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## **MINUTES OF RHOME CITY COUNCIL MEETING**

**Meeting Date: August 22, 2017**

**Meeting Time: 7:00 pm**

### **Call to Order**

Mayor Pittman Di Credico called the meeting to order at 7:00 pm.

### **Call roll to establish a quorum**

Mayor Pittman Di Credico announced a quorum of Council members were present.

### **Council Members Present:**

Mayor Michelle Pittman Di Credico  
Mayor Pro Tem Sam Eason  
Council Member LeeAnne Mackowski

Council Member Colton Lorange  
Council Member Kenny Crenshaw

### **Council Members Absent:**

Council Member Charles Pennington

### **City Staff Present:**

Police Chief Sam Love

City Secretary Shannon Montgomery

### **Invocation**

Council Member Crenshaw gave the invocation.

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

### **Citizen Presentations and Public Input for Future Agenda Items**

Chip Kowalski, Chair-Elect of the Wise County Chamber of Commerce, introduced himself and current Chair Deborah Mann. Mr. Kowalski gave a brief overview of the Chamber, thanked the City of hosting the Chamber Coffee in July, and presented Mayor Pittman Di Credico with the City's membership plaque.

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

Mayor Pittman Di Credico introduced and welcomed new City Secretary Shannon Montgomery.

### **Public Hearing**

#### **A. Proposed Budget for Fiscal Year 2017-2018**

#### **B. Proposed Tax Rate for 2018**

Mayor Pittman Di Credico opened the Public Hearing at 7:03 pm.

Ms. Robin Holmes stated that the tax rate should not be increased and asked about the roads budget. Mayor Pittman Di Credico stated that the roads budget is \$30,000, that the City has a contract with the County for improvements, and that the City is working with its Engineer to evaluate the City's roads.

### **Close Public Hearing – Discussion and Action on Public Hearing**

#### **A. No action will be taken on Public Hearing**

Mayor Pittman Di Credico closed the Public Hearing at 7:06 pm and stated that the second Public Hearing on the proposed Budget and proposed Tax Rate would be August 29, 2017 at 7:00 pm.

### **Regular Agenda – Old Business**

#### **A. Discussion and any necessary action regarding issuance of five-year bond package for capital improvement projects and ordinance authorizing the issuance of City of Rhome, Texas Tax Note, Series 2017 and any related matters incident to the issuance, sale, payment and delivery of said bonds**

Mayor Pittman Di Credico introduced Mr. Joey Dierker, from Hilltop Securities. Mr. Dierker stated that bids were due this morning and they received five bids. The recommendation is Frost Bank's Option 2 as they are callable. The current payoff is September 2022. Mayor Pro Tem Eason asked why the City received such a low rate. Mr. Dierker stated the low rate was because of the short time frame. The total Bond Package is \$660,000 for seven (7) years and if Council approves the Bond tonight, the money will be available September 20, 2017.

Mayor Pro Tem Eason stated that the Bond would go to the following projects:

- City Hall renovations
- Purchasing automatic meter readers
- Purchasing storm warning sirens
- Making improvements to the City's water and wastewater system
- Removing asbestos and demolishing an existing municipal building

Motion made by Council Member Mackowski, seconded by Council Member Lorange, to accept the 1.74% rate for the issuance of a five-year bond package for capital improvement projects and approving Ordinance No. 2017-19 authorizing the issuance of City of Rhome, Texas Tax Note, Series 2017 and any related matters incident to the issuance, sale, payment and delivery of said bonds. The vote to approve the Bond issuance passed 4-0.

### **Regular Agenda – New Business**

#### **A. Discussion and any necessary action regarding proposed sale of 2005 Vector Truck and potential replacement of same**

Mayor Pittman Di Credico asked to postpone this agenda item to the next meeting; as the City did not get the offer paperwork in time to discuss at tonight's meeting. Council Member Crenshaw stated he would like to hear what Public Works Director Petty has to say as well.

Agenda item postponed to the August 29, 2017 City Council Meeting.

#### **B. Discussion and any necessary action regarding auditor engagement letter for fiscal year 2017-2018**

Motion made by Council Member Crenshaw, seconded by Council Member Mackowski to accept the audit engagement letter for fiscal year 2017-2018. The vote to accept the audit engagement letter passed 4-0.

#### **C. Discussion and any necessary action regarding agreement with Rhome Library for funding for fiscal year 2017-2018**

Motion made by Council Member Mackowski, seconded by Council Member Crenshaw, to approve the agreement with the funding in the amount of \$600. The vote to approve the funding agreement passed 4-0.

#### ***D. Discussion and any necessary action regarding minimum lot size***

After a short discussion, Mayor Pittman Di Credico asked Council to email their concerns regarding the lot size of the Prairie Point Development to City Secretary Montgomery. The Mayor would discuss those concerns with the Developer.

There was no action taken on this item.

#### **Future Agenda Items**

There were no Future Agenda Items requested. Mayor Pittman Di Credico asked Council to email their requests to City Secretary Montgomery.

*Mayor Pittman Di Credico called a short break at 7:31 pm.*

*Mayor Pittman Di Credico reconvened into Workshop Session at 7:42 pm.*

#### **Convene into Workshop**

##### **A. Discussion and any necessary action regarding the city's 5-year plan, vision statement and goals**

Mayor Pittman Di Credico stated that she heard someone at the last meeting say "Building a Community" and that has stayed with her. She would like this Workshop to be a start to the City creating a 5-year plan, vision statement and goals.

