

**ROCKDALE CITY COUNCIL
REGULAR MEETING**

Present:**Councilmembers:**

John King, Mayor
Belinda Hillhouse
Lin Perry, Mayor Pro-Tem
Michelle Larkin
Scott Starnes
Denise Wallace

City Staff:

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

Absent:

Brett Boren

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., February 14, 2022, at City Hall, 505 W. Cameron Ave, Rockdale, Texas

Pledge of Allegiance**Citizen Communications**

- Rick Powell – Witnessed a horrific accident on January 18th and was first person on scene. Asked Council to change the two (2) yield signs located on San Gabriel to stop signs in order to slow down traffic in the area. Stated that cars fly through the intersections causing safety issues.
- Dave Melton – Update on Earth Day. April is considered Earth Month. Committee is planning projects for 2022 in conjunction with Stash Your Trash (scheduled for April 23rd). Asked everyone to take an Earth Day poster to display. T-shirt design has been finalized and will be available soon for purchase.
- Inez Tipp – Discussed the situation with the trash service. Did not receive any printed material from the City with information about the new service. She doesn't take the newspaper, listen to the radio, or use the internet, so she was not aware of the changes. Wants trash company to provide same services as last company (three extra bags and bundled limbs along with trash cart). Questioned the donations made by BVR to community groups. Stated that her mother's sewer line issue cost her over \$5,000 out-of-pocket for a repair that should have been handled by the City.
- Ric Rodriguez (Snap Fitness) – Introduced himself to the Council and those in attendance. Stated he wants to be more involved in the City.

5A. Conduct a workshop and receive information from the Municipal Development District (MDD) Executive Director regarding a proposed incentive policy, including tax abatement guidelines, Chapter 380 agreements, utility line extension policies, etc.

Jim Gibson stated that the City is only taking advantage of the tax abatement policy and not utilizing other available tools to attract businesses to our area. He would like to see an umbrella policy that applies to the City and the MDD. A recent survey result showed that Rockdale needs to be competitive in bringing in businesses. Our current policy doesn't allow us to be competitive for larger businesses. Councilmember Hillhouse asked about an escrow requirement for "build to suit" sites. Rebate structure could benefit when abatement is not an option. Director Gibson stated that there are not pitfalls or drawbacks to having an umbrella policy. It is there to set the maximum limits. Council and MDD would still have the flexibility to adjust up to the maximum amount on a case-by-case basis. Councilmember Perry asked that the MDD provide a copy of the policy that will be reviewed/approved at the MDD meeting on February 28th.

6A. Consent Agenda Approvals:

1. Minutes of regular and special meetings on January 10, 2022
2. City bills paid
3. Investment report
4. Tax collection report
5. Fund report
6. Library Report
7. Municipal Court Report

8. Police Department Report
9. Texas Racial Profiling Report
10. Building & Code Enforcement Report
11. Animal Control Report
12. Public Works Department Reports
13. Hotel Tax Fund Report

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

- 7A. Consider and take any necessary action on the second reading of an ordinance ordering and establishing procedures for a 2022 General Election to elect one (1) Mayor At-Large, one (1) Council Member for the East Ward, and one (1) Council Member for the West Ward in the City of Rockdale**

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

- 7B. Discuss, consider, and approve an ordinance authorizing the issuance of City of Rockdale, Texas General Obligation Refunding Bonds, Series 2022; authorizing certain parameters for the bonds; authorizing the execution and delivery of a paying agent/registrar agreement and other instruments and procedures related thereto; delegating to the Mayor or City Manager to select outstanding obligations to be refunded and approve all final terms of the bonds, and calling certain obligations for redemption**

Mayor King gave a brief summary.

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 ordinance as presented. Motion carried.

