



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 | 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, September 12, 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 6:30pm and announced a quorum of Council Members present.

Council Members Present:

Mayor Michelle Pittman Di Credico
Mayor Pro Tem Elaine Priest

Council Member Kenny Crenshaw
Council Member Sam Eason

Council Members Absent:

Council Member Josh McCabe

Council Member Leeanne Mackowski

City Staff Present:

City Administrator Joe Ashton
City Attorney Carvan Adkins

City Secretary Shannon Montgomery

Invocation

Council Member Crenshaw gave the invocation.

Pledge of Allegiance to the American Flag

Council Member Eason led the Pledge of Allegiance to the American Flag.

Pledge of Allegiance to the Texas Flag

City Administrator Ashton led the Pledge of Allegiance to the Texas Flag.

Public Presentations and Public Input for Future Agenda Items

Tommie Eason, 1107 Mount, Rhome, Texas, as read by City Secretary Montgomery, addressed the Council regarding Parks and Recreation, Senior Citizens, and the proposed Budget.

Deborah BeCraft, 360 West Second, Rhome, Texas addressed the Council in regards to the proposed tax rate and asked Council to update residents about the proposed Rolling V project.

Shirley Mize, 170 Russell Street, Rhome, Texas asked questions in regards to the proposed budget, requested a rollback tax rate of 10%, and asked if Council had plans for the Old City Hall building.

Patricia Mitchell, 389 South Old Mill, Rhome, Texas addressed the Council in regards to the Old School, Budget, and Tax Rate.

Due to a power outage, Mayor Pittman Di Credico called a short recess at 6:47pm.

Mayor Pittman Di Credico reconvened into Regular Session at 6:57pm.

Mayor Pittman Di Credico moved the following agenda items forward:

O. Discussion and any necessary action regarding a proposed Site Plan for an expansion of Chisholm Trail Middle School, pursuant to Sec. 41 of the City of Rhome Zoning Ordinance, as requested by Northwest ISD (Project Location Address: 583 FM 3433, Rhome Texas, 76078)

City Administrator Ashton stated that the submission is complete and the Planning & Zoning Commission voted 5-0 to recommend approval of the Site Plan.

Motion made by Council Member Eason, seconded by Council Member Crenshaw, to accept Planning & Zoning's recommendation to approve. Motion carried unanimously.

P. Discussion and any necessary action regarding designating alley between West Russell Street and West Loan Street as a city street

Mayor Pittman Di Credico clarified that the alley in reference is the closest to Rhome Apartments. City Administrator Ashton stated that it appears that the alleyway is designated a city alleyway, more review of size is needed to see if the alleyway could become a street. City Administrator Ashton asked Council to postpone until the next meeting to allow for more time to acquire more information.

Motion made by Council Member Crenshaw, seconded by Council Member Eason, to postpone until the next scheduled meeting. Motion carried unanimously.

Q. Discussion and update on city street projects

City Administrator Ashton read Public Works Director Petty's memo:

Re: Response to citizen questions from Public hearing

- 1) Shirley Mize – Pot hole on [alley between Russell and Logan] – this work is on schedule to be completed; the Public Works department's backhoe tractor is currently in the shop for emergency repairs. Once the tractor is repaired the pot holes will be addressed.*
- 2) Road repairs – the City of Rhome had an engineering firm complete a Capital Improvements Plan for the roads in 2016 for recommended road repair priorities. The Capital Improvements Plan is a living document and priorities can change depending on deterioration of surface. Since completing the Capital Improvements Plan the City has moved on to a new engineering firm that is currently working on the Master Plan for the city to include a thoroughfare plan for the roads. The City has also asked this firm to look at storm water to ensure that the repairs made to City roads will last. If drainage needs to be addressed on proposed road improvements these concerns will have to be addressed prior to or during road construction. This study will also cause adjustments to the current Capital Improvements Plan once it is complete.*

Current Road improvement plans for the remainder of the 2018-2019 budget:

- A) Crack sealing in Crown Point and Old Towne*

Proposed road improvements for the 2019 – 2020 budget:

- A) Morris street from service road east 1200 feet.*
- B) Proposal to dedicate the alley from Russell to Logan as a City street and resurface to meet City standards.*
- C) Address groundwater in Ellis that is causing road failures*
- D) Continue crack sealing in Old Towne.*

No action taken, just discussion.

R. Discussion and any necessary action regarding underground utilities

City Attorney Adkins stated that underground utilities cannot be required by Ordinance, but can be negotiated through a franchise agreement or a developers' agreement. Currently, there are no regulations requiring underground utilities in the Planned Development of Bywell Estates. City Attorney Adkins stated that the City could try to renegotiate, but there is not a lot to stand on. Adkins also stated an option of "Regulatory Taking" to compel developer to bury the utilities, City would incur costs.

Consensus of Council is that they have a duty to continue research/negotiate. City Attorney Adkins stated that Staff is still negotiating the franchise agreement and will ask about the utilities.

No action taken; discussion only.

S. Discussion and any necessary action regarding annual interlocal agreement for Animal Control Services with Wise County

Mayor Pittman Di Credico stated that this is the exact same contract as the previous year.

Motion made by Council Member Eason, seconded by Council Member Crenshaw, to approve the interlocal agreement for Animal Control Services with Wise County as presented. 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:

- 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 – 501 South Main, Rhome, Texas***
- 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 7:18pm.

Reconvene into Regular Session

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

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

N. Discussion and any necessary action regarding lease renewal at 501 S. Main Street

Motion made by Council Member Eason, seconded by Mayor Pro Tem Priest, to authorize the lease renewal extension option for City Hall. Motion carried unanimously.

