



Physical Address: 501 South Main Street

Mailing Address: PO Box 228

Rhome, Texas 76078

Telephone: 817-636-2462 | Metro: 817-638-2758

[www.cityofrhome.com](http://www.cityofrhome.com) | [cityofrhome@earthlink.net](mailto:cityofrhome@earthlink.net)

**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**  
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, August 8, 2019**

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

**MEETING START TIME: 6:30 PM**

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

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

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

Mayor Michelle Pittman Di Credico

Council Member Kenny Crenshaw

Mayor Pro Tem Elaine Priest

Council Member Sam Eason

Council Member Josh McCabe

Council Member Leeanne Mackowski

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

City Administrator Joe Ashton

Fire Chief Darrell Fitch

City Attorney Carvan Adkins

Police Chief Sam Love

City Secretary Shannon Montgomery

Public Works Director Lance Petty

### **Pledges**

Mayor Pittman Di Credico led the pledges.

### **Invocation and Pledges**

Council Member Crenshaw gave the invocation.

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

Ashley Majors, 200 South Dogwood, Rhome, Texas addressed Council to find it in the budget to clean up the City and requested the Code Compliance weekly hours be increased to 20 hours a week. She also questioned the status of the trailer on Front Street.

City Administrator Ashton updated Council and the audience that the Front Street property has a tax judgement forthcoming and the tax sale would not be until March 2020.

Marguartett Lee, 1213 Alliance Boulevard, Rhome, Texas addressed the Council regarding the above ground utility poles being erected within the ByWell Estates subdivision. She understood that the utility pools were required to be underground.

City Administrator Ashton stated his research has not found a written stipulation stating that utilities are required to be underground.

Tim Robison, 1110 Sunrise Avenue, Rhome, Texas also spoke regarding the above ground utilities poles and asked that Council place this on the next agenda item for discussion.

Shawn Brock, 1303 Speedway Drive, Rhome, Texas, addressed Council regarding the utility poles and also asked that the American Flag be placed on one of the two remaining poles until the third pole can be replaced.

Jo Ann Wilson, 240 West First Street, Rhome, Texas addressed the Council regarding the events of Dayton and El Paso and stated Rhome needs to start caring about its residents. Wilson asked what has the current Council doing to show that they care about their residents? Citizens are working together, so should Council.

Deborah BeCraft, 360 West Second Street, Rhome, Texas addressed Council about the Rhome Veterans CPR class on August 24, 2019, she needs RSVPs no later than August 12, 2019 and veterans and first responders are free. Class begins at 10am. She continued stating that she also understood that utilities were to be underground. BeCraft finished by stating that she is very scared with the amount of borrowing that Council is planning and asked that Council cut spending.

Patricia Mitchell, 389 South Old Mill Road, Rhome, Texas addressed Council by stating the Wise County's Sheriff's Office website shows that a Council Member had been arrested and that it reflects badly on Rhome.

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

There were no Announcements made by either the Mayor or Council Members.

### **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:*

- A. Section 551.071 Consultation with Attorney - pending or contemplated litigation, settlement offer or to seek advice from attorney - Prairie Point Development, Rolling V Development*
- B. 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*
- C. 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 hearing*
- D. 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 - Prairie Point Development, Rolling V Development*

Mayor Pittman Di Credico convened into Executive Session at 6:52pm.

### **Reconvene into Regular Session**

Mayor Pittman Di Credico reconvened into Regular Session at 7:35pm.

#### ***E. Discussion and any necessary action as a result of Executive Session***

Mayor Pittman Di Credico moved the following agenda items forward:

- N. Discussion and any necessary action authorizing the Mayor to enter into negotiations and possible agreement with the City of Newark and the City of Fort Worth regarding the Rolling V Development and the location of extraterritorial jurisdiction***

Motion made by Council Member Mackowski, seconded by Mayor Pro Tem Priest, to authorize the Mayor to negotiate and sign agreement with the City of Newark and the City of Fort Worth regarding the Rolling V Development and the location of extraterritorial jurisdiction.

Mayor Pro Tem Priest clarified that no money would be exchanged.

Motion carried unanimously.

***O. Discussion and any necessary action authorizing the Mayor to enter into negotiations regarding professional services agreement with PMB Capital Investments for the Rolling V Development***

Motion made by Council Member Crenshaw, seconded by Council Member McCabe, to authorize the Mayor to enter into negotiations and sign the professional services agreement with PMB Capital Investments for the Rolling V Development.

Motion carried unanimously.

**Consent Agenda**

***F. Minutes of July 23, 2019 City Council Regular Session***

Motion made by Council Member Mackowski, seconded by Council Member Crenshaw, to approve the Minutes of July 23, 2019 City Council Regular Session as presented. Motion carried unanimously.