- 7C. Consider and take any necessary action on the first reading of an ordinance amending Chapter 14 Zoning of the City's Code of Ordinances, Article 14.02 Zoning Ordinance, Section 14.02.051 General Requirements and Limitations by amending the impervious coverage requirements in CHART 1 from 40% to 50% (zoning districts R-1, R-1C, R-1E, R-2, R-3, M-1, M-2, and GOV)**

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

- 7D. Consider and take any necessary action on the first reading of an ordinance amending Chapter 3 Building Regulations and Chapter 13 Utilities of the City's Code of Ordinances by mandating the use of dumpsters for construction debris within the corporate limits of the city for new construction, remodel, or demolition**

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

- 7E. Consider and take any necessary action on the first reading of an ordinance amending Appendix A of the City's Code of Ordinances, the Fee Schedule; amending and repealing conflicting ordinances; providing a severability clause; providing an effective date and an open meetings clause**

Barbara Holly gave a brief review of the amendments. Council discussed the vacant commercial structure permits. Councilmember Perry stated that if fees go up, services need to go up as well.

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

- 7F. Consider and take any necessary action on the first reading of an ordinance amending Chapter 2 Animal Control of the City's Code of Ordinances, Article 2.03 Animal Protection, Section 2.03.002 Tethered Animals by amending the unlawful restraint of a dog offense to reflect changes as passed in SB 5 (2021)**

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

- 8A. Consider and take any necessary action on a resolution authorizing the submission of a Groundwater Conservation Grant Application to the Post Oak Savannah Groundwater Conservation District (POSGCD) and authorizing the Mayor, the City Manager, and the Public Works Director to act as the City's representatives to perform all reasonable and necessary actions with respect to the administrative consideration of the application, and to perform the terms and conditions of the award of the Conservation Grant, if approved by the POSGCD**

Jerald Brunson stated that the plan will be to target the high-pressure pumps and upgrades to electrical with this application.

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

- 8B. Consider and take any necessary action on a resolution to approve Amendment #1 for the city's Statement of Financial Goals and Policies for the 2020 Community Development Block Grant – Mitigation (CDBG-MIT) Program Contract Number #22-085-056-D313**

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 resolution as presented. Motion carried.

- 8C. Consider and take any necessary action on a resolution to approve Amendment #1 for the city's Federal Grant Procurement Policy for the 2020 Community Development Block Grant – Mitigation (CDBG-MIT) Program Contract Number #22-085-056-D313**

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

- 8D. Consider and take any necessary action on approval of submission of the completed application to Texas Department of Emergency Management (TDEM) for the FEMA Hazard Mitigation Grant Program (HMGP) DR-4485 grant funds**

MOTION: Upon a motion made by Councilmember Hillhouse and a second by Councilmember Larkin, the Council voted five (5) for and none (0) opposed to approve submission of application. Motion carried.

- 8E. Consider and take any necessary action on a resolution to approve the submission of the FEMA HMGP DR-4485 grant application to TDEM; to appoint the city manager as the chief executive officer and authorized representative to act in all matters in connection with the FEMA Hazard Mitigation Grant (HMGP) Project; and to commit the City to provide 25% or more matching funds in contribution to the FEMA Mitigation Project**

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

- 8F. Discuss, consider, and approve a resolution authorizing the hiring of bond counsel on a contingency fee basis**

Gregory Miller, representative with Bickerstaff, was present to answer any questions from Council regarding the hiring of bond counsel.

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 resolution as presented. Motion carried.

9A. Consider and take any necessary action on providing direction to staff as a result of the incentive policy workshop

No action was taken.

9B. Consider and take any necessary action to approve the use of ARPA funds for rebuilding the Veteran's Park Pool, elevated storage tanks maintenance, and sewer line relocation required by TxDOT for FM 487 and FM 908

Barbara Holly gave a brief summary. The following items were discussed:

- Pool needs to be taken down, rebuilt, add new tile, lanes, etc. to bring it back up to standard.
- Maintenance contract for elevated and ground storage tanks to level out costs for emergency repairs, etc. Contracted company would be 100% responsible for tank maintenance. Typically a 6-10 year contract.
- TxDOT is requiring water and wastewater utilities to be moved out of the TxDOT ROW.
- Police Department is needing 15 handheld radios and 7 mobile (in-car) radios at a cost of approximately \$75,000 (for Motorola radios). These were initially removed from the list due to a pending grant application. The grant is no longer an option, so the radios need to be added back onto the ARPA funding list.

