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**MINUTES**  
**ROCKWALL CITY COUNCIL**

January 6, 2003  
6:00 p.m. Regular Meeting  
City Hall, 385 S. Goliad, Rockwall, Texas 75087

Mayor Jones called the meeting to order at 6:00 p.m. Present were Mayor Jones and Councilmembers Cecil, Welborn, Cotti, Morris, King and Raulston. Councilmember Raulston led the invocation and the Pledge of Allegiance.

**Youth Advisory Council – Swearing In**

Mayor Jones called the members of the Youth Advisory Council forward for the swearing-in and presented each of the members certificates of their oaths.

**Open Forum**

Carolyn Holt, 1890 Signal Ridge came forward to speak to the Council. Ms. Holt is with the Alliance for the Arts and advised the Council that the Alliance had formed a sub-committee for the purchase of a Performing Arts Center. Ms. Holt advised that the sub-committee would have their first meeting on January 21, 2002 at 7:00 p.m. at American National Bank.

**Consent Agenda**

- 5a. Consider approval of the minutes for the December 16, 2002 Council meeting and take any action necessary.
- 5b. **PZ-2002-96-CUP** -- Consider approval of an **Ordinance** for a request from Mark Renner for a conditional use permit to accommodate a private club as an accessory use to a pizza restaurant proposed within the single, 0.2826-acre commercially-zoned lot known as Village One; Block 1; Lot 1B located at 2600 Ridge Road, a structure formerly operating as an E-Z Mart convenience store and take any action necessary. **(2<sup>nd</sup> reading)**
- 5c. Consider approval of a **Resolution** urging our legislators to provide full funding for the Texas Emission Reduction Plan (TERP) or Senate Bill 5, as proposed by the North Central Texas Council of Governments and take any action necessary.
- 5d. Consider authorizing the City Manager to execute a Mutual Cooperation Agreement on Extraterritorial Peace Officer Jurisdiction Related to a Regional Anti-Drug Abuse Task Force and take any action necessary.
- 5e. Consider approval of the purchase of a portion of the RCH Water Service Area adjacent to SH-205 and Mims Road and take any action necessary.
- 5f. Consider approval of purchase of backhoe loader for Water Department and take any action necessary.

- 51           **5g.**     Consider approval of award of annual contract for purchase of water  
52                           meters and take any action necessary.

53  
54     **Councilmember Welborn asked to pull item 5a and made a motion to approve the**  
55     **remaining items. Councilmember Cotti seconded the motion. Councilmember Raulston**  
56     **requested that item 5b be pulled. The motion to approve the remaining consent agenda**  
57     **items passed by a vote of 7 ayes and 0 nays.**

58  
59     **Councilmember Cecil made a motion to approve the December 16, 2002 Minutes and**  
60     **Councilmember Cotti seconded the motion. The motion passed by a vote of 6 ayes and 1**  
61     **abstain [Welborn].**

62  
63     **Councilmember Raulston stated he had pulled item 5b from the consent agenda so that**  
64     **he could vote consistently with his previous votes. Councilmember Morris made a**  
65     **motion to approve item 5b and Councilmember Cotti seconded the motion. The motion**  
66     **passed by a vote of 6 ayes and 1 nay [Raulston].**

67  
68     **Public Hearing**

- 69  
70           **6a.**     Hold public hearing and consider approval of a **Resolution** for the  
71                           purpose of participating in the Texas Recreation & Parks Account Grant  
72                           Program and take any action necessary.

73  
74     **Brad Griggs, Director of Parks and Recreation, discussed the background of the request.**  
75     **Griggs advised that the grant should be approximately \$325,000 and the City should hear**  
76     **sometime in August 2003 if the grant has been given to the City.**

77  
78     **Mayor Jones opened the public hearing. The following persons came forward to address**  
79     **the Council:**

80  
81     **Sam Noel, 1305 Champion Drive, came forward to extend the appreciation of the**  
82     **residents of The Shores and gave thanks to Brad and the Council for their help in getting**  
83     **their park finished.**

84  
85     **There being no other persons to come forward, Mayor Jones closed the public hearing.**  
86     **Councilmember Welborn advised that the funding for this project had been defeated in**  
87     **the bond election and commends Staff for applying for the grant. Welborn also advised**  
88     **that there were funds from Hillwood Homeowners Association to assist in this project.**  
89     **Welborn then made a motion to approve participation in the grant program.**  
90     **Councilmember Cecil stated that the comments were well made and seconded the**  
91     **motion. The motion passed unanimously by a vote of 7 ayes and 0 nays.**

92  
93     **Site Plans / Plats**

- 94  
95           **7a.**     **PZ-2002-79-RP-SP-BE-LP** – Consider a request from Randy Pardue for  
96                           a replat, site (including building elevations), landscape and treescape  
97                           plans for a single 8.99-acre tract zoned MF-15 and known as Canyon  
98                           Ridge Addition, for a proposed 124-unit multifamily residential  
99                           development and take any action necessary.

100

101 Robert LaCroix, Director of Planning, discussed the background of the request. LaCroix  
102 stated they took another brief review as per direction of the City Attorney. This is a  
103 replat and site plan and concerns trees, drainage and topography. The project has 250  
104 parking spaces and a landscape plan. The applicant saved as many trees as possible  
105 and will plant non-deciduous trees to help screen the project from the adjacent  
106 residential neighborhood.

107  
108 Councilmember Morris stated that this project meets all the requirements and that the  
109 Council must pass it and made a motion to pass as written. Councilmember Welborn  
110 asked the City Attorney to speak to the vesting rights of this property. Eckert stated that  
111 under Chapters 212 and 245 of the Subdivision Ordinance, this property does have  
112 vested rights. Councilmember Welborn seconded Morris' motion and then commented  
113 on the Water Stone Estates letter. Welborn wanted the Water Stone Estates residents to  
114 know that the City does not have the authority to tax for educational taxes. She  
115 reminded residents that the neighborhood expressed a preference for apartments  
116 instead of commercial zoning on a track across Yellowjacket from Waterstone.

117  
118 Councilmember King asked if management would be on-site 24/7 and was advised it  
119 would be.

120  
121 Mayor Jones stated he gives Mr. Pardue credit for his work, but that he would not vote in  
122 favor of the project. The motion passed by a vote of 5 ayes and 2 nays [Jones and  
123 Raulston].

124  
125 **Action Items**

- 126  
127 8a. Discuss and consider CRW Development Tracking Software and take any  
128 action necessary.

129  
130 Mary Smith, Director of Finance, Jeffrey Widmer, Chief Building Official, and Robert  
131 LaCroix, Director of Planning, discussed the background of the request. Widmer  
132 discussed the details of the recommendation of CRW.

