhome Community Library – Opposed
- Jennifer Christine Brewer Smith – Opposed
- Brenda Pellett – In Favor
- Cheyne-West-Cheyne LLC – In Favor
- Louis and Ramah Burns Godfrey – Opposed
- RPB Catalyst, LLC – Opposed
- Deborah BeCraft – Opposed
- Ted Rother – Opposed
- Henri and Nell Fernandez – Opposed
- Scott and Shirley Mize – Opposed
- Patricia Mitchell – Opposed
- Gather Rother – Opposed
- Sam Eason – In Favor
- Josh Majors – Opposed
- Helen Wells – Opposed
- Randy Wells – Opposed
- Fabiola Valdez – Opposed
- Sevenano & Rosa Valdez – Opposed
- Humberto A. Leal – Opposed
- Brandon Valdez - Opposed

City Secretary Montgomery called on those that wished to speak:

- Deborah BeCraft, 360 West Second, Rhome, Texas – Opposed
- Patricia Mitchell, 389 South Old Mill Road, Rhome, Texas – Opposed
- Shirley Mize, 170 Russell Street, Rhome, Texas – Opposed; Ms. Mize turned in a petition with 110 names on it requesting that Council not rename Old Town Rhome
- Jo Ann Wilson, 240 First Street, Rhome, Texas – Opposed
- Ashley Majors, 200 South Dogwood, Rhome, Texas – Opposed

Mayor Pittman Di Credico opened the floor:

- Gail Rother
- Ronnie Moore
- Lisa Ann Wilson

Mayor Pittman Di Credico closed the Public Hearing at 7:30 pm.

Regular Session – New Business

- I. Discussion and any necessary action regarding a rezoning request by property owner representative Shawn Shahihi of Legal Property located on Holly Parkway, Rhome, Texas, legally described as 3.467, Subd: BC RHOME ADDITION. This request is to change the current zoning of Retail to the proposed zoning of “Planned Development”**

Mayor Pittman Di Credico reminded Council that this is a conceptual plan, not a site plan, and asked Council to hold their site plan questions until the site plan is on the agenda.

City Administrator Northrop explained that Planning & Zoning heard this case and is recommending approval with changes. Northrop continued by stating the changes included in more retail space and less townhomes.

Council discussed their options, the conceptual plan and verified that the Applicant will abide with the changes Planning & Zoning requested.

Motion made by Council Member Eason, seconded by Council Member Crenshaw, to accept Planning and Zoning recommendation of approval with changes.

Mayor Pittman Di Credico asked for a roll-call vote:

Council Member McCabe:	Aye
Council Member Crenshaw:	Aye
Mayor Pro-Tem Priest:	Aye
Council Member Eason:	Aye
Council Member Mackowski:	Aye

Motion carried unanimously.

Council Member McCabe recused himself from the following agenda item.

- J. Discussion and any necessary action regarding an amendment of the Comprehensive Zoning Ordinance, Section 33A, “OTR – OLD TOWN RHOME” by renaming Section 33A to “DOWNTOWN DISTRICT” and amending the boundaries of the proposed “Downtown District”**

Mayor Pittman Di Credico clarified that this is the first time Council is hearing this topic, Planning & Zoning has been discussing this item for the last two years, the Mayor ready minutes from the June 4, 2018 Planning and Zoning Commission meeting that began this discussion.

Di Credico stated that there are two issues within this agenda item – first, boundary of the overlay district and second, possible renaming of the zoning classification and asked Council to discuss the boundary issue first.

Council discussed the boundary and whether or not it needed to be changed.

Motion made by Council Member Crenshaw to approve the proposed boundary as laid out with the amendment of the “Old Town Rhome District.”

Council member Eason stated he was in favor of adopting the new boundary, but not a name change.

Motion amended by Council Member Crenshaw to approve the proposed boundary, but not to rename the zoning classification. Crenshaw asked if the boundary could be changed to go to 287 and 114.

Council Member Crenshaw withdrew both is original motion and amended motion.

Council discussed possibly changing the proposed boundary.

Di Credico stated that is seemed that there were a lot of questions regarding the boundary and asked if Council would consider tabling this agenda item.

Motion made by Council Member Crenshaw, seconded by Council Member Mackowski, to table this agenda item until more clarification can be made.

Mayor Pittman Di Credico asked for a roll-call vote:

Council Member McCabe:	Abstained
Council Member Crenshaw:	Aye
Mayor Pro-Tem Priest:	Aye
Council Member Eason:	Aye
Council Member Mackowski:	Aye

Motion carried 4-0-1, with Council Members Crenshaw, Priest, Eason and Mackowski for voting for and Council Member McCabe abstaining.

Council Member McCabe came back to the meeting.