MOTION: Upon a motion made by Councilmember Larkin and a second by Councilmember Wallace, the Council voted five (5) for and none (0) opposed to approve the request as presented with the addition of 22 radios for the Police Department. Motion carried.

9C. Consider and take any necessary action to designate Public Works staff as first responders

Jerald Brunson gave a brief update. Select Public Works staff would be designated as A-1 first responders based on standards set by Homeland Security and EPA. At this time, Jerald Brunson and Joseph Montelongo would be designated due to their water and wastewater licensing, and possibly Bobby Joe Tindle as the Streets and Parks designee. Employees are not asking for hazard pay, they are only wanting to be designated for ID purposes to allow access to all areas in case of emergency.

MOTION: Upon a motion made by Councilmember Perry and a second by Councilmember Larkin, the Council voted five (5) for and none (0) opposed to classify the designated public works employees as A-1. Motion carried.

9D. Consider and take any necessary action for additional funding for the HOME Program

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 \$50,000 from Reserves for the HOME Program. Motion carried.

9E. Consider and take any necessary action to provide direction to staff to prepare an ordinance for adding the sale of hemp products to the Allowed Use Table

MOTION: Upon a motion made by Councilmember Larkin and a second by Councilmember Wallace, the Council voted five (5) for and none (0) opposed to authorize staff to draft an ordinance to include the sale of hemp products on the Allowed Use Table. Motion carried.

9F. Consider and take any necessary action on a proposal from the Rockdale MDD regarding a visioning/redevelopment plan for the East Cameron Avenue corridor and Bridge Park

Jim Gibson gave a summary.

MOTION: Upon a motion made by Councilmember Larkin and a second by Councilmember Starnes, the Council voted four (4) for and one (1) opposed to approve proposal as presented. Voting for the motion were Perry, Larkin, Starnes, and Wallace. Voting against was Hillhouse. Motion carried.

9G. Consider and take any necessary action on the proposed sale of the Industrial Park

MOTION: Upon a motion made by Councilmember Larkin and a second by Councilmember Wallace, the Council voted three (3) for and two (2) opposed to approve the proposed sale and to include the 56-acre tract (owned by the City) in the bid documentation. Voting for the motion were Larkin, Starnes, and Wallace. Voting against were Hillhouse and Perry. Motion carried.

9H. Consider and take any necessary action to opt into the Teva Opioid Settlement and authorize the mayor to sign and submit the Texas Subdivision and Special District Election and Release Form on behalf of the City of Rockdale, Texas

MOTION: Upon a motion made by Councilmember Larkin and a second by Councilmember Hillhouse, the Council voted five (5) for and none (0) opposed to approve opting into the opioid settlement. Motion carried.

9I. Consider and take any necessary action to opt into the Endo Opioid Settlement and authorize the mayor to sign and submit the Texas Subdivision and Special District Election and Release Form on behalf of the City of Rockdale, Texas

MOTION: Upon a motion made by Councilmember Larkin and a second by Councilmember Starnes, the Council voted five (5) for and none (0) opposed to approve opting into the opioid settlement. Motion carried.

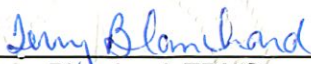
9J. Consider and take any necessary action on a letter of support to Milam County for the new Milam County Government Center

MOTION: Upon a motion made by Councilmember Starnes and a second by Councilmember Larkin, the Council voted five (5) for and none (0) opposed to approve a letter of support to Milam County. Motion carried.

Adjourned at 8:40 p.m.


These minutes approved on the 14th day of March 2022.

ATTEST:



Terry Blanchard, TRMC
City Secretary

APPROVED:



John E. King, Mayor