133  
134 Councilmember Cecil asked if they found a great quantity of software. LaCroix advised  
135 that they were looking for companies to integrate with our current software and CRW  
136 was recommended by various companies. Cecil asked if this software does what we  
137 want it to do or are we adapting ourselves to the software. LaCroix advised that CRW  
138 will incorporate all our current information, forms, etc. into the software. Cecil advised  
139 that he would end up supporting the recommendation, but wanted to know if they had  
140 done any sort of requirements document. LaCroix advised that they did not do an RFP,  
141 that they were initially just researching the possibilities. Cecil asked how confident they  
142 were that this software is going to do what they want it to do and that they would not be  
143 coming back in a couple of months for more software. LaCroix and Widmer stated that  
144 they were extremely confident that this software will do what they expect it to do. Cecil  
145 stated that he strongly suggests that the City look at RFP's in the future, but at this point  
146 he would accept the recommendations.

147  
148 Councilmember Cotti asked if there were any of our current or needed capabilities that  
149 can't be used with the new system and was advised no. Cotti asked if the software will  
150 address future uses. Widmer advised that this is the strongest selling point for the  
151 system. Cotti told them that they had done a good job in their research on this.

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Councilmember King echoed Cotti's comments on their research and asked if fire related issues were part of the development process. Fire Chief Mark Poindexter stated that it would not, that the requirements for the fire department were different.

Councilmember Welborn asked about the warranty/phone support costs after the first year. Smith advised that the cost would be \$10,700 for annual maintenance and upgrades and phone support. Smith advised that CRW had been very responsive to their questions. Welborn then made a motion that the Council authorize the City Manager to proceed with the purchase of the CRW software. Councilmember Cotti seconded the motion and the motion passed by a vote of 7 ayes and 0 nays.

- 8b. Discuss and consider implementation of a City intranet and take any action necessary.

Mary Smith introduced Greg Carrera and Rick Camp of Datamax and discussed the background regarding the request. Carrera discussed the process taken to achieve the proposal and Camp discussed what process was taken with regard to the software and hardware for the intranet. Licensing costs are similar to current costs under the Microsoft Software Assurance Plan, which has a two year guaranty and after that the cost is 20% of the base cost every two years.

Councilmember Cotti asked if employees would be able to access the intranet from home and Smith stated that they did not expect to be able to do that any time soon. Councilmember King asked if in the future if the intranet would work through their PDA's and was advised that it would. Councilmember Cotti made a motion to proceed and Mayor Jones seconded the motion. The motion passed unanimously by a vote of 7 ayes and 0 nays.

- 8c. Discuss and consider approval of SH-205 and I-30 traffic flow improvements and take any action necessary.

Chuck Todd, Director of Engineering, discussed the issues surrounding this item. Todd advised that the project would take about a month to complete, depending on the weather, and that the work would start next month.

Councilmember Cotti made a motion to proceed and Councilmember Morris seconded the motion. Morris asked if there was any chance on getting reimbursed for this project. Councilmember Welborn stated that having permission to do the work was a mixed blessing, but something about it bothers her – to take money from our street maintenance fund to pay for state highway repairs when we pay other taxes for this purpose.. Morris stated that he agreed. Welborn stated that this is a big change – for the state to allow us to work on the right-of-way. The motion passed unanimously by a vote of 7 ayes and 0 nays.

- ~~8d. Discuss and consider Village Drive Bridge award and take any action necessary. [Pulled from the Agenda]~~

- 8e. Discuss land development issues and take any action necessary.

203 Robert LaCroix, Director of Planning, discussed the recommendations, the historical  
204 background and pointed out various areas on a map. Under the dormant project  
205 provisions, there is no expiration of zoning earlier than May 11, 2004. There are not  
206 many projects that would fall under that provision.

207  
208 Councilmember Morris told LaCroix that he had done a good job and stated that he is  
209 encouraged to see that the City is looking at this. High value is important -- the key word  
210 is value. The problem is high density/low value. Morris stated it would be good to get  
211 the County on board with this. Morris stated that he does not have to change the zoning  
212 until he sees what it is going to add to the City.

213  
214 Ross Ramsay, Chairman of the Planning and Zoning Commission, came forward to  
215 address the Council. Ramsay stated that the City has enough of the 2/3/4 units per acre  
216 and that what the Commission would probably approve would be SF Estate. Ramsay  
217 discussed possible zoning on AG tracts. Councilmember Cecil asked Ramsay if he saw  
218 a need to extend the moratorium. Ramsay advised yes, for at least 60-90 days and thinks  
219 the City Attorney's recommendation needed to be done as soon as possible.

220  
221 Councilmember Welborn stated that this matter was discussed at the July joint meeting  
222 and that the current map is similar to the land use plan map. At that time Ramsay  
223 suggested one dwelling for each 1.5 acre and that she agreed with that concept, or even  
224 larger sized lots. She stated that we needed know what financial impact this type of  
225 zoning would have. Welborn also said she would like to see the subdivision ordinance  
226 re-worked over the next 6 months or so. LaCroix advised that had been scheduled after  
227 the zoning ordinance is completed. Welborn asked if development is eminent on these  
228 properties and said she believed it is important that we have a land use plan that reflects  
229 the zoning we are willing to place on the land. She suggested we need to review PD-5,  
230 PD-10 and the multi-family on Yellowjacket and apply the economic model to the  
231 remainder of the ag zoning.

232  
233 Mayor Jones said the current Planning and Zoning Commission is getting blamed for the  
234 zoning, and asked if anyone who had previously been on the council could explain how  
235 we got all this bad zoning. Welborn stated that the majority of the land was zoned in the  
236 70's and early 80's before she moved here and that those questions would have to be  
237 asked of people who lived here before 1983. In her experience, she said most of the  
238 zoning changes had reduced density and had been an improvement over what was in  
239 place. The exception is the Hickory Ridge project and the Council was gullible to have  
240 believed the developer when he stated it would be an upscale project with high dollar  
241 homes on smaller lots.

242  
243 Councilmember Cotti stated what has happened has happened, let's let it go and focus  
244 our attention on the future. The six-month moratorium is ok per the City Attorney, as  
245 long as we are working toward a goal. Cotti stated he would like to see the moratorium  
246 and dormant projects revisions to the subdivision ordinance on the next agenda. He  
247 also stated that we need to make the best of what is currently zoned and planned and  
248 work toward improving our situation in the future.

