

**ROCKDALE CITY COUNCIL  
REGULAR MEETING**

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

John King, Mayor  
Belinda Hillhouse  
Denise Wallace  
Michelle Larkin (arrived @ 5:54 p.m.)  
Richard Coppedge, Mayor Pro-Tem (arrived @ 6:04 p.m.)

**Absent:**

Jason Barcak  
Doug Calame (present @ 5:30 p.m. – left before 6 p.m.)

**City Staff:**

Chris Whittaker, City Manager  
Terry Blanchard, City Secretary  
Sandra Ellis, Treasurer  
Jason Hubbell, Public Works Director  
Barbara Holly, Director  
Thomas Harris, Chief of Police  
Jerry Waggoner, Municipal Court Judge  
Curah Beard, Marketing Director

**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 6:05 p.m., December 9, 2019, at City Hall, 505 W. Cameron Ave, Rockdale, Texas.

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

Kenneth Callahan spoke to Council regarding the water quality and the need for “No Parking” signs on narrow streets.

**5A. Consent Agenda Approvals:**

1. Minutes of regular meeting on November 12, 2019
2. City bills paid
3. Investment report
4. Tax collection report
5. Library Report
6. Municipal Court Report
7. Police Department Report
8. Code Official Report
9. Building Official Report
10. Public Works Department Reports
11. Hotel Tax Fund Report
12. Marketing Director Report

**MOTION:** Upon a motion made by Councilmember Coppedge and a second by Councilmember Larkin, the Council voted four (4) for and none (0) opposed to approve the consent agenda as presented. Motion carried.

**6A. Department Reports – Cemetery Committee**

No representative present at meeting.

**6B. Department Reports – Municipal Court**

Jerry Waggoner reported on the installation of intercom/speaker system in Judge’s office at the Police Department and future upgrades to the Municipal Court pages of the City website.

**6C. Department Reports – Marketing**

Curah Beard gave a presentation to Council.

**7A. Conduct a workshop to discuss IT service needs and the proposed contract with McLane Intelligent Solutions for IT services**

Trent Gresh with McLane gave a brief report to Council. New equipment will be needed to meet requirements for backups. A proposal is being prepared for the January Council meeting that will include the additional backup costs plus the addition of at least four (4) users. If a data backup agreement is utilized, the term will be for a minimum of three (3) years. Council will hold a workshop in January to discuss the contract.

- 7B. Conduct a workshop to discuss the following options for the Fair Park property and related facilities:**
- 1. To establish policies/procedures for use of the property and related facilities, including which entity is financially responsible for which specific costs; and**
  - 2. The potential of calling a special election to allow voters the option of the City conveying Rockdale Fair Park property and related facilities to the Rockdale Fair Association, a 501(c)(3) organization**

Johnny Hill stated that an agreement needs to be nailed down to make sure that the kids are guaranteed a venue for showing their livestock since they make such large investments in the process. Mayor King mentioned the possibility of a long-term lease. The fees would need to be enough to cover the insurance. James Birkhead stated that the Fair Association wants to make sure the grounds are available for the annual Fair. When asked his opinion, Birkhead stated that he would prefer the Fair Association own rather than lease the property.

- 8A. Conduct a public hearing to receive comments regarding a tax abatement application, a tax abatement agreement, and establishing a reinvestment zone for the JELD Holdings LLC property located at 1502 West Cameron Avenue (Property ID 60558), City of Rockdale, Milam County, Texas**

Public Hearing opened at 6:44 p.m. Kara Clore gave a brief summary of the tax abatement request. MDD scored the project at 60% for two (2) years. The County recommended 80% for three (3) years. No other comments were received. Public Hearing was closed at 6:48 p.m.

- 9A. Consider and take any necessary action on the first reading of an ordinance establishing a reinvestment zone for property located at 1502 West Cameron Avenue (Property ID 60558), City of Rockdale, Milam County, Texas**

**MOTION:** Upon a motion made by Councilmember Larkin and a second by Councilmember Coppedge, the Council voted three (3) for and one (1) opposed to approve the ordinance with terms of 80% for three (3) years. Voting for the motion were Larkin, Coppedge, and Wallace. Voting against was Hillhouse. Motion carried.

- 10A. Consider and take any necessary action on giving direction to the city manager and staff resulting from the workshop on the Rockdale Fair Park property and related facilities**

**MOTION:** Upon a motion made by Councilmember Coppedge and a second by Councilmember Larkin, the Council voted four (4) for and none (0) opposed to give the city manager brevity to explore options and move forward to place item on ballot in a special election. Motion carried.

- 10B. Receive an update from GLS Engineering and take any necessary action on drainage issue options for Allday, Post Oak, San Jacinto, and Wilcox areas**

John Rusk with GLS gave a brief summary to Council. Item will be added to the January Council agenda following the budget review.

- 10C. Consider and take any necessary action on a recommendation from the Planning & Zoning Commission regarding a short form subdivision and variance request submitted by Sabra Land for Property ID 19312, S09600 Griffis Acres, Block 2, Lots 18-20, City of Rockdale, Milam County, Texas (property known as 501 Miller Street) into Lots 16A and 20A**
- 1. V1 – 8.5' front building setback variance (for Lot 20A)**

Barbara Holly reported that Ms. Land has requested the item be withdrawn from consideration.