K. Discussion and any necessary action regarding contract for Solid Waste/Refuse Collection Services and authorization to issue Request for Proposal for the same

City Administrator Northrop stated that the current contract with Waste Connections is coming to an end and would like to issue a Request for Proposal to keep the prices competitive.

Motion made by Council Member Mackowski, seconded by Council Member McCabe, to approve issuing a Request for Proposal for Solid Waste/Refuse Collection Services.

Mayor Pittman Di Credico asked for a roll-call vote:

Council Member McCabe:	Aye
Council Member Crenshaw:	Aye
Mayor Pro-Tem Priest:	Aye
Council Member Eason:	Aye
Council Member Mackowski:	Aye

Motion carried unanimously.

L. Discussion and any necessary action regarding Conflict Waiver for negotiations with City of Aurora regarding proposed extra territorial jurisdiction (ETJ) exchange

Mayor Pittman Di Credico stated that both cities use the same law firm, TOASE, and approving a Conflict of Waiver would allow both cities to save money keeping their current attorneys.

Motion made by Council Member McCabe, seconded by Council Member Eason, approving the Conflict of Waiver.

Mayor Pittman Di Credico asked for a roll-call vote:

Council Member McCabe:	Aye
Council Member Crenshaw:	Aye
Mayor Pro-Tem Priest:	Aye
Council Member Eason:	Aye
Council Member Mackowski:	Aye

Motion carried unanimously.

M. Discussion and any necessary action regarding negotiations with City of Newark for proposed split of City of Fort Worth extra territorial jurisdiction (ETJ) within Rolling V Development

Mayor Pittman Di Credico stated that this was just an update and that all cities involved (Newark, Fort Worth, Rhome, and Aurora) are working on maps to include the appropriate CCNs, CCRs, etc.

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.

N. Minutes of City Council Special Session dated September 3, 2020

O. Minutes of City Council Regular Session dated September 10, 2020

P. Contract with Wise County Elections for November 3, 2020 Election Services

Q. Contract with Tarrant County Emergency Services District No. One to provide emergency services by Rhome Fire Rescue

R. Ordinance for Quarterly Budget Amendments for Fiscal Year 2019-2020

Motion made by Council Member McCabe, seconded by Council Member Crenshaw, to approve the consent agenda as presented.

Mayor Pittman Di Credico asked for a roll-call vote:

Council Member McCabe:	Aye
Council Member Crenshaw:	Aye
Mayor Pro-Tem Priest:	Aye
Council Member Eason:	Aye
Council Member Mackowski:	Aye

Motion carried unanimously.

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:

- S. Section 551.071 Consultation with Attorney - pending or contemplated litigation, settlement offer or to seek advice from attorney – Appointment or removal of board or commission members**
- T. 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**
- U. Section 551.074 Personnel – discuss appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee, or hear complaint or charge against officer or employee in executive session unless officer or employee requests public**
- V. 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 Pittman Di Credico and Council Member Mackowski recused themselves from the Executive Session.

Mayor Pittman Di Credico convened the Council into Executive Session at 8:54pm.

Reconvene into Regular Session

Mayor Pro Tem Priest reconvened into Regular Session at 9:58pm.

W. Discussion and any necessary action as a result of Executive Session

Motion made by Council Member Eason, seconded by Council Member McCabe, to remove Ashley Majors from the Planning and Zoning Commission.

Mayor Pro Tem Priest asked for a roll-call vote:

Council Member McCabe:	Aye
Council Member Crenshaw:	Aye
Mayor Pro-Tem Priest:	Aye
Council Member Eason:	Aye
Council Member Mackowski:	Abstained

Motion carried 4-0-1 with Council Members McCabe, Crenshaw, Priest and Eason voting for and Council Member Mackowski abstaining.

Mayor Pro Tem Priest turned the meeting back over to Mayor Pittman Di Credico and Council Member Mackowski came back to the meeting.

Future Agenda Items

Council Member McCabe asked that an agenda item to fulfill the Planning & Zoning Commission vacancy be placed on the next agenda.

Council Member Crenshaw asked for an agenda item to discuss traffic restrictions at Main Street and BC Rhome.

Adjourn

Motion made by Council Member McCabe, seconded by Council Member Eason, to adjourn.

Mayor Pittman Di Credico asked for a roll-call vote:

Council Member McCabe:	Aye
Council Member Crenshaw:	Aye
Mayor Pro-Tem Priest:	Aye
Council Member Eason:	Aye
Council Member Mackowski:	Aye

Motion carried unanimously; meeting adjourned at 10:02pm.

Minutes approved the 8th day of October 2020.

Michelle Pittman Di Credico

Michelle Pittman Di Credico,
Mayor



Shannon Montgomery

Shannon Montgomery, TRMC
City Secretary