249  
250 Councilmember Morris stated that they need to sped their time to get where we are  
251 going. The moratorium is ok. Pete Eckert, City Attorney, stated that we need to have  
252 value on a plat before we finalize anything. Morris stated that value is important. The

253 green area (as indicated on the map presented by LaCroix) is the only area I can dictate  
254 zoning and I want to see value before any approvals are given.

255  
256 Councilmember Raulston stated he agreed with the six-month moratorium and that the  
257 Planning & Zoning Commission is doing a good job.

258  
259 Councilmember Cecil made a motion (1) extend the moratorium not to exceed 180 days  
260 (to be on the next agenda); (2) amend the subdivision ordinance for dormant projects  
261 (platting); and (3) send the land development issues to the Planning & Zoning  
262 Commission for their review and recommendation. Councilmember Raulston seconded  
263 the motion and the motion passed unanimously by a vote of 7 ayes and 0 nays.

264  
265 8f. Discuss and consider Water and Sanitary Sewer Master Plan Engineering  
266 Services Agreement Amendment and take any action necessary.

267  
268 Chuck Todd, City Engineer, discussed the Master Plan recommendations.  
269 Councilmember Cotti asked about the Schedules and was told they would adjust.  
270 Currently the Master Plan is scheduled for completion in May and the Impact Fee study is  
271 scheduled for completion in January 2004.

272  
273 Councilmember Welborn asked Todd what population he was going to show. Todd  
274 advised that he would be using Parson's. Welborn wanted to know how valid the plan  
275 would be. Todd advised that even with the lower density it will be offset by irrigation. It  
276 doesn't come out a wash, but it gets a lot closer. Todd stated that we need to get this  
277 started. We can hold off on the areas we are concerned with.

278  
279 Councilmember Cotti made a motion to proceed and Councilmember King seconded the  
280 motion. The motion passed unanimously by a vote of 7 ayes and 0 nays.

281  
282 8g. Discuss status of Animal Shelter Project and take any action necessary.

283  
284 Robert Hargrove, Director of Internal Operations, discussed the status of the animal  
285 shelter project and stated that he had met with Dr. Underwood to discuss the project.

286  
287 Councilmember Cotti wanted to know if the 40 kennels that were being suggested tonight  
288 were going to be adequate. Hargrove advised that for the same footprint we could use  
289 double decked kennels to double the number of kennels.

290  
291 Councilmember King stated that he does not want the City to get locked into the \$155 per  
292 square foot rate and wants to pursue getting this lowered. Hargrove stated that the vet  
293 clinics he saw ran \$110 - \$115 per square foot.

294  
295 Councilmember Morris wanted to know if the City euthanized animals and if we had any  
296 policy in place in this regard. Julie Couch stated that we currently have a 5 – 10 day  
297 cycle. If an animal is not adoptable, it is put down. Couch stated that we have done a lot  
298 of looking with Dr. Underwood on this project and asked where the Council wants Staff  
299 to go with this. Do we hire an Architect and Construction Manager for planning  
300 purposes? The cost would be paid out of the general fund. Morris asked how long the  
301 new facility would suffice and was told about 10 years.

302

303 Councilmember Welborn stated that when discussing the project for the bond election  
304 the cost was \$1.2 million for 5080 square feet – now we have 5615 square feet for \$1.3  
305 million. This can be built for less than that. Add-ons don't work. Welborn stated she  
306 was in favor of selecting an architect to get the design phase work done. We need to do  
307 something to move this on.  
308

309 Couch stated that Staff's recommendation is to identify the Architect and Construction  
310 Manager to get us where we have the numbers. Councilmember Cotti asked whether it  
311 would be possible to recover the cost through reimbursement from future bond funds.  
312 Couch advised that we could do a reimbursement resolution.  
313

314 Councilmember Cotti then asked if \$57,000 would still be enough to get the design phase  
315 done and was told yes. Cotti then made a motion to proceed with the design phase.  
316

317 Councilmember Cecil asked if there were any current issues with the existing facility.  
318 Couch advised that it is old, undersized and not in good shape. Couch advised that the  
319 Department of Health will be taking over authority over animal shelters and their rules  
320 will be extend to the City. The Department of Health recently did an inspection and the  
321 City failed certain items – kennels, fencing, nose-to-nose contact between the dogs.  
322 Cecil asked if there were any unsafe conditions that need to be addressed immediately  
323 and Couch replied no. There were just things that they did not like about the shelter.  
324 Councilmember Cecil stated that the shelter is not going to get better and seconded  
325 Cotti's motion to proceed with the design phase. Cecil also asked for a copy of the  
326 inspection report.  
327

328 Councilmember King stated that as we proceed with the study, we need to be sure we  
329 don't tell them we have a figure of \$155 per square foot. King stated that he wanted to  
330 amend the motion to not lock it into a specific dollar figure and that the design phase is  
331 not to exceed \$57,000.  
332

333 Councilmember Welborn asked what direction we were going to give them with regard to  
334 square footage and number of kennels and stated she would like to send out RFP's to  
335 local architects. Welborn stated she agrees that we do not have to build this facility at  
336 the \$155 per square foot price. Welborn stated that she could not support authorizing  
337 \$60,000 just to get drawings.  
338

339 Councilmember Raulston stated that he wanted to get a copy of the recent animal shelter  
340 inspection report send to the entire Council.  
341

342 Councilmember Cecil advised Welborn that they didn't say we had to spend that much  
343 money – was not to exceed that amount. Cecil stated he definitely wanted to send RFP's  
344 to local architects.  
345

346 Councilmember Welborn stated that this is going to be step process and that we need to  
347 negotiate with the architect on costs for services.  
348

349 Councilmember Cotti amended his motion to proceed with the study by step process,  
350 that we not fix a square foot cost figure, and the cost was not to exceed \$57,000.  
351 Councilmember Cecil seconded the motion and the motion passed unanimously by a  
352 vote of 7 ayes and 0 nays. The City Manager stated that an RFP will be prepared for their  
353 review.

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- 8h. Discuss improvements to Lakeshore/SH-66 Intersection and take any action necessary.

Chuck Todd introduced Tracy Prigle of TxDOT who discussed the potential timeline for completion of SH-66.

Councilmember Welborn stated that she had requested this item be placed on the agenda and that she was not sure she liked what she was hearing regarding 1 lane open at Lakeshore. Welborn stated she sees this as total disaster. Prigle advised that they have an employee taking care of the light and that has helped some. This area will be like this for at least 2-3 months. Welborn told Prigle she would appreciate them paying special attention to that area because of the high volume of traffic.

Councilmember Cotti asked what the completion date is and was told January 2004.

