

November 9, 2020

**ROCKDALE MUNICIPAL DEVELOPMENT DISTRICT
SPECIAL MEETING**

Present:

MDD Board Members:

John King
Belinda Hillhouse
Denise Wallace
Michelle Larkin
Richard Coppedge

MDD Staff:

Absent:

Jason Barcak
Doug Calame

Call to Order and announce a Quorum is Present

The Rockdale Municipal Development District conducted a hybrid meeting by in-person and telephone conference on Monday, November 9, 2020. With a quorum of the MDD Board members present, the Special Meeting of the Rockdale Municipal Development District was called to order by Michelle Larkin at 6:36 p.m.

Pledge of Allegiance

Citizen Communications

No comments were received.

5. Workshop

- A. Discussion of the Rockdale MDD mission, vision, and priorities** – Board reviewed priorities. Board Member Hillhouse requested that "...while maximizing results from taxpayer's money" be added to the priority list. Board President Larkin will prepare updated copies for distribution.
- B. Evaluation of Board governance and procedures, and consideration of possible improvements or modifications** – Board reviewed proposed changes to the By-laws. Board requested 5A to include that receipts would be provided within 30 calendar days. Also, item 6 should read as "may report" instead of "shall report." All other proposed changes met with Board approval. A resolution will be prepared for the next Board meeting to officially adopt the revisions.
- C. Reviewing the status of existing projects and discussion of issues relating thereto** – No discussion.
- D. Consideration and evaluation of potential future projects and/or initiatives and actions to place them in future agendas for discussion and/or action** – No discussion.

6. Consent Agenda

- A. Minutes of MDD Special Meeting on October 26, 2020**
- B. Bills to be paid**
- C. October Financials**
- D. ED Project Balance Sheet**

MOTION: Upon a motion made by Board Member Coppedge and a second by Board Member Wallace, the MDD Board voted five (5) for and none (0) opposed to approve the consent agenda as presented. Motion carried.

7. MDD Staff Report

- A. Staff Report** – Board President Larkin reported on a public financial management class (PFIA) that is required for the treasurer and secretary that is available online. Board members were asked to follow up with Board President Larkin regarding their availability for the training.
- B. Items of Community Interest** – Veterans Memorial Park Monument ceremony will be held on the 11th. Also, the Sip and Shop and Tree Lighting events will be on the 19th.

8A. Consider and take any necessary action regarding amendments to the Rockdale Municipal Development District Façade and Infrastructure Improvement Incentive Program

Board discussed the allowed maximum amount of \$20,000 per project. This is a match program with a dollar for dollar match amount. MDD needs to market the program to the public while providing education and encouragement. Program is for exterior renovation and rehabilitation only. Board discussed changing the eligibility to participate to include the MDD boundaries (instead of Highway 79 frontage only). Scoresheets were changed to reflect the following percentages:

90-100	Excellent	50%
80-89	Good	50%
70-79	Average	40%
60-69		30%
0-59		0

MOTION: Upon a motion made by Board Member Coppedge and a second by Board Member King, the MDD Board voted four (4) for and one (1) opposed to approve the changes as read. Voting for the motion were Larkin, Coppedge, Wallace, and King. Voting against was Hillhouse. Motion carried.

8B. Consider and take any necessary action regarding the Rockdale Municipal Development District By-Laws amendments

MOTION: Upon a motion made by Board Member Coppedge and a second by Board Member Hillhouse, the MDD Board voted five (5) for and none (0) opposed to approve the amended By-Laws with changes as previously discussed. Motion carried.

8C. Consider and take any necessary action regarding paying bills prior to monthly meetings

MOTION: Upon a motion made by Board Member Coppedge and a second by Board Member King, the MDD Board voted five (5) for and none (0) opposed to approve payment of any recurring and/or pre-approved bills. Motion carried.

8D. Consider and take any necessary action regarding Rockdale Municipal Development District Industrial Park / EDA Grant

Item removed until next meeting.

8E. Consider and take any necessary action regarding contracting IT services

MOTION: Upon a motion made by Board Member Coppedge and a second by Board Member Wallace, the MDD Board voted five (5) for and none (0) opposed to enter an Interlocal Agreement with the City for inclusion on their IT Services contract and authorize the City to deduct the applicable charges from the MDD account. Motion carried.

8F. Convene into executive session for discussion pursuant to Texas Government Code Section 551.072 and Section 551.087 to deliberate the purchase, exchange, lease, or value of real property for the purpose of commercial development inside the District boundaries, and to discuss economic development negotiations related to the same commercial development and pursuant to Texas Government Code Section 551.071 for consultation with attorney

The Board convened into Executive Session at 7:20 p.m.

The Board reconvened into Open Session at 7:54 p.m.

8G. Reconvene into open session to consider and take any necessary action related to the purchase, exchange, lease, or value of real property for the purpose of commercial development inside the District boundaries, and to discuss economic development negotiations related to the same commercial development and take any necessary action as deemed appropriate regarding consultation with attorney

MOTION: Upon a motion made by Board Member Coppedge and a second by Board Member Wallace, the MDD Board voted five (5) for and none (0) opposed to decline both offers and remove the listing of the MDD building off of Real Estate (as it is no longer for sale). Motion carried.

No action was taken.

9A. Future Agenda Items – At this time, MDD Board Members may request that an item be placed on a future MDD Agenda for discussion and/or action

No action was taken.

Adjourned at 7:55 p.m.

These minutes approved on the 8th day of February, 2021.

ATTEST:



Denise Wallace
MDD Board Secretary

APPROVED:



Michelle Larkin
MDD Board President