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**MINUTES OF PUBLIC MEETING OF THE RHOME CITY COUNCIL  
AND JOINT WORKSHOP WITH THE RHOME PLANNING & ZONING COMMISSION**

**Meeting Date: Tuesday, January 23, 2018**

**Location: Rhome Community Center, 261 North School Road**

**Meeting Time: Workshop at 6:30 pm & Council Meeting at 7:00 pm**

**Convene into Joint Workshop with City of Rhome Planning & Zoning Commission and City Council**

**Call Workshop to Order at 6:30 pm and Establish a Quorum**

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

Planning & Zoning Commission Chair Holliman called the Planning & Zoning workshop to order at 6:30 pm and announced a quorum of Commissioners present.

**Council Members Present:**

Mayor	Michelle Pittman Di Credico	Council Member, Place 2	Kenny Crenshaw
Mayor Pro Tem,	Sam Eason	Council Member, Place 5	Leeanne Mackowski
Council Member, Place 1	Charles Pennington		

**Planning & Zoning Commissioners Present:**

Chair	Shawn Holliman	Commissioner	Ashley Majors
Commissioner	Steve Knight	Commissioner – Alternate	Thomas Cannon
Commissioner	Roland Kuhleman		

**Planning & Zoning Commissioners Absent:**

Vice-Chair	Flann Bailey
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**City Staff Present:**

City Attorney Carvan Adkins	City Secretary Shannon Montgomery
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**A. Discussion regarding direction for city-wide zoning review and possible land use review**

City Attorney Adkins reminded all that zoning is a subset of regulating use and gave a brief reminder of the planning process. Place similar uses together, along with buffer zones, wanting zoning requests to fit into the comprehensive plan and reminding both the Council and the Commission that they need to review the plan regularly as the zoning ordinance and comprehensive plan are living documents.

Chair Holliman stated that at the last Planning & Zoning Commission meeting, the Commissioners wanted to have this joint session to look at the City as a whole, get direction from Council, and proceed with the review of zoning.

Mayor Pro Tem Eason agreed with Chair Holliman and stated that while in doing so, all must think of the City's vision and making sure they are all working towards that vision. Eason stated the first step is to identify zones of the City and then decide where the City is going to meet its vision.

Mayor Pittman Di Credico stated that the City could not zone the areas in the City's ETJ, but the City can regulate platting.

Mayor Pro Tem Eason stated that any land annexed into the City should be planned developments and the City should consider developer agreements.

City Attorney Adkins reminded the Council and the Commissioners that while they are reviewing the zoning, property owners have vested rights, meaning they have the right to rely on the existing use of their property.

The discussion moved towards where the focus point should be and where to start the project. Chair Holliman stated that the major thoroughfares – Business 287 and Main Street, should be the starting focal point.

Mayor Pittman Di Credico agreed that Main Street should be the focus of the City. Chair Holliman added that BC Rhome should be included in the focus.

Discussion ensued regarding Old Mill and First Street should be the focal point as Main Street is a State Highway and TxDot would need to be involved.

Commissioner Knight stated that Keller and 377 could be an example as 377 is a State Highway. Council Member Crenshaw wanted to make sure that industrial and large businesses would be limited along the focal area of the City.

#### **Recess Joint Workshop and Convene into Regular City Council Meeting**

#### **Call City Council Meeting to Order at 7:00 pm and Establish a Quorum**

Mayor Pittman Di Credico recessed the workshop and called the Council meeting to order at 7:00 p.m.

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

Council Member Crenshaw gave the invocation and led the pledges.

**Citizen Presentations and Public Input for Future Agenda Items.** The Council is not permitted to take action on or discuss any presentations made to the Council at this time concerning an item not listed on the agenda. The Council will hear comments on specific agenda items that are listed as public hearings prior to the Council addressing those items. Request form must be filled out and returned to the City Secretary prior to 7:00 p.m. to be recognized.

No Citizen Presentations were made.

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

Mayor Pro Tem Eason thanked the Mayor for her service on the City of Rhome's Volunteer Fire Department.

#### **Regular Agenda – Old Business**

#### ***B. Discussion and any necessary action regarding the resignation of Council Member Colton Lorange and filling the vacancy left on Council including Oath of Office for newly appointed council member***

Mayor Pro Tem Eason listed the name of the applicants: David Gilbert, Elaine Priest, Josh McCabe, and Patty Mitchell. Eason stated he liked the idea of Ms. Elaine Priest being on the council as a new representative of the City.