Councilmember King stated that because of the hump, only 3-4 cars can get through the light because they have to slow down. Prigle advised that TxDOT's expert signal engineer had looked at this and if King could give them a definite time when this occurred, they will look into it. King stated it happened all the time.

Councilmember Morris asked Prigle to please get this taken care of – he gets calls about it all the time.

Councilmember Welborn stated that South. Lakeshore needs a left turn lane, a straight lane and a right turn lane. Prigle stated that they have planned 2 straight lanes and a left turn lane and that the planter box was coming out. Welborn stated she would like to see a drawing of how this will work.

Councilmember Cecil stated that he realizes there are not many options and asked if they have or will consider a multi-shift operation to speed this up. Prigle stated she would have to talk to someone about that.

Mayor Jones extended his thanks to TxDOT for the improvements they have done in Rockwall.

Councilmember Welborn stated she would like Staff to prepare a resolution to request 24-hour work shifts to complete the project earlier. Prigle advised that they would have to provide incentives to the contractor.

There being nothing further to discuss in regular session, the meeting was adjourned at 9:31 p.m. into Executive Session.

**Hold Executive Session under Sections 551.072 , 551.074, and 551.086 of Texas Government Code to Discuss:**

- a. Land Acquisition for City Facilities and Park Land.
- b. Personnel Issues, including Board, Commission, and Committee Appointments, and Related Matters.



404 **Take Any Action as Result of Executive Session**

405

406 **Councilmember Raulston made a motion to purchase the Airport Road property and**  
407 **Councilmember Morris seconded the motion. The motion passed unanimously by a vote**  
408 **of 7 ayes and 0 nays.**

409

410 **Councilmember King made a motion to purchase the school property and**  
411 **Councilmember Welborn seconded the motion. The motion passed unanimously by a**  
412 **vote of 7 ayes and 0 nays.**

413

414 **Councilmember Welborn made a motion to appoint Perry Marcel to the Architectural**  
415 **Review Board and Councilmember King seconded the motion. The motion passed**  
416 **unanimously by a vote of 7 ayes and 0 nays.**

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Ken Jones, Mayor

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423 **ATTEST:**

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Dorothy Brooks, City Secretary

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**MINUTES**  
**ROCKWALL CITY COUNCIL**

January 21, 2003

6:00 p.m. Regular Meeting

City Hall, 385 S. Goliad, Rockwall, Texas 75087

Mayor Jones called the meeting to order at 6:00 p.m. Present were Mayor Jones and Councilmembers Cecil, Welborn, Cotti, Morris, King and Raulston. Councilmember King led the invocation and Pledge of Allegiance.

**Consent and Public Hearing**

**a. Public Hearing Items**

**(1) None**

**b. Non-public Hearing Items**

**(1)** Consider approval of a **Resolution** extending the moratorium on development of areas of the City currently zoned "A" Agricultural and take any action necessary.

**(2)** **PZ-2002-06-RP** – Consider approval of a request from Bob Newell with NCA Architecture for a replat of a single, 1.8919-acre tract of commercially zoned property known as Rockwall Towne Centre (Lot 13RB1, Block A) located on the I-30 westbound service road, 0.25 mi west of White Hills Road and take any action necessary.

**(3)** PZ-2002-105-LP – Consider approval of a request from Joey Howell for a review of the landscape plan for the 32.42-acre, 101-lot residential development known as Hillcrest Shores - Phase 3 that would serve to permit a 12'-high entry feature proposed for the northernmost entrance on North Lakeshore at Lake Forest Drive and take any action necessary.

**(4)** **PZ-2002-107-SP-BE-LP-TP** – Consider approval of a request from Alliance Architects for a site plan (including building elevations), landscape and treescape plans for a Light-Industrially (LI) zoned 14.64-acre tract being Lots 4 and 5, Block A, Rockwall Technology Park, to accommodate the EZ-Flo plumbing fixture manufacturing facility, located northeast of the intersection of Innovation Drive/SH 276 and south of Research Circle and take any action necessary.

**(5)** Consider approval of a **Resolution** establishing the "cost per acre" to be used in calculation of a new development's pro rata share contribution for neighborhood park land and a **Resolution** adopting the per neighborhood park development cost to be used in calculation of a new development's pro rata share contribution for park development and take any action necessary.

44 (6) Consider approval of a **Resolution** endorsing certain legislative  
45 changes to S.B. 7 support by Cities Aggregation Power Project,  
46 Inc. (CAPP) and take any action necessary.

47 **Councilmember Morris made a motion to approve all the items on the consent agenda**  
48 **and Councilmember Cotti seconded the motion. The motion passed unanimously by a**  
49 **vote of 7 ayes and 0 nays.**

50  
51 **Appointments**

52  
53 a. Appointment with Planning and Zoning Chairman to discuss and answer  
54 any questions regarding cases on the agenda and related issues and  
55 take any necessary action.

56 **Ross Ramsay, Chairman of the Planning and Zoning Commission, came forward to**  
57 **discuss the decisions of the Commission with regard to the items on tonight's agenda.**  
58 **With regard to item 6(a), Councilmember Cotti asked about the back of the building.**  
59 **Ramsay advised that the Commission had held the treescape plan, so that it could be**  
60 **screened. Councilmember Welborn wanted to know why no one would see the back of**  
61 **the building. Ramsay advised it would be because of the topography and the additional**  
62 **screening they are requiring.**

63  
64 **Public Hearing**

65  
66 5a. **PZ-2002-99-RP-SP-BE-LP-CUP** – Hold a public hearing and consider  
67 approval of an **Ordinance** for a request from Allen Terrell with Half  
68 Associates for a replat, site (including building elevations) and landscape  
69 plans, and a conditional use permit to allow a structure greater than 36  
70 feet in height, for an office/retail development on a single, 7.64-acre  
71 commercially-zoned tract being Lot 3-R, Block A, Rockwall Towne Centre  
72 Phase 4, located on the southeast side of FM 740 (Ridge Road) and take  
73 any action necessary. **(1<sup>st</sup> Reading)**

74 **Robert LaCroix, Director of Planning, discussed the background of the request. LaCroix**  
75 **advised that there were two buildings, one with approximately 46,040 square feet and**  
76 **one with approximately 4,705 square feet. The parking requirement called for 290 spaces**  
77 **and they have provided 296 spaces. The dumpster will be well screened. The building**  
78 **elevation had to go before the Architectural Review Board and changes have been made.**  
79 **It will be brick, not tilt-wall and more space was made for landscaping. There will also be**  
80 **more landscaping around the detention ponds. They have provided sidewalks from**  
81 **building to building and made it “foot friendly.” The building will be interconnected to**  
82 **the restaurant and to the possible hotel site. The CUP is for height. The building is 54’ in**  
83 **height, but the Scenic Overlay requirement only allows 36’. Additional landscaping will**  
84 **take care of the view and the water tower will help with the proportions.**

85  
86 **Councilmember Welborn asked how the detention ponds were going to be fenced.**  
87 **LaCroix advised it would be wrought iron. Welborn stated she did not think that we had**  
88 **a standard, but if tubular wrought iron fencing is the standard, it needs to go in the**  
89 **engineering requirements or the landscape plan. LaCroix stated he would put it in the**  
90 **landscape plan.**

91

92 Councilmember Cotti advised that the CUP is separate from the other items and that the  
93 public hearing is to address the CUP, not the other items.

