

**ROCKDALE CITY COUNCIL
REGULAR MEETING**

Present:

Councilmembers:

John King, Mayor
Nathan Bland
Doug Calame
Colby Fisher
Denise Wallace
Joyce Dalley, Mayor Pro-Tem

City Staff:

Chris Whittaker, City Manager
Terry Blanchard, City Secretary
Sandra Ellis, City Treasurer
Thomas Harris, Chief of Police
Lon Williams, Code Enforcement Officer
Melanie Todd, Librarian

Absent:

Willie Phillips

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 5:34 p.m., August 14, 2017, at City Hall, 505 W. Cameron Ave, Rockdale, Texas

Pledge of Allegiance

Citizen Communications

Sarita Ruiz spoke to Council regarding affordable, accessible, and integrated housing.

5A. Consent Agenda Approvals:

1. Minutes of regular meeting on July 10 and special meeting on August 1, 2017
2. City bills paid
3. Investment report
4. Tax collection report
5. Library Report
6. Municipal Court Report
7. Police Department Report
8. Code Enforcement Reports
9. Public Works Department Reports
10. Hotel Tax Fund Report

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

6A. Department Reports – Library Board

Melanie Todd reported on the 1st Friday Coffee event, the Ben Milam program, and the upcoming Art Tour of the Library.

6B. Department Reports – Public Works Department

Chris Whittaker gave a brief update on projects and personnel.

7A. Conduct a public hearing to receive comments regarding the proposed franchise agreement with Oncor Electric Delivery Company LLC

Public hearing opened at 5:42 p.m. Eddie Ferguson with Oncor was available to answer any questions. No questions or comments were received. Public hearing closed at 5:44 p.m.

8A. Consider and take any necessary action on the first reading of an ordinance granting to Oncor Electric Delivery Company LLC, its successors and assigns, an electric power franchise to use the present and future streets, alleys, highways, public utility easements, public ways and public property of the City of Rockdale, Texas, providing for compensation therefor, providing

for an effective date and a term of said franchise, providing for written acceptance of this franchise, providing for the repeal of all existing franchise ordinances to Oncor Electric Delivery Company LLC, its predecessors and assigns, and finding that the meeting at which this ordinance is passed is open to the public

MOTION: Upon a motion made by Councilmember Calame and a second by Councilmember Fisher, 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 denying the application to increase rates submitted by Oncor Electric Delivery Company LLC on or about March 17, 2017; finding that the meeting complies with the Open Meetings Act; and making other findings and provisions related to the subject

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

10A. Receive a presentation from Ted Kamel ((with MuniServices) regarding City sales tax revenue, hotel tax management and hotel audit services

MuniServices helps City's find sales tax revenue and redirect it back to the City. These services are only paid for if the company finds additional money that was not collected. They can go back four years to make corrections with the Comptroller's office. The fee is 30% of monies collected. City must be under contract with MuniServices in order for them to receive confidential data. MuniServices provides hotel tax management services including hotel tax audits, verification of reports to City for accuracy, and management of hotel tax funds for the City. Annual fee could be paid with HOT funds.

10B. Receive a presentation from Aaron Farmer (with The Retail Coach) regarding a cell phone analysis

The Retail Coach helps existing businesses and the recruitment of new businesses. The company looks at five or so local businesses for analysis. Training is held for local retailers. A gap analysis is performed to see how much money is leaving the community each year. Cell phone data is used to provide more specific information on consumers in and around the City.

10C. Receive a presentation from Attorney Chris Hildreth on a donation partnership for the Old City Hall building

Chris Hildreth represents a potential donor who wishes to remain anonymous at this time. The proposal is for a matching grant/gift within the next two to five years for the preservation of the old City Hall building. A soft agreement between the City, client, and Historic Commission could iron out the plans. Any grants received by the City could be used towards the match.

- Lynn Young – The Historic Commission is excited about the opportunity and is prepared to help with fundraising.
- Shannon Kornegay – Read statement on the STOCH plan to preserve and restore the old City Hall.
- Geri Burnett – Excited about potential funding. Unique opportunity for restoration.
- Dr. Lucile Estell – Restoration is critical. Knows Stan Graves (historical preservation architect) is the best of the best.

10D. Receive an update on annexation planning

Gabe Rojas with Rojas Planning stated that the City should have a ten year plan for annexation to manage growth. Only areas in the ETJ may be annexed and these areas are limited to 10% of the land area per year. He proposed 30% for year 1 (778 acres), 10% for year 2 (337 acres), and 10% for year 3 (370 acres). Chris Whittaker stated that a Town Hall Meeting will be held on September 21st. The Council may adopt an Annexation Strategy at their regular meeting in October. A benefit/cost analysis will be presented at a future meeting.

10E. Consider and take any necessary action on authorizing the city manager to sign an Interlocal Agreement with the Rockdale Independent School District and the Rockdale Hospital District for the purchase and maintenance of electronic voting equipment

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

10F. Consider and take any necessary action on the award of bid for the surplus vehicle (Public Works truck)

MOTION: Upon a motion made by Councilmember Bland and a second by Councilmember Calame, the Council voted five (5) for and none (0) opposed to approve the bid and for the purchase price to be paid within 30 days. Motion carried.

10G. Consider and take any necessary action on FY 2017-18 special fund budgets

MOTION: Upon a motion made by Councilmember Dalley and a second by Councilmember Calame, the Council voted five (5) for and none (0) opposed to approve the old City Hall study (Stan Graves) from the 2017-18 budget and postpone the remainder until next month. Motion carried.

10H. Receive an update from the city manager regarding the Rockdale Projects List

- Post Oak Savannah water line is close to 50% complete. Uncovered a "spaghetti bowl" where water comes out of the plant. KSA is working on a proposal to eliminate this area.
- Construction crew damaged part of the roof and gutter at the Depot.
- There is a dispute regarding property where water line cuts through on closed section of Scarbrough Street.
- Down to \$3.5 million for new police station. Council will need to decide on bids at September meeting.

11A. At 7:41 p.m. Council convened into executive session under Section 551.074 of the Texas Government Code to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the city manager and under Section 551.087 of the Texas Government Code for deliberations regarding economic development negotiations

11B. At 8:32 p.m. Council reconvened in open session to take action if, and as deemed appropriate in the City Council's discretion regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the city manager and economic development negotiations


MOTION: Upon a motion made by Councilmember Bland and a second by Councilmember Calame, the Council voted five (5) for and none (0) opposed to allow the city manager to negotiate and/or execute contract with Styrorez for Texas Capital Fund Program City/Business contract. Motion carried.

MOTION: Upon a motion made by Councilmember Calame and a second by Councilmember Fisher, the Council voted five (5) for and none (0) opposed to authorize the city manager to contract with another law firm regarding any issues dealing with the Industrial Park. Motion carried.

Adjourned at 8:34 p.m.

These minutes approved on the 11th day of September, 2017.

ATTEST:


Terry Blanchard, TRMC
City Secretary

APPROVED:


John E. King, Mayor