**MOTION:** Upon a motion made by Councilmember Hillhouse and a second by Councilmember Larkin, the Council voted four (4) for and none (0) opposed to accept the request for withdrawal. Motion carried.

**10D. Receive an update from KSA on the water treatment plant and take any necessary action on options for the water treatment plant and the award of RFQ (Request for Qualifications) for water purchase**

Ross Cummings and Paul Terrill with Blue Water gave a presentation to Council. Bob Fisher and Bob Lane with KSA were available to answer questions. Ken Hall with Southwest Milam Water spoke to Council regarding his experience dealing with CoBank loans. He stated SW Milam might be interested in a potential partnership with the City. Mr. Cummings stated that Blue Water would take the lead to help procure financing for the project (through USDA) and that the typical turnaround time for the bank funding the project was 60-90 days.

**MOTION:** Upon a motion made by Councilmember Coppedge and a second by Councilmember Hillhouse, the Council voted four (4) for and none (0) opposed to suspend, for now, KSA in this process and move forward with Blue Water and pursue a USDA loan/grant. Motion carried.

KSA asked for clarification. Council asked KSA to focus on the distribution system replacement through the Drinking Water Loan at TWDB and the sewer treatment plant upgrades through the TWDB loan.

**10E. Consider and take any necessary action on an IT Services contract with McLane Intelligent Solutions**

Postpone item until January Council meeting.

**10F. Receive a recommendation from the Rockdale Municipal Development District and take any necessary action regarding a tax abatement application submitted by Climate Control AC & Heating for property located at 1262 West US Highway 79, Rockdale, Milam County, Texas (Property ID 14715)**

Kara Clore reported that the MDD scored the project at 18 and recommends 60% for 2 years.

**MOTION:** Upon a motion made by Councilmember Wallace and a second by Councilmember Coppedge, the Council voted two (2) for and two (2) opposed to approve the recommendation from the MDD and authorize the city manager to move forward with the process. Voting for the motion were Coppedge and Wallace. Voting against were Hillhouse and Larkin. Mayor King broke the tie by voting for the motion. Motion carried.

**10G. Consider and take any necessary action on approval of 2020 City holiday schedule**

**MOTION:** Upon a motion made by Councilmember Hillhouse and a second by Councilmember Larkin, the Council voted four (4) for and none (0) opposed to approve the schedule as presented. Motion carried.

**10H. Consider and take any necessary action on an appointment to the Planning & Zoning Commission**

**MOTION:** Upon a motion made by Councilmember Hillhouse and a second by Councilmember Larkin, the Council voted four (4) for and none (0) opposed to appoint John Williams to the P&Z Commission. Motion carried.

**10I. Receive an update and take any necessary action on the notice received from Troy Zinn on behalf of Perry & Perry Builders to block public access to the land at 1<sup>st</sup> Avenue between Main Street (FM 908) and Mulberry Street**

Chris Whittaker stated that Lin Perry had indicated agreement to purchase price of \$25,000 for land.

**MOTION:** Upon a motion made by Councilmember Coppedge and a second by Councilmember Larkin, the Council voted three (3) for and one (1) opposed to purchase land with funds from General Reserves. Voting for the motion were Larkin, Coppedge, and Wallace. Voting against was Hillhouse. Motion carried.

**10J. Consider and take any necessary action on the airport fuel prices**

**MOTION:** Upon a motion made by Councilmember Coppedge and a second by Councilmember Hillhouse, the Council voted four (4) for and none (0) opposed to approve the sale of airport fuel at \$4.10 per gallon. Motion carried.

**PUBLIC COMMENT**

Maggie Shackelford addressed Council regarding drainage problem created by street maintenance project. Water runs to the corner of Peach & Riley at 702 Riley. According to Ms. Shackelford, the City yanked the culvert out without warning and has since added rock and curbs. She stated that the City's solution to the issue was to add sand. Now the house stands in water whenever it rains. She is asking for the culvert to be reinstalled and the sand removed.

Chris Whittaker stated that complaints were received from residents about the area being "sub-standard" without paved roads. To improve the roads, curbs and gutters needed to be installed prior to any type of paving. The culvert was removed due to the height difference between the road and culvert area. The lot is below the level of the road. To make changes proposed by Ms. Shackelford, the cost would be approximately \$2,000 for the project.

Mayor King directed an item be added to the January Council meeting for drainage issue at Peach & Riley.

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

Chris Whittaker reported that the lift station is almost complete at the nursing home. They are waiting on Oncor and have a projected opening date of January/February.


**PUBLIC COMMENT**

Henry Miller complained about the Highway 79 manhole project stating that the contractors are leaving huge holes in the road. Also, he stated that the Christmas decorations are embarrassing and it would be better not to put anything up than to use the old decorations.

Adjourned at 8:32 p.m.

These minutes approved on the 13<sup>th</sup> day of January, 2020.

**ATTEST:**

  
\_\_\_\_\_  
Terry Blanchard, TRMC  
City Secretary

**APPROVED:**

  
\_\_\_\_\_  
John E. King, Mayor