94  
95 Mayor Jones opened the public hearing and the following persons appeared before the  
96 Council:

97  
98 Mark McGraw, Engineer for Halff & Associates.

99  
100 McGraw asked the Council to approve the CUP and stated that the tubular  
101 fencing appears in the engineering plans. Councilmember Cotti presented  
102 to Mr. McGraw a letter from the children of the Presbyterian Church which  
103 requested they not scare off the birds and other animals.

104  
105 There being no one else to appear before the Council, the public hearing was closed.

106  
107 Councilmember Cotti made a motion to approve the CUP and Councilmember Welborn  
108 seconded the motion. The motion passed unanimously by a vote of 7 ayes and 0 nays.

109  
110 Councilmember Welborn then made a motion to approve the site (including building  
111 elevations) and landscape plans, with tubular fencing for the detention ponds.  
112 Councilmember King seconded the motion and the motion passed unanimously by a  
113 vote of 7 ayes and 0 nays.

114  
115 **5b. PZ-2002-108-Amendment** – Hold a public hearing and consider approval  
116 of an **Ordinance** for a city initiated amendment to the City of Rockwall  
117 Code of Ordinances - Subdivision Regulations - Chapter 24 - Amending §  
118 24-4 Definitions (Minor Plat, Amending Plat, Research Technology Park),  
119 Amending § 24-8 Preliminary Plat (adding Item 12. Expiration of Dormant  
120 Projects), Amending § 24-9 Final Plat (adding "Director's Signature" block  
121 and changing filing date from "120-days" to "180-days"), Adding § 24-9.6  
122 Administrative Approval and Amending §24-11 Industrial or commercial  
123 subdivisions (excluding overhead electrical and telecommunication lines  
124 from Research Technology Parks) and take any action necessary.  
125 **(1<sup>st</sup> Reading)**

126 Robert LaCroix, Director of Planning, discussed the background of the requested  
127 revisions to the Subdivision Code.

128  
129 Councilmember Cecil asked if any of the conditions on minor plats or replats require a  
130 certificate of appropriateness. LaCroix advised that the Historic District would not  
131 normally cross over. City Attorney Eckert advised that a certificate of appropriateness  
132 would still have to following the procedures set out in the Code. Cecil stated that in most  
133 cases a certificate of appropriateness would not apply, but if circumstances arose the  
134 certificate of appropriateness would have to go forth on its own accord. This would not  
135 preclude any other processes for other matters.

136  
137 Councilmember Welborn asked if we want the filing date to last 180 days.  
138 Councilmember Raulston stated that he felt that if it was completed within two years, it  
139 would be okay. Welborn stated that as long as there is a review by the Planning &  
140 Zoning Commission prior to reinstatement that time period would be okay. LaCroix  
141 advised that the applicants have to request reinstatement.

142  
143 Councilmember Cotti asked City Attorney Eckert if he had a chance to review these  
144 changes. Eckert stated yes and that these requirements are all in the statutes.  
145

146 Mayor Jones opened the public hearing. No one appeared to speak to the Council and  
147 the public hearing was closed.  
148

149 Councilmember Raulston stated he would abstain from voting on this item.  
150 Councilmember Cotti made a motion to approve the ordinance as written and  
151 Councilmember Morris seconded the motion. The motion passed by a vote of 6 ayes and  
152 1 abstain [Raulston].  
153

154 5c. PZ-2002-109-Z – Hold a public hearing and consider approval of an  
155 **Ordinance** for a request from Dwayne Cain for a zoning change from SF-  
156 10 to Zero Lot-Line (ZL-5) residential and General Retail on a tract of land  
157 known as Sanger Bros.; Block M; Lots 5 through 8 located on the east  
158 side of Alamo Road between Ross and Bourne Avenues. Specifically, the  
159 applicant is requesting that the westernmost 120' (1.1019 ac.) of the  
160 subject lots be ZL-5 and the remaining 55' (0.505 ac) be General Retail  
161 and take any action necessary. (1<sup>st</sup> Reading)

162 Robert LaCroix, Director of Planning, discussed the background of the request from D.  
163 Cain. Councilmember Cotti stated that there is restricted parking further up on Alamo  
164 and that parking could be restricted in this area too, so it should not be a problem.  
165

166 Councilmember Morris stated that what he is worried about is density. Morris asked if  
167 they could at least ask for a concept plan, otherwise what guaranty do we have that the  
168 developer will build what he has stated he will build. Morris stated that he doesn't expect  
169 developers to spend a lot of money, but that it is unfair to change zoning without  
170 knowing what we are getting.  
171

172 Pete Eckert, City Attorney, stated that it is possible to have a PD on this property and  
173 that is the only other thing that could be done. Morris stated he thought all PD's had to  
174 be at least 5 acres. Eckert advised that the Council could waive requirement.  
175

176 Dwayne Cain, the Applicant, asked what assurance does the City have if the zoning  
177 stays. Cain stated they are planning a development similar to one that he did previously.  
178 The cost per unit will be approximately \$200,000.  
179

180 Mayor Jones told Cain that he commended him for bringing this forward.  
181

182 Councilmember Raulston stated that he thinks this is a better project than a parking lot.  
183 Councilmember Cotti stated that he had look at the property to the north and inquired  
184 how expensive a concept plan would be. Cain advised that he would take a picture of the  
185 development to the north and submit that as a concept plan for this property.  
186

187 Councilmember King stated he commended Cain for bringing in another quality project  
188 and that he would support the request, however, he does share Councilmember Morris'  
189 concerns.  
190

191 Councilmember Morris stated that he is not going to support the request and that he is  
192 trying to make a point. We need to know what we are doing before we do it. There  
193 should be some type of site plan showing value. Cain advised that it is difficult to have  
194 guidelines for single family homes.