J. Discussion and any necessary action regarding Development Agreement with PMB Capital Investments for the Rolling V Development as well as Interlocal Agreement for Emergency Services

City Administrator Ashton stated that the proposed development agreement consists of approximately 3500 acres; with 2000 acres within Rhome's ETJ with nothing specific on building as of yet; Vinson and PMB are negotiating ownership.

No action taken.

Consent Agenda

F. Minutes of August 27, 2019 City Council Regular Session

G. Minutes of September 5, 2019 City Council Special Session

Motion made by Mayor Pro Tem Priest, seconded by Council Member Crenshaw, to approve the consent agenda as presented. Motion carried unanimously.

Monthly Staff Reports

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

I. Boards: Parks & Recreation Board or Planning & Zoning Commission Meetings

No questions from Council.

Regular Agenda – Old Business

K. 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 Crenshaw, seconded by Mayor Pro Tem Priest, to table to a future meeting. Motion carried unanimously.

L. Discussion and any necessary action regarding franchise agreement with CoServ

No action taken.

M. Discussion and any necessary action regarding funding request from the Rhome Library for fiscal year 2019-2020

Mayor Pittman Di Credico shared that the Library withdrew their request for additional funding and that they are happy with the \$600 funding at this time.

No action taken.

Regular Agenda – New Business

T. Discussion and any necessary action regarding Ordinance No. 2019-11 adopting the Budget for Fiscal Year October 1, 2019 to September 30, 2020

The proposed budget will raise more revenue from property taxes than last year's budget by an amount of \$47,494.70, which is a 6.84 percent increase from last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is \$7,100.23.

Mayor Pittman Di Credico took the Council, line by line through the proposed budget, explaining each decrease and increase and what each line item includes. Di Credico also answered questions from Council.

Motion made by Council Member Crenshaw, seconded by Council Member Eason, to approve Ordinance No. 2019-11 adopting the Fiscal Year October 1, 2019 to September 30, 2020 Budget with the proposed revisions presented tonight.

Roll Call Vote:

Council Member	AYE	AGAINST	ABSTENTION
Council Member McCabe, Council Member, Place 1			ABSENT
Council Member Crenshaw, Council Member, Place 2	X		
Mayor Pro Tem Priest, Place 3	X		
Council Member Eason, Council Member, Place 4	X		
Council Member Mackowski, Council Member, Place 5			ABSENT

Passage of Ordinance requires a majority, motion carried 3-0-0.

**CITY OF RHOME, TEXAS
ORDINANCE 2019-11**

AN ORDINANCE OF THE CITY OF RHOME, TEXAS, APPROVING AND ADOPTING A BUDGET FOR THE CITY FOR FISCAL YEAR BEGINNING OCTOBER 1, 2019 AND ENDING SEPTEMBER 30, 2020; PROVIDING THAT EXPENDITURES FOR SAID FISCAL YEAR SHALL BE MADE IN ACCORDANCE WITH SAID BUDGET; AND PROVIDING AN EFFECTIVE DATE.

U. Discussion and any necessary action regarding Ordinance No. 2019-12 ratifying ad valorem property tax revenue reflected in the adopted Fiscal Year October 1, 2018 to September 30, 2019 Annual Budget

The proposed budget will raise more revenue from property taxes than last year's budget by an amount of \$47,494.70, which is a 6.84 percent increase from last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is \$7,100.23.

Motion made by Council Member Crenshaw, seconded by Mayor Pro Tem Priest, to move that the property rate be increased by the adoption of a tax rate of 0.444139, which is effectively a 34.6% increase in the tax rate.

Roll Call Vote:

Council Member	AYE	AGAINST	ABSTENTION
Council Member McCabe, Council Member, Place 1			ABSENT
Council Member Crenshaw, Council Member, Place 2	X		
Mayor Pro Tem Priest, Place 3	X		
Council Member Eason, Council Member, Place 4	X		
Council Member Mackowski, Council Member, Place 5			ABSENT

Passage of Ordinance requires a majority, motion carried 3-0-0.

Council Member Eason stated that Council just passed another balanced budget with a lower tax rate than last year, which is a 6.7 % decrease.

CITY OF RHOME, TEXAS
ORDINANCE 2019-12

AN ORDINANCE OF THE CITY OF RHOME, TEXAS, AFFIXING AND LEVYING MUNICIPAL AD VALOREM TAXES FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019 AND ENDING SEPTEMBER 30, 2020, AND FOR EACH YEAR THEREAFTER UNTIL OTHERWISE PROVIDED, ON ALL TAXABLE PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY OF RHOME TO PROVIDE REVENUES FOR THE PAYMENT OF CURRENT EXPENSES AND ALL OUTSTANDING DEBTS OF THE CITY; DIRECTING THE ASSESSMENT THEREOF; PROVIDING FOR DUE DATES AND DELINQUENT DATES FOR PAYMENT OF TAXES TOGETHER WITH PENALTIES AND INTEREST THEREON; APPROVING THE TAX ROLLS; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR A SEVERABILITY CLAUSE AND DECLARING AN EFFECTIVE DATE.

Future Agenda Items

Council Member Crenshaw requested a discussion regarding CPA services for Fiscal Year 2020-2021.

Adjourn

Motion made by Council Member Crenshaw, seconded by Council Member Eason, to adjourn. Meeting adjourned at 9:25pm.

Minutes approved the 26th day of September 2019.

Michelle Pittman Di Credico
Michelle Pittman Di Credico,
Mayor



Shannon Montgomery
Shannon Montgomery, TRMC
City Secretary