

**ROCKDALE CITY COUNCIL  
REGULAR MEETING**

**Present:****Councilmembers:**

Scott Starnes  
Belinda Hillhouse  
Lin Perry, Mayor Pro-Tem  
Brett Boren  
Denise Wallace

**City Staff:**

Barbara Holly, City Manager  
Terry Blanchard, City Secretary  
Roxanne Proudley, Finance Director  
Jerald Brunson, Public Works Director  
Ben Blanchard, Planning Technician  
Jerry Meadors, Chief of Police  
Jim Gibson, MDD Executive Director

**Absent:**

John King, Mayor

**Call to Order and announce a Quorum is Present**

With a quorum of the Council members present, the Regular Meeting of the Rockdale City Council was called to order by Mayor Pro-Tem Perry at 5:30 p.m., May 9, 2022, at City Hall, 505 W. Cameron Ave, Rockdale, Texas

**Pledge of Allegiance****Citizen Communications**

- Belinda Hillhouse – Spoke about Boards and Commissions for the City of Rockdale and the need to correct misinformation and rumors that were spread to the public. Stated that there was no vendetta against the MDD Board. The Council remains responsible for the Board and needed to provide more oversight. She urged the public to attend the monthly MDD meetings.

**5A. Consent Agenda Approvals:**

1. Minutes of regular meeting on April 11 and special meeting on April 26, 2022
2. City bills paid
3. Investment report
4. Fund report
5. Tax collection report
6. Library Report
7. Municipal Court Report
8. Police Department Report
9. Building & Code Enforcement Report
10. Animal Control Report
11. Public Works Department Reports
12. Hotel Tax Fund Report
13. MDD Report on Milam County Economy

Mayor Pro-Tem Perry questioned the Code/Substandard structure reports and the Public Works reports.

**MOTION:** Upon a motion made by Councilmember Hillhouse and a second by Councilmember Boren, the Council voted five (5) for and none (0) opposed to approve the consent agenda as presented. Motion carried.

**10D. Receive a presentation from Gary Griesbach and take any necessary action regarding former Alcoa dragline and ideas for display as a “massive piece of Rockdale history”**

Gary Griesbach gave a history of the Alcoa items being offered. Luminant has offered a dragline bucket which includes delivery as far as the Sandow Lake Ranch. SLR has agreed to have the bucket on their property until the City decides on a location for the “historical” item. Lin Perry stated that the cost to move the bucket into Rockdale would be approximately \$40,000 with an additional \$5,000 for a concrete foundation. Luminant is needing to move the bucket within the next two (2) months. Milam County could be the only site in Texas to have a dragline bucket for display. Mr. Griesbach stated that the City would need to prepare a letter to Luminant accepting the donation in order to move forward with this process.

**MOTION:** Upon a motion made by Councilmember Starnes and a second by Councilmember Wallace, the Council voted five (5) for and none (0) opposed to pursue the offer from Luminant. Motion carried.

**6A. Conduct a workshop to discuss Council priorities, direction and timeline for the FY 2022-23 budget**

City Manager Holly gave an update to the priorities list as provided by Council. She asked Council to begin work on more defined priorities for the June workshops. Council would like to see a matrix to measure priorities as being achieved. City manager will work to create Goals and Objectives for the Council to review at budget workshops on June 6<sup>th</sup> and June 20<sup>th</sup> at 5:30 p.m.

**7A. Receive a recommendation from the Planning & Zoning Commission and conduct a public hearing to receive comments regarding property located at S11500 Hillcrest No. 2, Block 1, Lot 11 (Property ID 11614 – property located at the corner of Hillcrest Drive & Josie Lane) for a rezone request submitted by Salvador Cabral Garcia to change zoning classification from C-1 (Commercial – Light) to C-2 (Commercial – Intense)**

Public hearing was opened at 6:24 p.m. Doug Williams stated that the Planning & Zoning Commission recommends denial. No other comments were received. Public hearing was closed at 6:27 p.m.

**7B. Conduct a public hearing to receive comments regarding the need for a juvenile curfew ordinance and to consider the effects on the community and problems the ordinance is intended to remedy**

Public hearing was opened at 6:27 p.m. Chief Meadors mentioned the need to modify the existing ordinance (Section 8.02.032(a)(2)) to change days to Friday and Saturday. No further comments were received. Public hearing was closed at 6:32 p.m.

**8A. Consider and take any necessary action on the first reading of an ordinance amending the zoning ordinance by rezoning a certain parcel of land (property located at S11500 Hillcrest No. 2, Block 1, Block 11 – Property ID 11614 – property located at the corner of Hillcrest Drive & Josie Lane) from zoning classification C-1 (Commercial – Light) to C-2 (Commercial – Intense)**

Mayor Pro-Tem Perry stated that he would abstain from the vote since he has property within 200' of the parcel.

Salvador Garcia stated that property must be zoned C-2 in order to open a restaurant. He asked for acceptable uses for C-1. *Barbara Holly will provide the information to Mr. Garcia.* Doug Williams stated that numerous protests were received from property owners in the area. They cited traffic issues and the possibility of alternate C-2 uses in the future. Due to the protest percentage, a super-majority approval by Council is required to allow the rezone.

**MOTION:** Upon a motion made by Councilmember Hillhouse and a second by Councilmember Boren, the Council voted four (4) for and none (0) opposed to accept the recommendation from P&Z and deny the rezone request. Motion carried.

