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**Mayor**  
Michelle Pittman  
Di Credico

**City Council**

**Mayor Pro-Tem,  
Place 3**  
Elaine Priest

**Place 1**  
Charles  
Pennington

**Place 2**  
Kenny Crenshaw

**Place 4**  
Sam Eason

**Place 5**  
Leeanne  
Mackowski

**City  
Administrator**  
Joe Ashton

**City Attorney**  
Carvan Adkins

**City Secretary**  
Shannon  
Montgomery

**Fire Chief**  
Darrell Fitch

**Police Chief**  
Sam Love

**Public Works  
Director**  
Lance Petty

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

**Meeting Date: Thursday, September 13, 2018**

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

**MEETING START TIME: 7:00 PM**

### **Call to Order and Establish a Quorum**

Mayor Pittman Di Credico called the meeting to order at 7:00 pm. and announced a quorum of Council Members present.

#### **Council Members Present:**

Mayor Michelle Pittman Di Credico  
Council Member Kenny Crenshaw

Council Member Sam Eason  
Council Member Leeanne Mackowski

#### **Council Members Absent:**

Mayor Pro Tem Elaine Priest

Council Member Charles Pennington

#### **City Staff Present:**

City Administrator Joe Ashton  
City Secretary Shannon Montgomery  
Fire Chief Darrell Fitch

Police Chief Sam Love  
Public Works Director Lance Petty

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

Council Member Crenshaw gave the invocation and led the Pledge of Allegiance to the American Flag.

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

Mayor Pittman Di Credico announced that Items L and M would not be discussed tonight as the Council had not been able to have the second Public Hearing on the items. The Second Public Hearing is scheduled for Tuesday, September 25, 2018 at 7:00 pm.

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

There were no Citizen Presentations made.

### **Consent Agenda**

#### **A. Minutes of August 28, 2018 City Council Regular Session**

Motion made by Council Member Eason, seconded by Council Member Crenshaw, to approve the August 28, 2018 City Council Regular Session Minutes as presented. Motion carried unanimously.

### **Monthly Staff Reports**

#### **B. Mayor's Report of Operations**

#### **C. Departments: Administration, Fire Rescue, Municipal Court, Police and Public Works**

#### **D. Boards: Parks & Recreation Board and Planning & Zoning Commission**

Mayor Pittman Di Credico stated her August Report of Operations would be forthcoming.

## **Public Hearing**

### ***E. Rhome City Council to conduct a Public Hearing to consider a Preliminary Plat Request of 3.736 Acres of Legal Property currently described as Lots 3 through 10, Block 19, Lots 1 through 5, Block 28, Part of Block 29 and parts of the abandoned streets of "E" Street and "F" Street, and internal alleys, Original Townsite of Rhome, Texas, with the proposed legal description of Morris Street Townhomes Addition***

Mayor Pittman Di Credico opened the Public Hearing at 7:03 pm and asked City Administrator Ashton for Staff Findings.

City Administrator Ashton stated that this item went before Planning & Zoning on Monday, September 10, 2018 and that the Preliminary Plat was complete and that Staff received additional information since Monday. Mayor Pittman Di Credico stated that the City received notification that there is a question of ownership of partial amount of land within this request.

The following individuals addressed the Council:

- Shirley Mize, 170 Russell, Rhome, addressed the Council via video conference, spoke in opposition of the Request
- Fabiola Valdez, 280 South Dogwood, Rhome, spoke in opposition of the Request
- Skip Leake, PO Box 201786, Arlington, Texas, Representative of Applicant, stated that the Request should be approved
- Tommie Eason, 1107 Mount Lane, Rhome, spoke in regards to legal issues regarding zoning
- Gail Rother, 199 West Morris, Rhome, spoke in opposition of the Request

City Secretary Montgomery read the notification replies that were received prior to the Public Hearing:

- Louis and Ramah Godfrey, Don 300 South Main Street, Rhome – opposed
- Don Jacobs, 390 West Morris Street, Rhome – opposed
- Severo & Rosa Valdez, 145 West Morris, Rhome – opposed
- David Hayunga, 130 South School Road, Rhome – opposed
- Ted and Gail Rother, 199 West Morris, Rhome – opposed

### ***F. Rhome City Council to conduct a Public Hearing to consider a Replat Request of 5.64 Acres Legal Property currently described as Lot 1, Block A of the Closner Trans-Texas Addition of Rhome, Texas, with the proposed legal description of Lots 1R & 3, Closner Trans-Texas Addition***

City Administrator Ashton stated that this item is a straight replat, replatting one lot into two lots and that Planning & Zoning recommended approval.

There were no speakers on this item.

### ***G. Rhome City Council to conduct a Public Hearing to consider a Combination Plat Request of Legal Property currently described as a 10.08 Acre Tract of Land Situated in the Smith County School Land Survey, Abstract #743, in unincorporated Wise County, Texas, with the proposed legal description of Lot 1, Block A of the Dysol Rhome Addition. This property lies outside of the city limits of Rhome, TX; platting is administered per an Inter-Local Agreement with Wise County, Texas.***

City Administrator Ashton stated this item meets the requirements of Section 4.5 of the Subdivision Ordinance to request the combination Preliminary and Final Plat, it is a straightforward plat, and that the property is outside city limits. The applicants are also in attendance and that Planning & Zoning recommended approval.

