

**ROCKDALE CITY COUNCIL  
REGULAR MEETING**

**Present:**

**Councilmembers:**

John King, Mayor  
Belinda Hillhouse  
Lin Perry, Mayor Pro-Tem  
Brett Boren  
Scott Starnes

**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

**Absent:**

Denise Wallace

**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 King at 5:30 p.m., June 13, 2022, at City Hall, 505 W. Cameron Ave, Rockdale, Texas

**Pledge of Allegiance**

- 4A. Recognition of outgoing Mayor John King and Councilmembers Belinda Hillhouse and Michelle Larkin**
- 4B. Swearing in of elected officials (Mayor Brett Boren, Councilmember Esme Ruelas-Olivares representing the East Ward, and Councilmembers Bradley Caffey and Kyle Walker representing the West Ward)**
- 4C. Elect one Councilmember as Mayor Pro-Tem**

**MOTION:** Upon a motion made by Councilmember Starnes and a second by Councilmember Caffey, the Council voted five (5) for and none (0) opposed to elect Lin Perry as Mayor Pro-Tem. Motion carried.

**Citizen Communications**

- Dave Melton – Thanked everyone for a successful Earth Day. Stated that Perry & Perry donated a 500-gallon water tank to assist with watering trees. Next year, Earth Day Committee will partner with Vision Historic Preservation Foundation to hold a tour of gardens and homes on Earth Day (Saturday morning).
  - Pat Landrum – Questioned vacant, derelict houses in the 700 block of Rockdale Road.
  - Lin Perry – Reported on Homecoming. There were 170 people in attendance; 35 members of the honored Class of 1972; 25 singers; and at least 15 rooms rented at the Quality Inn. Overall, it was a successful event.
- 6A. Receive a recommendation from the Planning & Zoning Commission and conduct a public hearing to receive comments regarding a rezone request submitted by Christopher Tovar for property located at S08200 Dyer, Block 2, Lot 1 W 40' of & 23 & 24 (Property ID 28364 – property known as 700 Dyer Street) to change zoning classification from R-1 (Residential – Single Family) to C-2 with PUD overlay (Commercial – Intense with Planned Unit Development overlay)**

Public hearing was opened at 5:51 p.m. The following comments were received:

- Doug Williams – Planning & Zoning Commission recommends allowing the rezone with the PUD overlay
- Jason Dishongh – ITE shows average of 5.1 cars per day for a storage facility as opposed to 10 cars per day for each household (approximately three houses could be placed on this property). Owner is planning to have approximately 90 units with an average size of 10x10.
- Cheryl Blackstock – Concerned about a storage facility across from her home. The previous business showed little regard for the neighborhood and had excessive traffic. This is still a neighborhood and not a business district.
- Doug Blackstock – Agreed with previous comments.
- Charles Keagey – At last P&Z meeting, the Commission denied a rezone request. How is this one different?

With no further comments, the public hearing was closed at 5:58 p.m.

**7A. Consent Agenda Approvals:**

1. Minutes of regular meeting on May 9 and special meetings on May 9 and May 16, 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

**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 approve the consent agenda as presented. Motion carried.

**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 S08200 Dyer, Block 2, Lot 1 W 40' of & 23 & 24 – Property ID 28364 – property known as 700 Dyer Street) from zoning classification R-1 (Residential – Single Family) to C-2 with PUD overlay (Commercial – Intense with Planned Unit Development overlay)**

Doug Williams gave a brief summary. Chris Tovar stated that there will be no full-time employees on-site (employed only for cleaning, maintenance, and as needed). The exterior of the structure will not be altered, only cleaned up. The interior will be renovated. Building will remain a single-story structure. Kenneth Callahan asked about the noise from AC units.

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

**8B. Consider and take any necessary action on the first reading of an ordinance amending Chapter 4 Business Regulations by establishing regulations for the issuance of permits for the operation of shooting ranges and authorizing the discharge of firearms at an approved shooting facility; amending Chapter 3 Building Regulations by establishing range design criteria; amending Chapter 14 Zoning by amending the allowed use table; and amending Appendix A “Fee Schedule” by establishing initial application and renewal fees for shooting ranges**

Doug Williams gave a brief summary. P&Z recommended minor changes prior to the ordinance being sent to Council for consideration. Options were discussed on restricting location to C-2 or using a specific use permit. Belinda Hillhouse stated that in view of recent events, this ordinance might not be a good idea at this time. She feels that operational procedures should be added prior to Council review.

