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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

City Attorney
Carvan Adkins

City Secretary
Shannon
Montgomery

Fire Chief
Darrell Fitch

Police Chief
Sam Love

Public Works
Director
Lance Petty

MINUTES OF REGULAR SESSION OF THE RHOMÉ CITY COUNCIL

Meeting Date: Thursday, December 12, 2019

Location: Rhome Community Center, 261 North School Road

MEETING START TIME: 6:30 PM

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 Josh McCabe

Council Member Kenny Crenshaw
Council Member Sam Eason
Council Member Leeanne Mackowski

City Staff Present:

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

Invocation

Council Member Crenshaw gave the invocation.

Pledge of Allegiance to the American Flag

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

Pledge of Allegiance to the Texas Flag

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

Public Presentations and Input

The following individuals addressed the Council:

- Patricia Mitchell, 389 Old Mill Road, Rhome, Texas
- Tommie Eason, 1107 Mount Lane, Rhome, Texas

Announcements from Mayor and Council Members

Mayor Pittman Di Credico reminded the audience that City Offices would be closed December 24 and 25. Council Member Eason thanked the Fire and Police Departments for doing what they do.

Mayor Pittman Di Credico moved to the Consent Agenda forward:

Consent Agenda

F. Minutes of City Council Regular Session Minutes dated October 24, 2019

G. Appointment of Mike Fruin as a Reserve Police Officer

Mayor Pittman Di Credico removed agenda item F to be tabled to the next meeting.

Mayor Pittman Di Credico removed agenda item G from the consent agenda and asked Police Chief Love to introduce Mr. Fruin.

Motion made by Council Member Mackowski, seconded by Council Member McCabe to appoint Mike Fruin as a Reserve Police Officer for the City of Rhome. Motion carried unanimously.

Monthly Staff Reports

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

I. Boards: Planning & Zoning Commission and Capital Improvement Advisory Committee Meetings

No questions concerning the monthly department reports or the minutes were raised. City Administrator mentioned the passing of Eddie Walker.

Public Hearing

J. Rhome City Council to conduct a Public Input to hear citizen input regarding a proposed Preliminary Plat for 3.364 acres of property located in the 200-300 Block of Morris St and currently legally described as Lots 3 through 10, Block 19, Lots 1 through 5, Block 28, parts of the abandoned streets of "E" Street and "F" Street, and internal alleys, Original Townsite of Rhome, Texas, as requested by Structured Building Group, Inc. The proposed legal description is Belle Heights, Block 1, Lots 1-6. The zoning of this property is SF-10, Single Family Residential.

Mayor Pittman Di Credico opened the Public Hearing at 6:42pm.

City Administrator Ashton provide background of the property and stated that the Planning & Zoning Commission unanimously recommended approval of the Preliminary Plat at their December 9, 2019 meeting. Ashton continued by stating that the proposal meets all preliminary plat requirements and that the applicant is in attendance for any questions.

Deborah BeCraft, 360 West Second Street, Rhome, Texas stated she thinks the proposed preliminary plat is a wonderful idea.

Mayor Pittman Di Credico closed the Public Hearing at 6:47pm.

Mayor Pittman Di Credico moved back to Public Presentations and Input where Ms. Karen Sherwin, 1102 Brown Circle, Rhome, Texas addressed the Council.

K. Rhome City Council to conduct Public Hearing to hear citizen input regarding Land Use Assumptions and Capital Improvements Plan relating to possible adoption of impact fees by the City of Rhome

Mayor Pittman Di Credico opened the Public Hearing at 6:50pm.

The following individuals spoke:

- Jo Ann Wilson, 240 West First Street, Rhome, Texas
- Deborah BeCraft, 360 West Second Street, Rhome, Texas

Mayor Pittman Di Credico closed the Public Hearing at 6:53pm.