**8B. Consider and take any necessary action on the first reading of an ordinance readopting and extending the current juvenile curfew within the corporate limits of the City of Rockdale as provided in the City of Rockdale Code of Ordinances, Chapter 8 Offenses and Nuisances, Article 8.02 Minor, Division 2 Curfew**

Section 8.02.032(a)(2) needs to be amended to reflect times for Friday and Saturday (instead of Saturday and Sunday).

**MOTION:** Upon a motion made by Councilmember Starnes and a second by Councilmember Boren, the Council voted five (5) for and none (0) opposed to approve the ordinance with the amendment. Motion carried.

**8C. Consider and take any necessary action on the first reading of an ordinance amending Chapter 3 Building Regulations by adopting the 2018 edition of the International Building Code; adopting the 2018 International Existing Building Code; adopting the 2018 International Residential Code for one- and two-family dwellings; adopting the 2018 International Mechanical Code; adopting the 2018 edition of the International Plumbing Code; adopting the**

**2017 edition of the National Electrical Code; adopting the 2018 International Fire Code; adopting the 2018 edition of the International Fuel Gas Code; adopting the 2018 International Energy Conservation Code; adopting the 2018 International Property Maintenance Code; providing for permits, fees and inspection; providing for registration and license requirements for plumbing, mechanical, and electrical contractors; providing for a penalty for violation hereof; providing that this ordinance is cumulative of all ordinances; amending the City ordinance and the Code of Ordinances; repealing all parts of ordinances in conflict; providing a severability clause; providing a savings clause; providing severability, penalty, emergency and open meetings clauses; and providing for related matters**

Staff recommends approval.

**MOTION:** Upon a motion made by Councilmember Boren and a second by Councilmember Perry, the Council voted five (5) for and none (0) opposed to approve the ordinance as presented. Motion carried.

**9A. Consider and take any necessary action on a resolution authorizing the submission of an application for the Rifle Resistant Body Armor Grant through the Office of the Governor**

Chief Meadors gave a brief summary of the grant which is funded 100% through the Governor's office.

**MOTION:** Upon a motion made by Councilmember Starnes and a second by Councilmember Boren, the Council voted five (5) for and none (0) opposed to approve the resolution as presented. Motion carried.

**10A. Consider and take any necessary action on the award of bid for the East Cameron Lift Station**

Two (2) bids were received: Palasota for \$496,252.00 and Udelhoven for \$646,623.48. Approximately two-thirds of the expenses will be reimbursed by Los Robles. Barbara Holly will have a signed agreement with Los Robles prior to the project moving forward. Council requested a clause be added to the agreement for Los Robles to repay the full amount if additional units are not brought in.

**MOTION:** Upon a motion made by Councilmember Perry and a second by Councilmember Starnes, the Council voted five (5) for and none (0) opposed to award construction bid to Palasota and authorize the city manager to enter a written agreement with Los Robles for repayment with the clause for "repayment in full" if additional units are not brought online. Motion carried.

**10B. Consider and take any necessary action on a recommendation from the Planning & Zoning Commission for a short form subdivision request submitted by Richard Delancey for property located at David A. Thompson Survey, A-398, a called 5.44 acre tract (Record Owner – Delgan Investment Group, LLC, Instrument No. 2022-221 ORMCT), Milam County, Texas into CR 335 Subdivision Tract 1 (1.29 acres), Tract 2 (1.15 acres), Tract 3 (1.00 acres), and Tract 4 (2.00 acres)**

Planning & Zoning Commission recommends approval with three corrections: (1) add a signature block for septic and water; (2) TxDOT must approve the highway access; and (3) need utility easement for the overhead electric.

**MOTION:** Upon a motion made by Councilmember Perry and a second by Councilmember Wallace, the Council voted five (5) for and none (0) opposed to approve the request with three corrections. Motion carried.

**10C. Consider and take any necessary action on an appointment to the Park Board to fill a vacancy (unexpired term 10/2023)**

**MOTION:** Upon a motion made by Councilmember Perry and a second by Councilmember Boren, the Council voted five (5) for and none (0) opposed to appoint Joyce Dalley to the Park Board. Motion carried.

**11A. At 7:11 p.m. Council convened into executive session under Section 551.072, 551.074, and 551.087 of the Texas Government Code to:**

- 1. Deliberate about real property located at 1166 West Highway 79**

- 2. Deliberate the evaluation of the municipal court judge
- 3. Deliberate economic development negotiations for Project Yorktown

11B. At 7:56 p.m. Council reconvened in open session to consider and take action if, and as deemed appropriate in the City Council's discretion regarding:

- 1. The deliberation about real property located at 1166 West Highway 79
- 2. The evaluation of the municipal court judge
- 3. The deliberation of economic development negotiations for Project Yorktown


**MOTION:** Upon a motion made by Councilmember Starnes and a second by Councilmember Hillhouse, the Council voted five (5) for and none (0) opposed to reject offers and prepare another bid to be released after the property appraisal has been received. Motion carried.

**MOTION:** Upon a motion made by Councilmember Wallace and a second by Councilmember Starnes, the Council voted five (5) for and none (0) opposed to authorize the MDD to move forward with reimbursement portion of Yorktown. Motion carried.

Adjourned at 7:57 p.m.

These minutes approved on the 13<sup>th</sup> day of June 2022.

**ATTEST:**

  
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 Terry Blanchard, TRMC  
 City Secretary

**APPROVED:**

  
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 Brett Boren, Mayor