**Monthly Staff Reports**

***G. Departments: Administration, Building & Development, Fire Rescue, Municipal Court, Police, and Public Works***

***H. Boards: No July Parks & Recreation Board or Planning & Zoning Commission Meetings***

No action taken regarding the Monthly Staff Reports or meeting minutes.

**Public Hearing**

***I. Rhome City Council to conduct a Public Hearing to consider a request for a Carport at Legal Property being Acres: 0.118, Lot: 3, Blk: 2, Subd: ORIGINAL TOWN RHOME also known as 200 East Third Street, Rhome, Texas 76078***

Mayor Pittman Di Credico opened the Public Hearing at 7:41pm.

City Administrator Ashton updated the Council on the Planning & Zoning Commission's recommendation:

"On Monday, August 5, the Planning & Zoning Commission considered the requested Specific Use Permit for a carport, after much deliberation, the P&Z voted unanimously (4-0) to recommend that the Council deny the request, however, they also stated that they would have been in favor of the request had the proposed carport been more similar to the existing structure and surrounding properties, namely making the following recommendations:

1. That the carport have posts made of wood instead of metal;
2. That the posts be anchored in concrete;
3. That the roof, instead of being made of metal, have asphalt shingles and have a similar style and pitch to the roof of the house.

Staff notified the property owner of the denial and proposed conditions from the P&Z. As of today, Staff has not heard back from the applicant as to whether they will alter their proposal to incorporate those suggestions."

Ashton continued effective September 1, 2019, a new law has passed stating that a city cannot regulate building materials. Council has a decision to make – hold applicant accountable to P&Z recommendation or take the new law into consideration.

Deborah BeCraft, 360 West Second Street, Rhome, Texas stated that the posts would be anchored into concrete.

Ashley Majors, 200 South Dogwood, Rhome, Texas stated that the carport needed to match and that she is against the carport.

Mayor Pittman Di Credico closed the Public Hearing at 7:52pm.

## **Regular Agenda – Old Business**

### ***J. Discussion and any necessary action regarding franchise agreement with CoServ and/or an extension of the 60-day Memorandum of Understanding (MOU) authorized by City Council on June 13 and executed on June 25, 2019***

City Administrator Ashton stated that CoServ had sent a franchise agreement to TOASE for review, at this time, there would be no extension of the MOU as the work requested with the MOU will end on August 23, 2019, with the MOU expiring on August 24, 2019.

Council Member Eason stated that any future agreement needs to have underground utilities.

City Attorney Adkins reminded Council Member Eason that the franchise agreement would be a negotiated agreement between the City and CoServ and that CoServ does not have to agree.

No action taken; discussion only.

### ***K. Discussion and any necessary action regarding nominations and appointments to the Capital Improvement Advisory Committee (CIAC) as well as adopting procedural rules for the same***

City Administrator Ashton stated his recommendation of members, which included the current Planning & Zoning Commissioners, Mark Schluter, and Philip Herr. Ashton also mentioned the CIAC meetings would take place after the regular scheduled Planning & Zoning Commission meetings.

Mayor Pittman Di Credico stated the proposed rules of the CIAC:

1. The Rhome Capital Improvements Advisory Committee (the "CIAC") shall act as an advisory committee to the City Council of the City of Rhome in conformance with the requirements of Chapter 395 of the Texas Local Government Code.
2. The Chairman of the Rhome Planning & Zoning Commission (P&Z) shall serve as the Chair of the CIAC and shall preside over all meetings. In the absence of the Chair, the Vice Chair of the Rhome P&Z shall preside over any meeting of the CIAC.
3. Meetings of the CIAC shall be held at such times and places as designated by the CIAC Chair.
4. All meetings shall be posted and conducted in accordance with the requirements of the Texas Open Meetings Act.
5. A quorum shall consist of a majority of the members of the CIAC, excluding vacancies. No business shall be considered by the CIAC at any meeting at which a quorum is not present.
6. All issues to be voted on shall be decided by a simple majority of those counted as present at the meeting in which the vote takes place.
7. The City Secretary for the City of Rhome or the City Secretary's designee shall serve as the secretary of the CIAC and shall keep minutes of all CIAC meetings.
8. Members of the CIAC shall serve without compensation except they shall be allowed reimbursement of their reasonable expenses incurred in the performance of their duties and upon approval of the Mayor or City Administrator.

Motion made by Council Member Eason, seconded by Council Member Mackowski to accept the recommendation of members by City Administrator Ashton and to approve the proposed procedural rules. Motion carried unanimously.