Mayor Pittman Di Credico moved the following Agenda Items forward:

- P. Discussion and any necessary action regarding a proposed Preliminary Plat for 3.364 acres of property located in the 200-300 Block of Morris St and currently legally described as Lots 3 through 10, Block 19, Lots 1 through 5, Block 28, parts of the abandoned streets of "E" Street and "F" Street, and internal alleys, Original Townsite of Rhome, Texas, as requested by Structured Building Group, Inc. The proposed legal description is Belle Heights, Block 1, Lots 1-6. The zoning of this property is SF-10, Single Family Residential***

Shirley Mize, 170 Russell Street, Rhome, Texas addressed Council.

Motion made by Council Member Eason, seconded by Council Member Crenshaw, to approve the Preliminary Plat for 3.364 acres of property located in the 200-300 Block of Morris St and currently legally described as Lots 3 through 10, Block 19, Lots 1 through 5, Block 28, parts of the abandoned streets of "E" Street and "F" Street, and internal alleys, Original Townsite of Rhome, Texas, as requested by Structured Building Group, Inc. The proposed legal description is Belle Heights, Block 1, Lots 1-6. The zoning of this property is SF-10, Single Family Residential. Motion carried unanimously.

- Q. Discussion and any necessary action regarding a Resolution adopting Land Use Assumptions and Capital Improvement Plan relating to possible adoption of impact fees by the City of Rhome***

Shirley Mize, 170 Russell Street, Rhome, Texas addressed Council.

Jeff James, Kimley-Horn provided a brief background on Land Use Assumptions and Capital Improvement Plan.

Mayor Pittman Di Credico stated that Staff has given additional feedback to Kimley-Horn to review and provide information at a later date.

No action taken; item will be brought back.

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***
- 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 – Jason Holt***
- 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***

Mayor Pittman Di Credico convened into Executive Session at 7:07pm.

Reconvene into Regular Session

Mayor Pittman Di Credico reconvened into Regular Session at 9:53pm.

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

Motion made by Council Member Crenshaw, seconded by Council Member Eason, to uphold Police Chief Love's decision. Motion carried unanimously.

L. Discussion and any necessary action regarding presentation by Kimley Horn regarding East Wastewater Treatment Plant Expansion Design Plans

Mayor Pittman Di Credico announced that Rhome 58 Partners has pulled out of the current agreement with the City to develop Prairie Point. As a result, Di Credico asked Council to authorize Kimley Horn to size down the design for the East WWTP and to allow her to sign the amendment to the expansion design plans.

Motioned by Council Member Eason, seconded by Council Member McCabe, authorizing the amendment. Motion carried unanimously.

M. Discussion and any necessary action regarding presentation by Quorum for municipal complex design including but not limited to floor plans, site plans and rendering of exterior of building

Motion made by Council Member Crenshaw, seconded by Council Member Mackowski, to authorize the Mayor to continue with the concept plan presented for the municipal complex design, including but not limited to floor plans, site plans, and rendering of exterior of building. Motion carried unanimously.

N. Discussion and any necessary action regarding filling vacancies on the Planning & Zoning Commission

Mayor Pittman Di Credico asked the candidates that were still present to step to the podium and state why they wanted to volunteer and a bit about themselves.

Applicants who addressed the Council included:

- Christy Nerren
- Leslie (Robert) Coleman
- Jo Ann Wilson

Mayor Pittman Di Credico stated that this item would be brought back to the next scheduled meeting.

O. Discussion and any necessary action regarding recommendations for appointments to the Project Funding and Grant Committee

Mayor Pittman Di Credico tabled this agenda item to the next scheduled meeting.

Regular Agenda – New Business

R. Discussion and update regarding emergency response times for Rhome Fire Rescue

Fire Chief Fitch stood in front of Council to correct misinformation relating to a recent call response time. Fitch stated that the response time was misstated at 15 minutes, in actually the response time was six minutes 48 seconds. Chief Fitch continued by giving response time averages for both the current and previous years.