Mayor Pro Tem Eason stated, "It takes a village" in terms of creating a vision statement. He continued with, "Everybody be friendly with your neighbors." There has to be a relationship between Police Officers and children. Using "Old Time Community", the City seems to be reacting and he would like to see the City act. Tonight is a starting point and at least annually, we need to review the 5-year plan. The Council, along with Planning & Zoning need to think about what kinds of businesses they want along 287 and 114.

Mayor Pittman Di Credico identified the need to take all the ideas and find a common thread to build a community. She suggested starting with adding, "Building a Community" on the Website.

Council Member Crenshaw stated the Council first needs to establish the vision: long-term, near-term and critical needs.

Mayor Pro Tem Eason stated that a reasonable objective for tonight's meeting is to create a vision statement to mull over for a couple of weeks and get feedback from residents.

Council Member Crenshaw stated that Council needed to get agreement of a vision statement and to create a broad outline and give to Planning & Zoning and Parks.

Council Member Mackowski said that Council began working on a 5-year plan last year and likes Mayor Pro Tem Eason's idea of creating a vision statement.

Mayor Pro Tem Eason asked for a starting point.

Council Member Mackowski suggested using a play on words with Rhome, with "R" Home.

Council Member Crenshaw stated he wanted a residential community with businesses that would support the community.

Mayor Pro Tem Eason suggested the term "Bedroom Community."

Council Member Crenshaw stated that Council and Planning & Zoning need to look at zoning, as that is the foundation of a city.

Mayor Pro Tem Eason suggested looking at the ETJ and start talking to those property owners, they could not just look within city limits.

Council Member Crenshaw said to lay the foundation and infrastructure first.

Council Member Mackowski stated the City needed to look for new growth that would support the existing development and residential base.

Mayor Pro Tem Eason shared that he read an article entitled "Moneyball", from TML's City and Town Magazine that gave the perfect ratio to help a city prosper.

Council Member Mackowski stated she also read the article and that Council needs to use the ratios listed in the article.

Council Member Crenshaw cautioned not to get too large and lose the City's identity.

Mayor Pittman Di Credico asked Council what they thought the City's philosophy regarding business was.

Council Member Mackowski stated that the City needed to have balance, not just residential.

Mayor Pittman Di Credico shared that she would like to see small town shops and sidewalks along Main Street and BC Rhome. She would also like to see retail and restaurants along 287 and 114.

Council Member Crenshaw stated he would like to see a combination of Grapevine and Roanoke.

Mayor Pittman Di Credico reminded Council that the 5-year plan should be more conceptual than specific.

Mayor Pro Tem Eason asked Council and the audience to come with a few buzzwords to help with the creation of the vision statement. The words included community, safe, "R"home, children, small town, friendly, and relaxing. Ms. Kassie Knight suggested, "Building a Community... by seeking sustainable growth that protects our natural and historic resources while preserving value, qualities, and culture."

Mayor Pittman Di Credico asked Council to continue to think about what they would like to see come to Rhome and that she and City Secretary Montgomery will plan a Town Hall Meeting for the fall to continue working on the 5-year plan, vision statement and goals.

Ms. Robin Holmes asked the Council to seek a balance of businesses that complement the City's resident income levels. Ms. Holmes also wanted a peaceful, relaxing community with a place for family and children.

Mayor Pittman Di Credico asked if the City offered enough for children and both the Council and the audience answered no.

Mayor Pro Tem Eason suggested a recreation center that offered games, office space for meetings, and a kitchen – a place where the community could come together.

Council Member Mackowski stated that Council would need to consider staffing needs if it wanted to build a recreation center.

Council Member Crenshaw also mentioned building a skate park like the one in the City of Roanoke.

Mayor Pittman Di Credico reiterated that Council needed to take the current zoning map and expand it further to include ETJ and see what makes sense in our area that Fort Worth does not offer.

Council Member Mackowski suggested working with area cities to create a small metropolis.

Mayor Pro Tem Eason stated that Council needed to start within our city limits

Mayor Pittman Di Credico and Council Member Mackowski reminded the Council that they need to think about what they do and how it affects the neighboring cities.

Mayor Pittman Di Credico stated that the Council has made a good start with tonight's meeting and suggested planning for a Town Hall meeting in late September or early October.

Police Chief Love stated that the City needs a mission statement.

Mayor Pro Tem Eason suggested asking the department heads what their 5-year plan or wish list consists of because those items also need to align with Council.

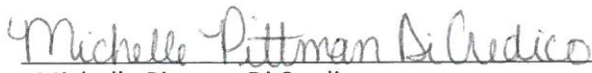
Mayor Pittman Di Credico shared her appreciation of Council's steps this evening – reviewing the proposed budget and the Workshop discussion.

Mayor Pro Tem Eason stated that Council's homework consisted of sending City Secretary Montgomery their top three conceptual ideas for the Town Hall meeting.

**Adjourn**

Motion made by Council Member Crenshaw, seconded by Council Member Mackowski, to adjourn. The motion to adjourn passed 4-0. Mayor Pittman Di Credico adjourned the meeting at 8:39 pm.

**Minutes approved the 14th day of September, 2017.**



Michelle Pittman Di Credico,  
Mayor



Shannon Montgomery, TRMC  
City Secretary