Council Member Mackowski stated that Ms. Priest would be a good selection.

Council Member Crenshaw was happy to see list of applicants and would support the nomination of Elaine Priest.

Council Member Pennington stated that Mr. David Gilbert would be a good candidate.

Motion made by Council Member Crenshaw, seconded by Mayor Pro Tem Eason, to nominate Elaine Priest and appoint her to the Council vacant position. Motion to appoint Elaine Priest carried 3-1-0; with Mayor Pro Tem Eason, Council Member Crenshaw and Council Member Mackowski voting for and Council Member Pennington voting against.

Mayor Pittman Di Credico gave Elaine Priest the statement of Election Officer and Oath of Office. Council Member Priest took her place at the dais.

### **Re-Convene into Joint Workshop with City of Rhome Planning & Zoning Commission and City Council**

#### ***C. Discussion regarding direction for city-wide zoning review and possible land use review***

Mayor Pittman Di Credico reconvene into the joint workshop and continued with Commissioner Majors asking Council what do they envision for the City in regards to growth from Old Town Rhome and moving outward.

Council Member Crenshaw read the draft vision and stated that he would like to be like Grapevine, Roanoke – some old town charm, sees less big industrial/commercial businesses, and wants to serve the people moving to Rhome.

Mayor Pro Tem Eason would like to see sit down restaurants, a grocery store, and a farmer's market.

Council Member Mackowski would like to see retail/commercial along the major highway routes and have residential inside those routes.

Council Member Pennington stated he would also like to see restaurants and a grocery store.

Chair Holliman stated he would like to develop 287/81; no large businesses will come until the roof tops are here. Make Rhome attractive to families with parks, sports fields, keep industrial where it is while keeping the old town feel and keep it inviting.

Commissioner Majors stated that the Council and the Planning & Zoning Commission have to work together.

Council Member Priest stated it sounds like both the Council and Planning & Zoning have the same vision; the question is how to make it happen.

Commissioner Knight stated Planning & Zoning should come up with the plan – start at the focal point and try to get a Roanoke Oak Street and bring a recommendation to Council.

Council Member Crenshaw also stated find a starting point, plan and reach out to the residents.

Consensus of both the Council and Planning & Zoning was to use Old Mill Road as the focal point and allow Planning & Zoning to work on a plan and utilize Town Hall meetings to receive comments from residents and bring forth a plan to Council.

Commissioner Holliman stated Planning & Zoning will work with City Secretary Montgomery and let Council know when they are ready to continue the joint workshop with Council.

## **Adjourn from Joint Workshop with City of Rhome Planning & Zoning Commission and City Council**

Motion made by Council Member Mackowski, seconded by Mayor Pro Tem Eason, to close the workshop. Mayor Pittman Di Credico closed the workshop at 7:35 pm.

Motion made by Commissioner Knight, seconded by Commissioner Kuhleman, to adjourn. Chair Holliman adjourned the Planning & Zoning Commission at 7:35 pm.

## **Re-Convene into Regular City Council Meeting**

Mayor Pittman Di Credico reconvened into Regular Session.

## **Consent Agenda**

### ***D. Minutes of January 11, 2018***

Motion made by Council Member Mackowski, seconded by Council Member Crenshaw to approve the Minutes of January 11, 2018 as presented. Motion carried unanimously.

## **Regular Agenda – Old Business**

City Attorney Adkins requested an Executive Session prior to discussion of the next agenda item.

Mayor Pittman Di Credico stated Pursuant to the Open Meetings Act, Chapter 551, Section 551.071 of the Texas Government Code, the Council may convene into executive session at any time during the meeting if a need rises for the City Council to seek advice from the City Attorney concerning any item on this agenda, to discuss pending and contemplated litigation, or a settlement offer, or to discuss a matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Board of Texas clearly conflicts with Chapter 551.

Mayor Pittman Di Credico convened the Council into Executive Session at 7:37 pm.

Mayor Pittman Di Credico reconvened into Regular Session at 7:47 pm.

### ***E. Discussion and any necessary action regarding Outdoor Warning Sirens and authorizing the mayor to expend funds for the project***

Motion made by Council Member Mackowski, seconded by Council Member Crenshaw, to reject all previous bids and rebid specifications and re-advertise the RFP. Motion carried 4-0-0; with Mayor Pro Tem Eason, Council Member Crenshaw, Council Member Mackowski, and Council Member Priest voting for. Council Member Pennington was out of the room at time of vote.