Mayor Pittman Di Credico moved back to Agenda Item N.

N. Discussion and any necessary action regarding filling vacancies on the Planning & Zoning Commission

Motion made by Council Member Crenshaw, seconded by Council Member McCabe, to appoint Christy Nerren to the full seat vacated by Jessica Gilbert. Motion carried unanimously.

Motion made by Council Member Mackowski, seconded by Council Member McCabe, to appoint Robert Coleman to the alternate position expiring June 2021. Motion carried unanimously.

Motion made by Council Member Mackowski to table the appointment to the alternate position expiring June 2020. Motion died for lack of a second.

Motion made by Council Member Crenshaw, seconded by Mayor Pro Tem Priest, to appoint Jo Ann Wilson to the alternate position expiring June 2020. Motion carried 4-1-0 with Council Members McCabe, Crenshaw, Priest and Eason voting for and Council Member Mackowski voting against.

S. Discussion regarding Ordinances relating to parking in the street in residential neighborhoods

The following addressed Council:

- Jimmy Johnson, 700 Stirling Road, Rhome, Texas
- Jennifer Kulalowski, 400 Stirling Road, Rhome, Texas

Motion made by Council Member Crenshaw, seconded by Council Member McCabe, to implement a moratorium regarding parking on the street until Staff can perform more research and come back with a recommendation.

Amendment motion made by Council Member Crenshaw, seconded by Council Member McCabe to also implement a moratorium on parking on permeable surfaces until more research and a recommendation is brought to the Council.

Motions carried unanimously.

T. Discussion and any necessary action regarding alley located at Lot 5 of the Grandview City Edition of the City of Rhome otherwise known as the alley between West Russell Street and West Logan Street

Shirley Mize, 170 Russell Street, Rhome, Texas addressed Council.

City Administrator Ashton stated that the surveyor believes the alley to be a proper city alley, which can be chipped sealed. Ashton would like to make notices to both the trash company and NISD to stop the garbage trucks and school buses from traveling through the alley.

Motion made by Council Member Mackowski to maintain the alleyway for emergency vehicles and to restrict garbage trucks and school buses from traveling the alleyway. Motion died for lack of a second.

Consensus of the Council is to allow the City Administrator to move forward accordingly.

U. Discussion and any necessary action regarding an Ordinance amending the Schedule of Fees to include Health Permit Fees

Motion made by Council Member Crenshaw, seconded by Council Member Mackowski, to adopt Ordinance 2019-17 amending the Schedule of Fees to include Health Permit fees. Motion carried unanimously.

**CITY OF RHOME
ORDINANCE NO. 2019-17**

AN ORDINANCE AMENDING THE CITY'S FEE SCHEDULE RELATING TO HEALTH AND SANITARY INSPECTIONS, PERMITS, PLAN REVIEW, AND RELATED FEES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

V. Discussion and any necessary action regarding proposed Amendment to Agreement with Monarch Utilities I, L.P. for water services and related fees

Motion made by Council Member Crenshaw, seconded by Council Member Eason, to approve the proposed amendment to Agreement with Monarch Utilities I, L.P. for water services and related fees as presented. Motion carried unanimously.

W. Discussion and any necessary action regarding accepting resignation of Administrator, Joe Ashton

Shirley Mize, 170 Russell Street, Rhome, Texas addressed Council.

Motion made by Council Member McCabe, seconded by Council Member Eason, to accept the resignation of City Administrator Joe Ashton. Motion carried unanimously.

Future Agenda Items

No future agenda items were requested.

Adjourn

Motion made by Council Member McCabe, seconded by Council Member Eason, to adjourn. Meeting adjourned at 11:08pm.

Minutes approved the 9th day of January 2020

Michelle Pittman Di Credico

Michelle Pittman Di Credico,
Mayor



Shannon Montgomery

Shannon Montgomery, TRMC
City Secretary