195  
196 Councilmember Cecil told Councilmember Morris that he is not so sure that he has a  
197 good point, but that point on every single case is not productive and to sit here and go  
198 on and on is not doing anyone any justice. Cecil stated this is a good faith plan and he is  
199 for it. Morris stated that he does not do this on every case, just zoning – we have no  
200 legal reason to change.

201  
202 Mayor Jones made a motion to approve the request and Councilmember Cecil seconded  
203 the motion. Councilmember Welborn stated that she thinks Councilmember Morris  
204 makes a valid point and that she would like to see what we expect. As it stands, she is  
205 not going to vote for it. The motion passed by a vote of 5 ayes and 2 nays [Morris and  
206 Welborn].

207  
208 5d. **PZ-2002-110-FP-CUP** – Hold a public hearing and consider approval of  
209 an **Ordinance** for a request from Robert Graham for a final plat serving to  
210 divide a residential Single-Family 7,000 square foot minimum lot size (SF-  
211 7), 1.25 acre lot into two lots and a conditional use permit to allow a  
212 detached garage exceeding the maximum size requirements on the  
213 subject lot known as B.F. Boydston; Block 98D located on the east side of  
214 Clark Street between Rusk and Kaufman and take any action necessary.  
215 (1<sup>st</sup> Reading)

216 Robert LaCroix, Director of Planning, discussed the background of the request and  
217 advised the Council that the Historic District Board had approved the plans for the house  
218 and issued a certificate of appropriateness, but had not approved the garage. The public  
219 hearing will be for the CUP only for the garage because of its height. There is no public  
220 hearing for the final plat.

221  
222 Councilmember Cotti made a motion to approve the final plat and Councilmember  
223 Welborn seconded the motion. The motion passed unanimously by a vote of 7 ayes and  
224 0 nays.

225  
226 Mayor Jones opened the public hearing and the following persons appeared before the  
227 Council:

228  
229 Robert Graham  
230 104 S. Park Street  
231 Rockwall, Texas

232  
233 Mr. Graham thanked the Council for allowing him to come before them  
234 tonight. Graham presented a concept plan for the garage, showing that he  
235 has brought the architectural features of the house to the garage. The  
236 garage will have 991 square feet. Graham advised that the Historic  
237 Advisory Board had not seen the new drawing for the garage.

238  
239 Councilmember Cotti stated that this plan was much nicer than the original plan and  
240 thanked Mr. Graham for his efforts. Councilmember Morris asked if the Historic Advisory

241 Board could deny the plan for the garage. Councilmember Welborn made a motion to  
242 continue the public hearing to the February 17, 2002 meeting to give the Historic  
243 Advisory Board time to review the plans. Councilmember Cecil asked if this property  
244 would interfere with the SH205 Bypass and was told it would not. Cecil then seconded  
245 Welborn's motion. The motion to continue the public hearing until February 17, 2003,  
246 passed unanimously by a vote of 7 ayes and 0 nays.

247  
248 Councilmember Welborn then brought up the fact that the proposed street sign toppers  
249 showed Rockwall Historic District, but that this should be "Old Rockwall Historic  
250 District." City Manager, Julie Couch, stated that Staff would look into it.

251  
252 **Site Plans / Plats**

253  
254 **6a. PZ-2002-106-PP-SP-BE** – Consider a request from John Chong for a  
255 preliminary plat and site plan (including building elevations), for a retail  
256 development proposed on a 2.442-acre tract of land to be known as Lot  
257 1, Block A, Song Addition, situated within Planned Development No. 32  
258 (PD-32) on the southwest side of Horizon Road (FM 3097), northwest of  
259 Ridge Road (FM 740) and take any action necessary.

260 Robert LaCroix, Director of Planning, discussed the background of the request and  
261 advised that the treescape and landscaping plans are not approved at this time.

262  
263 Councilmember Raulston asked the City Engineer Chuck Todd if this development would  
264 lock us in with regard to the Summer Lee exit. Todd replied no.

265  
266 Oscar Galan, Applicant, came forward to address the Council and show samples of  
267 stone, brick and roof color. Councilmember Welborn stated that Spanish tile red roofs  
268 are very pleasing to the eye and that coming in to Rockwall from Dallas, you are going to  
269 see the roofs.

270  
271 Ross Ramsay, Chairman of the Planning & Zoning Commission, addressed the Council  
272 and stated that consistency and compatibility is better. It would be nice if this building  
273 set a high standard. Not a lot of the roof is going to show because it is a flat roof.  
274 Councilmember Welborn stated that this is a PD and that roof design may be something  
275 to look into. Ramsay stated that the whole area should be PD's so that the roofs could  
276 be the same.

277  
278 Councilmember Morris made a motion to approve the request with the condition that the  
279 roof be "American National Bank" green. Councilmember Cotti seconded the motion.

280  
281 Mayor Jones stated that he agrees that green is better, but asked the City Attorney if we  
282 could do this. The City Attorney advised that color is a condition of the site plan.

283  
284 The motion passed unanimously by a vote of 7 ayes and 0 nays.

285  
286  
287 **Action Items**

288  
289 **7a.** Discuss and consider award of the bid for additional emergency warning  
290 sirens and take any action necessary.

291 **Robert Hargrove, Director of Internal Operations, discussed the need for the additional**  
292 **emergency warning sirens and the placement of them. Councilmember Raulston asked if**  
293 **the school district was paying for the TAR Radios at the schools. Hargrove advised that**  
294 **they were not. Hargrove advised that the siren to be installed at the southernmost area**  
295 **was actually a joint venture with the City of Heath.**  
296

297 **Councilmember Morris made a motion to approve the expenditure and Mayor Jones**  
298 **seconded the motion. The motion passed unanimously by a vote of 7 ayes and 0 nays.**  
299

300 **7b. Discuss and consider Lakeside Village Bridge re-bid award and take any**  
301 **action necessary.**

302 **Chuck Todd, City Engineer, discussed the bid and advised that the cost will probably be**  
303 **close to \$99,000. Councilmember Raulston asked if there was any action to be taken on**  
304 **this matter. Todd advised that this was just a status report and no action was necessary**  
305 **at this time. Councilmember Raulston made a motion that no action be taken at this time**  
306 **and Councilmember Morris seconded the motion. The motion passed by a vote of 6 ayes**  
307 **and 1 abstain [Welborn].**  
308

309 **7c. Discuss and consider request by Pat Hughes for reconsideration of his**  
310 **request for rezoning from "A" Agricultural to "GR" General Retail at 2930**  
311 **Ridge Road and take any action necessary.**

312 **Robert LaCroix, Director of Planning, discussed the background of the request.**  
313