### ***F. Discussion and any necessary action regarding creating part-time position for recreation center***

Council Member Crenshaw asked for clarification – was the funding going away or just the person's time running out. Mayor Pittman Di Credico confirmed that the person's time in the program has run out; the State still has funding, but has not been able to find a replacement.

Council Member Crenshaw stated that the City needed to look at this objectively and that there is no money in the City's budget. The Council needs to be fiscally responsible.



Parks and Recreation Board Chair Tommie Eason reconfirmed that the position is currently being paid by the State; however, the State has not been able to find a replacement. Eason stated that Marie Moore does an awesome job and is afraid that if she cannot continue, it would be the end of the program.

Mayor Pittman Di Credico stated that if this position came under the City's oversight, then the position would change as the City has to treat all programs equally.

Council Member Priest suggested expanding the usage of the building and allow it to be a community effort.

Mayor Pro Tem Eason agreed with Council Member Crenshaw remarks of fiscal responsibility and that the budget is not bulging.

Council Member Mackowski added that the seniors that attend are of low income.

Motion made by Council Member Pennington to create a part-time position as close to current expectation and assume financial responsibility of the senior program. Motion died for lack of second.

Motion made by Mayor Pro Tem Eason, seconded by Council Member Mackowski, to research and find funding for position at \$7.25/hour with 28 hours a week for a total of \$10,556 annually.

Council Member Priest stated if Council does find funding, she would like to see a job description.

Mayor Pro Tem Eason amended is motion to state find funding and create job description. Council Member Mackowski seconded the amendment.

Amended Motion to find funding and create a job description carried 4-1-0 with Mayor Pro Tem Eason, Council Member Mackowski, Council Member Pennington, and Council Member Priest voting for and Council Member Crenshaw voting against.

***G. Discussion and any necessary action regarding adopting 2018 proposed revisions to the City of Rhome Personnel Manual and Employee Handbook adopted July 11, 2013 revised September 12, 2013***

Motion made by Mayor Pro Tem Eason, seconded by Council Member Mackowski, to postpone this agenda item to February 8, 2018. Motion carried unanimously.

***H. Discussion and any necessary action regarding property taxes for persons over the age of 65***

Mayor Pittman Di Credico stated that if the City freezes the property taxes for persons over the age of 65, their property tax rate would not go up. The freeze would not be automatic; residents would have to apply for the freeze.

Motion made by Council Member Crenshaw, seconded by Council Member Mackowski, to have the City pass an ordinance freezing the property tax rate at the current rate upon reaching age 65.

Council Member Crenshaw amended his motion to have the City Attorney draft an ordinance to be submitted to Council for approval. Council Member Mackowski seconded the amendment.

Motion to have the City Attorney draft an ordinance to be submitted to Council for approval carried unanimously.

### Regular Agenda – New Business

- I. Discussion and any necessary action regarding an Ordinance calling the May 5, 2018 General Election for two – year terms for the positions of Mayor, Council Member - Place 4, and Council Member - Place 5 and the May 5, 2018 Special Election for one-year terms for the positions of Council Member - Place 2 and Council Member - Place 3***

Motion made by Council Member Mackowski, seconded by Council Member Crenshaw, to approve a Resolution calling the May 5, 2018 General Election for two – year terms for the positions of Mayor, Council Member - Place 4, and Council Member – Place 5 and the May 5, 2018 Special Election for one-year terms for the positions of Council Member - Place 2 and Council Member - Place 3. Motion calling the May 5, 2018 General and Special Elections carried unanimously.

- J. Discussion and any necessary action regarding city audit for fiscal year 2016-2017***

Motion made by Mayor Pro Tem Eason, seconded by Council Member Mackowski, to postpone this agenda item to February 8, 2018. Motion carried unanimously.

### Future Agenda Items

Council Members did not request any future agenda items.

### Adjourn

Motion made by Council Member Mackowski, seconded by Mayor Pro Tem Eason, to adjourn. The motion to adjourn carried unanimously. Mayor Pittman Di Credico adjourned the meeting at 8:31 pm.

**Minutes approved the 8th day of February 2018.**

*Michelle Pittman Di Credico*

Michelle Pittman Di Credico,  
Mayor

*Shannon Montgomery*

Shannon Montgomery, TRMC  
City Secretary