The following individuals addressed the Council:

- Jan Peek, 629 Christy Lay Lane, Rhome, spoke on opposition of a chemical plant being so close to her property.

City Secretary Montgomery stated that she had received an opposed notification from Keith Weiss who owns the property north of the proposed plat, along with his sister Jan Peek.

Deborah BeCraft, 260 West Second Street, Rhome, shared her concern for the ByWell residents having to be next to the concrete plant and a proposed chemical plant.

Applicants Andrew Leech and Tom MacQuire of Dysol, addressed both Council and those in the audience, assuring everyone that their company is not a discharge company and this will be their third location and invited everyone to come tour their existing locations.

With no one else wanting to speak, Mayor Pittman Di Credico closed the Public Hearing at 7:44 pm.

### **Regular Agenda**

***H. Discussion and any necessary action regarding a Preliminary Plat Request of 3.736 Acres of Legal Property currently described as Lots 3 through 10, Block 19, Lots 1 through 5, Block 28, Part of Block 29 and parts of the abandoned streets of "E" Street and "F" Street, and internal alleys, Original Townsite of Rhome, Texas, with the proposed legal description of Morris Street Townhomes Addition***

Ashley Majors, 200 South Dogwood, Rhome, addressed the Council and read a letter that was sent to Mr. Free and the City of Rhome from her attorney Steve Hickey notifying everyone of the possible owner of a partial piece of land that is now in question. Ms. Majors also asked Council to stop and not take action on this item tonight.

Mayor Pittman Di Credico stated that based on the additional information received, the City Attorney is recommending denial on this item as to the question of ownership.

Motion made by Council Member Eason, seconded by Council Member Crenshaw, to deny the Preliminary Plat Request in regards to Section 4.2.4(d) of the Subdivision Ordinance. Motion carried unanimously.

***I. Discussion and any necessary action regarding a Replat Request of 5.64 Acres Legal Property currently described as Lot 1, Block A of the Closner Trans-Texas Addition of Rhome, Texas, with the proposed legal description of Lots 1R & 3, Closner Trans-Texas Addition***

Motion made by Council Member Eason, seconded by Council Member Mackowski, to approve the replat as presented. Motion carried unanimously.

***J. Discussion and any necessary action regarding a Combination Plat Request of Legal Property currently described as a 10.08 Acre Tract of Land Situated in the Smith County School Land Survey, Abstract #743, in unincorporated Wise County, Texas, with the proposed legal description of Lot 1, Block A of the Dysol Rhome Addition. This property lies outside of the city limits of Rhome, TX; platting is administered per an Inter-Local Agreement with Wise County, Texas.***

City Administrator Ashton asked Council to consider adding that the plat meet any and all county requirements to their motion.

Motion made by Council Member Eason, seconded by Council Member Mackowski, to approve the combination Plat Request with the condition that the applicant adhere to any and all notes from the County. Motion carried unanimously.

### **Regular Agenda – Old Business**

***K. Discussion and any necessary action regarding designating zoning administrator***

Mayor Pittman Di Credico stated that this is a housekeeping item since they have tasked the City Administrator with this task, Council just needs to formally designate the City Administrator as the Zoning Administrator.

Motion made by Council Member Crenshaw, seconded by Council Member Eason, to designate the City Administrator as the Zoning Administrator. Motion carried unanimously.



Mayor Pittman Di Credico reiterated that items L and M would not be discussed as Council has not held the second Public Hearing; the second Public Hearing is scheduled for Tuesday, September 25, 2018 at 7:00 pm.

**L. Discussion and any necessary action regarding Ordinance No. 2018-28 adopting the Budget for Fiscal Year October 1, 2018 to September 30, 2019**

**M. Discussion and any necessary action regarding Ordinance No. 2018-29 ratifying ad valorem property tax revenue reflected in the adopted Fiscal Year October 1, 2018 to September 30, 2019 Annual Budget**

**Regular Agenda – New Business**

**N. Discussion and any necessary action regarding Ordinance 2018-30 amending Chapter 2, “Animal Control”, of the City of Rhome Code of Ordinances**

Motion made by Council Member Mackowski, seconded by Council Member Eason, to approve Ordinance 2018-30 as presented. Motion carried unanimously.

**O. Discussion and any necessary action regarding an update on the Planning & Zoning Commission’s comprehensive zoning review**

City Administrator Ashton briefly updated Council on the Planning & Zoning Commission’s zoning review, adding that the 2004 Old Town Overlay has been found and that the Commission will be continuing its review at the next meeting on October 1<sup>st</sup> and that he will bring a more complete update back to Council on October 11, 2018.

**P. Discussion and any necessary action regarding Resolution No. 2018-12 approving a negotiated settlement between the Atmos Cities Steering Committee and Atmos Energy Corp., Mid-Tex Division regarding the Company’s 2018 Rate Review Mechanism Filings**

Motion made by Council Member Crenshaw, seconded by Council Member Mackowski, to approve Resolution No. 2018-12 as presented. Motion carried unanimously.

**Future Agenda Items**

No future agenda items were requested.

**Adjourn**

Motion made by Council Member Eason, seconded by Council member Mackowski, to adjourn. Meeting adjourned at 8:12 pm.

**Minutes approved the 25th day of September 2018.**

*Michelle Pittman Di Credico*  
Michelle Pittman Di Credico,  
Mayor

*Shannon Montgomery*  
Shannon Montgomery, TRMC  
City Secretary