314 **Joe Holt, 1890 Signal Ridge came forward to address the Council. Holt advised the**  
315 **Council that he is a friend of the Hughes family who has owned the property since 1960.**  
316 **They are looking for a waiver of the moratorium on this specific piece of property to**  
317 **change it from "A" Agricultural to "GR" General Retail so they can proceed with the sale**  
318 **or development of the property.**  
319

320 **Councilmember Cecil made a motion to allow this matter to go before the Planning &**  
321 **Zoning Commission to obtain zoning and Councilmember Morris seconded the motion.**  
322 **The motion passed unanimously by a vote of 7 ayes and 0 nays.**  
323

324 **7d. Discuss and consider establishing a Sesquicentennial Celebration**  
325 **Planning Committee and take any action necessary.**

326 **Councilmember Cotti stated that he had requested this item be placed on the Agenda.**  
327 **Cotti stated that the City would be celebrating its 150<sup>th</sup> birthday in April 2004 and that we**  
328 **needed to get started on a plan for the celebration.**  
329

330 **Councilmember Cecil stated that this is a great recommendation and that the City should**  
331 **provide some funding for the celebration.**  
332

333 **Councilmember Welborn stated that we need to publicize this and get people to**  
334 **volunteer.**  
335

336 **Councilmember Cotti made a motion directing Staff to prepare a resolution appointing a**  
337 **Sesquicentennial Committee for approval at the next regular meeting of the Council.**



338 **Councilmember Cecil seconded the motion and the motion passed unanimously by a**  
339 **vote of 7 ayes and 0 nays.**

340  
341 **7e. Discuss and consider establishment of a policy for ordinance coordination**  
342 **and take any action necessary.**

343 **Councilmember Cotti discussed this request and stated that he is looking for a written**  
344 **policy for coordination of how ordinances are prepared. The City Attorney stated they**  
345 **should be approved by the City Attorney and input by the department heads. Julie**  
346 **Couch stated that due diligence is a requirement by Staff and the City Attorney.**  
347 **Councilmember Welborn stated it is better to get it right the first time and Cotti**  
348 **concurred. No action was taken on this matter at this time.**

349  
350 **7f. Discuss and consider report on City's ISO Classification and take any**  
351 **action necessary.**

352 **Julie Couch stated that because of the length and detail in the ISO Report, she suggests**  
353 **that the Council defer any discussion until the special worksession scheduled for**  
354 **Wednesday, January 22, 2003. Mayor Jones stated that the Council would defer**  
355 **discussion until January 22, 2003.**

356  
357 **Councilmember Welborn stated that she would like to see the costs for the compressed**  
358 **foam and the ladders.**

359  
360 **Councilmember Cecil stated that he agreed with deferring the matter, but that he wants**  
361 **to be sure that all the Council see all the documents he has received from Chief**  
362 **Poindexter. It is imperative that the Council see those documents. When the ISO goes**  
363 **down, the rates go down.**

364  
365 **Councilmember Welborn stated that Chief Poindexter's Annual Operation Report has ISO**  
366 **information and she would like to see it again.**

367  
368 **7g. Discuss and consider the recommendations of the EMS Task Force and**  
369 **take any action necessary.**

370 **Councilmember Cecil discussed the background of the EMS Task Force and its**  
371 **recommendations. Cecil stated that through their deliberations and advice of counsel,**  
372 **they found that one approach offered more flexibility and less risk – a non-profit**  
373 **corporation. Cecil stated that the Articles of Incorporation and minimized, but that the**  
374 **Bylaws are maximized so as to give guidance of how the corporation will operate. The**  
375 **costs of the general fund will be born equally by each stake-holder. For specialized**  
376 **services, the Council will bear 50% and the other entities the remaining 50% on a pro rata**  
377 **usage. The Bylaws were written to cover emergency services – not just emergency**  
378 **medical services. The governmental entities must authorize all debt; the corporation**  
379 **cannot issue debt without the authorization.**

380  
381 **Julie Couch, City Manager, stated she wanted to emphasize that the corporation is the**  
382 **administrative body and the funding for it has to be authorized every year.**

383  
384 **Councilmember Welborn asked how the population of the various municipal entities will**  
385 **be determined. Couch advised that the NCTCOG population stats would be used.**

386 Welborn also inquired as to the qualifications of the directors. Couch advised at this  
387 time there are no qualifications. Councilmember Cecil stated that each entity would be  
388 responsible for appointing their individual members. There is a recommendation that the  
389 initial members be appointed from members on the Task Force in order to continue the  
390 momentum. Cecil advised that our Council will make the determination of the standards  
391 for our representatives. Welborn stated she believes we should have the qualifications  
392 set out in the Bylaws.

393  
394 Councilmember Cotti stated that where officers who are not appointed by the cities are  
395 not elected they should be non-voting. Councilmember Cecil stated that revisions  
396 should be ok. Cotti stated that there needs to be something with regard to qualifications  
397 for directors and asked if there were any other actions required by the Council tonight.  
398 Julie Couch, City Manager, advised that the Council has the time to either take this  
399 matter up at the worksession scheduled for January 22, 2003, or at the next Council  
400 meeting. Cotti stated that this was quality work and thanked the Mayor, Councilmember  
401 Cecil and Ms. Couch and all others who crafted this proposal for their hard work.

402  
403 Councilmember Cecil stated that the Task Force's next meeting wasn't until February 26,  
404 2003, and this would give the Council plenty of time to determine what they want to do.

405  
406 Mayor Jones stated that the City and Council will each have 2 representatives on the  
407 Board and that there is an uncertainty in the City with regard to emergency medical  
408 services and that he wants the citizens to know that quality service will continue.

409  
410 Councilmember Cecil stated that an invitation to bid will be prepared, but that the current  
411 provider is doing an excellent job.

412  
413 Mayor Jones stated that this matter should be placed on the next agenda.

414  
415 Ms. Couch stated that the Task Force will meet on February 26, 2003 and additional  
416 feedback will go to the County Judge as we continue to move and take action.

417  
418 7h. Discuss and consider report on Code Enforcement Strategic Plan and  
419 take any action necessary.

420 Jeffrey Widmer discussed the Code Enforcement Strategic Plan and gave a Power Point  
421 presentation.

422  
423 Councilmember Cecil told Widmer it was a great effort and that he has gotten a 99%  
424 positive reaction from the public. Councilmember Cotti stated that he had received calls  
425 too and that Trish had received very favorable comments. Councilmember King stated  
426 that he never expected this. The Plan is great. We all know complaints will go up, but  
427 this Council will support you. Councilmember Morris stated that they did a great job and  
428 inquired about Municipal Court issues. Widmer replied that it is better. That they are  
429 going to have a meeting soon and we will see a change. It will take some work, but it is  
430 nothing that can't be overcome. Councilmember Raulston stated that they could and  
431 should go on about a good job, but "Thank You" is the best. Mayor Jones echoed the  
432 comments of all the others.