**MOTION:** Upon a motion made by Councilmember Starnes and a second by Councilmember Ruelas-Olivares, the Council voted four (4) for and one (1) opposed to postpone. Voting for the motion were Caffey, Perry, Ruelas-Olivares, and Starnes. Voting against was Walker. Motion carried.

**8C. Consider and take any necessary action on the first reading of an ordinance repealing Ordinance 2022-05-09 (4A) and readopting and extending Ordinance 2007-06-11 (6A) with amendment in Ordinance 2017-07-10 (9C) as 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 Minors, Division 2 Curfew**

Chief Meadors gave a brief summary.

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

**8D. Consider and take any necessary action on the first reading of an ordinance amending Chapter 14 Zoning, regarding recreational vehicle parks, by amending Section 14.02.051 General Requirements and Limitations and by amending Section 14.02.072 Allowed Use Table**

Doug Williams gave a brief summary. Chief Meadors stated that RV Parks are a source of a high volume of calls for the Police Department. In the current economy, RV Parks are now being used as permanent residences.

**MOTION:** Upon a motion made by Councilmember Ruelas-Olivares 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 suspending Oncor Electric Delivery Company LLC’s proposed effective date of June 17, 2022, for ninety (90) days in connection with Oncor’s statement of intent to increase rates files on or about May 13, 2022; requiring the reimbursement of municipal rate case expenses; authorizing participation in the Coalition of Similarly Situated Cities; authorizing intervention and participation in related rate proceedings; authorizing the retention of special counsel; finding that the meeting complies with the Open Meetings Act; making other findings and provisions related to the subject; and declaring an effective date**

Barbara Holly gave a brief summary.

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

**10A. Receive a presentation provided by KSA and take any necessary action on the Texas Commission on Environmental Quality (TCEQ) Inspection Review of the Clean Water State Revolving Fund (CWSRF) Wastewater Treatment Plant (WWTP) Improvements**

No representation by KSA. No action taken.

**10B. Consider and take any necessary action on award of bank depository bid**

**MOTION:** Upon a motion made by Councilmember Perry and a second by Councilmember Walker, the Council voted five (5) for and none (0) opposed to award bid to Classic Bank. Motion carried.

**10C. Consider and take any necessary action on award of bid for IT Services**

Barbara Holly stated that the City has been with McLane Intelligent Solutions for six (6) years. The response time is not meeting the contract timeframes. Of proposals received, Netrio scored highest and quoted the lowest price. Council would like to have bidders make presentations prior to award of bid at the July meeting. Staff will work on setting up a special meeting to receive presentations. City manager will contact the city attorney regarding best method to terminate the contract with McLane.

**10D. 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 Starnes and a second by Councilmember Walker, the Council voted five (5) for and none (0) opposed to appoint Mary Lou Loehr to the Park Board. Motion carried.

**10E. Consider and take any necessary action to authorize City staff to pursue a Fire, Ambulance and Service Truck (FAST) Fund Grant for the purchase of an aerial ladder fire truck for the Fire Department**

Barbara Holly gave a brief summary. The grant would be for \$750,000 with a \$7,500 local match.

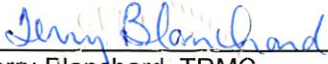
**MOTION:** Upon a motion made by Councilmember Caffey and a second by Councilmember Perry, the Council voted five (5) for and none (0) opposed to authorize staff to pursue a FAST Fund Grant. Motion carried.

Members of the audience asked questions regarding Hunters Chase Apartments being a potential fire hazard.

Adjourned at 7:00 p.m.

These minutes approved on the 11<sup>th</sup> day of July 2022.

**ATTEST:**

  
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Terry Blanchard, TRMC  
City Secretary

**APPROVED:**

  
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Brett M. Boren, Mayor