### ***L. Discussion and any necessary action regarding contract between the City of Rhome and Ross Inspection Services for building inspections and plan review services***

Motion made by Council Member Eason, seconded by Council Member Mackowski to enter into the contract with Ross Inspection Services for building inspections and plan review services. Motion carried unanimously.



***M. Discussion and any necessary action regarding voluntary donations on utility bills***

Mayor Pittman Di Credico reminded Council that they had approved the voluntary donation designated for a Beautification Fund. Staff is now requesting authorization to open a separate bank account and to utilize the donation of \$1.

Motion made by Council Member Mackowski, seconded by Council member Crenshaw, to authorize Staff to open a separate bank account for the designated Beautification Fund. Motion carried unanimously.

**Regular Agenda – New Business**

***P. Discussion and any necessary action regarding a request for a Carport at Legal Property being Acres: 0.118, Lot: 3, Blk: 2, Subd: ORIGINAL TOWN RHOME also known as 200 East Third Street, Rhome, Texas 76078***

Council Member Eason asked if Council could pass and approve the request and politely asked the applicant if they could work with the Planning & Zoning Commissions' recommendation?

Council Member McCabe stated that there is no wood on the house, it has a tar driveway, the posts will be anchored, and that the carport roof is the same pitch of the house. McCabe stated that the requested carport conforms to the neighborhood and stated that the Council could 1) deny and show residents that they care more about the looks of the carport than the safety of the resident or 2) approve and show that the Council cares about their residents' safety.

Council Member Mackowski stated she agrees with Council Member McCabe.

Mayor Pro Tem Priest asked if the neighborhood had an HOA? No, the neighborhood does not have an HOA. Priest continued by saying that she would normally rely on the recommendation of the Planning & Zoning Commission, but the law is changing in a few weeks.

Motion made by Council Member McCabe, seconded by Council Member Mackowski, to approve the request for a Specific Use Permit for a carport at Legal Property being Acres: 0.118, Lot: 3, Blk: 2, Subd: ORIGINAL TOWN RHOME also known as 200 East Third Street, Rhome, Texas 76078. Motion carried 5-0-0.

**CITY OF RHOME, TEXAS  
ORDINANCE NO. 2019-07**

**AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF RHOME BY GRANTING A SPECIAL USE PERMIT FOR A CARPORT FOR CERTAIN PROPERTY LOCATED AT 200 EAST THIRD STREET; PROVIDING FOR THE AMENDMENT OF THE OFFICIAL ZONING MAP TO REFLECT SUCH CHANGES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.**

***Q. Discussion and any necessary action regarding the creation of two steering committees for Transportation to develop thoroughfare plan and for Parks to develop parks master plan***

Motion made by Council Member McCabe, seconded by Council Member Crenshaw, to authorize the creation of the Transportation Steering Committee and Parks Steering Committee and to have City Administrator Ashton come back with member recommendations. Motion carried unanimously.

***R. Discussion and any necessary action regarding an ordinance updating building codes from 2009 to 2015 including any amendments including but not limited to residential, commercial, electrical, plumbing, mechanical, and property***

City Administrator Ashton stated that the City has a few stray codes that are below 2009, he is still researching why and asked Council to table this item until August 27, 2019. Ashton continued by proposing an update to the 2015 codes and not the latest 2018 codes as they may have issues that have not been addressed yet.

***S. Discussion and any necessary action regarding Request for Proposal for Self-Contained Breathing Apparatus (SCBA) for Rhome Fire Rescue***

Fire Chief Fitch stated that proposals received at the bid opening raised questions and requested that Council move this agenda item to a later meeting.

Motion made by Council Member Crenshaw, seconded by Council Member McCabe, to table this agenda item to a later date. Motion carried unanimously.

***T. Discussion regarding proposed fiscal year 2019-2020 budget and 2020 tax rate***

Mayor Pittman Di Credico stated that Rhome has the third lowest tax rate in the County and that she is proposing the rollback rate of 0.444139/\$100, which is a tax rate decrease, which will bring in an additional \$47,490.

Di Credico went through the proposed budget, highlighting changes and answering questions from Council.

**Future Agenda Items**

Council Member Eason requested a discussion of a fence at the Family Park separating the railroad tracks and the Park.

**Adjourn**

Motion made by Council Member McCabe, seconded by Council Member Crenshaw, to adjourn. Meeting adjourned at 8:39pm.

**Minutes approved the 27th day of August 2019.**

*Michelle Pittman Di Credico*

Michelle Pittman Di Credico,  
Mayor



*Shannon Montgomery*

Shannon Montgomery, TRMC  
City Secretary