433  
434 There being no further business to come before the Council in regular session, the  
435 meeting adjourned at 9:35 p.m. into Executive Session.

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**Hold Executive Session under Sections 551.072 , 551.074, and 551.086 of Texas Government Code to Discuss:**

- a. Land Acquisition for City Facilities and Park Land.
- b. Personnel Issues, including Board, Commission, and Committee Appointments, and Related Matters.
- c. Litigation regarding code enforcement issues.

**Take Any Action as Result of Executive Session**

The City Council authorized the City Manager to sign and issue a quitclaim deed to the abutting landowner to the fire station site.

The following persons were appointed to the Ethics Sub-Committee: Councilmember King, Councilmember Cotti, and City Attorney Pete Eckert.

\_\_\_\_\_  
Ken Jones, Mayor

**ATTEST:**

\_\_\_\_\_  
Dorothy Brooks, City Secretary

1  
2  
3  
4  
5  
6  
7

**MINUTES**  
**ROCKWALL CITY COUNCIL**  
**January 22, 2003**  
**6:00 p.m. Worksession**  
**City Hall, 385 S. Goliad, Rockwall, Texas**

8 Mayor Jones called the meeting to order at 6:00 p.m. Present were Mayor Jones and  
9 Councilmembers Cecil, Welborn, Cotti, Morris, King and Raulston.

10  
11 **Discuss possible economic planning tools related to land use development within the**  
12 **City.**

13  
14 Bill Shelton of The Buxton Group discussed his background and the reason he was appearing  
15 before the Council tonight. Councilmember King asked Shelton if he was familiar with Elizabeth  
16 Morris' software. Shelton advised that he was not, but that he had worked with Elizabeth on  
17 other projects.

18  
19 Councilmember Cecil asked Shelton if he had any experience with any software that is similar to  
20 Ms. Morris'. Shelton advised that he was not. That what his group had been hearing from  
21 around the country was that governmental entities were looking for and needed the kind of  
22 software that Ms. Morris had developed.

23  
24 Elizabeth Morris presented a Power Point presentation on the software she has developed.  
25 Morris advised that the Development Simulation Modeling ("DSM") is traditional impact  
26 modeling and would be able to show what the city is going to benefit from various zoning areas  
27 and when it could expect to receive the benefits. The DSM produces investment grade data  
28 and will model at least 20 years forward. It will allow officials to:

- 29  
30 1. Have a hypothetical forecast of growth;  
31 2. Examine tax revenue balance produced from different volumes and types  
32 of development;  
33 3. Plan for long term public needs, capital, and operating budget  
34 requirements.  
35 4. Facilitate consensus on community goals.

36  
37 Councilmember Morris asked Ms. Morris how important would it be to bring in the County and  
38 outside city limits and schools. Morris advised that it could be included over time, but we  
39 needed to start with a single entity. Morris stated she has never used this software for a school.

40  
41 Councilmember Cotti asked who could use the Fast Track software. Morris advised that all city  
42 employees could use the software, that it had not been restricted. It expires after one year and  
43 it is renewable annually. Cotti asked how often the software was updated. Morris advised that  
44 upgrades are available at no cost. Training is provided twice a year with 10 hours free  
45 consulting and training of key operators. Cotti asked in the event Insight no longer wants to be  
46 in the business if we could have the source code. Morris suggested that a long term agreement  
47 be entered into to cover this type of contingency. Morris stated that they had four cities up and

48 running at this time and if we decide to go with this program would like to use our graphics at  
49 ICA in the fall.

50  
51 Councilmember Welborn asked if any of the EDC members present at the meeting could see a  
52 practical use of this software by the EDC. Dale Morgan advised that he could.

53  
54 Councilmember Cecil asked about the accuracy of the model – to what degree of fidelity will this  
55 model go? How accurate? How successful? Morris advised that they use our tax rates and our  
56 dollars. The model simulator also uses indirect revenue. Morris stated that their database has  
57 been developed over 23 years and is as accurate as it will ever be. Morris stated that she is an  
58 economist and every single equation has information. Cecil asked how often the model is  
59 updated. Morris advised that Fast Tracker is updated monthly, but the big model has  
60 undergone 4000 changes and does not need to be updated as frequently.

61  
62 Councilmember Morris stated that they have never had the proper tool to use. They have  
63 zoned and rezoned. If you don't know where you are, how do you know where you are going?  
64 Ms. Morris stated that this was normal.

65  
66 Carl Jackson of the Zoning Advisory Committee stated that x's and o's don't tell you how human  
67 beings are. He believes there is a fine line (it's fuzzy). He does not think we can be defined by  
68 a very specific dot on the map. You need to add "fuzzy logic." The City needs to be very  
69 careful and aware as they go forward. We have grown from a "country town" to a city that  
70 needs to be forward thinking. What do we want to be? We need to be careful how we plan –  
71 we need to think big.

72  
73 Councilmember Cotti stated that he believes this tool will let us look at future scenarios in  
74 various aspects -- "what could be." We can plan for the future and not have to worry about  
75 second guessing. He is interested in a tool that will help us do this.

76  
77 Carl Jackson advised the Council that they should look at the City Staff. They can provide more  
78 information than they could in the past. Do we need outside help?

79  
80 Julie Couch, City Manager, stated that we are on target regarding knowledge within the  
81 community. Staff will provide the data and Ms. Morris will feed it into her computer and the  
82 model will produce the information we need. This would be one additional tool to give objective  
83 information from which to make a decision.

84  
85 Carl Jackson stated they should never under estimate the Staff – that we have grown. Jackson  
86 thinks it is great to plan, but we should make use of a qualified staff.

87  
88 Councilmember Welborn recapped how we arrived at this point in time.

89  
90 Councilmember Raulston stated that this tool can be educational and enhance Staff and help  
91 the Council to work better as a team. It will help us to continue being an "individualistic city" –  
92 not like other suburb cities around the Metroplex. Raulston stated would support this request.

93  
94 Julie Couch asked the Council how they wanted to proceed. Councilmember Welborn asked  
95 how much this was going to cost -- \$6800/\$8500. Welborn asked Morris if she needed  
96 authorization to use documents relating to Rockwall in any of her presentations. Morris advised  
97 that she did. Welborn stated that she would support this request and moved that the City

98 Manager enter into a contract with Insight and with Bill Shelton as outlined in the contracts.  
99 Councilmember Morris seconded the motion.

100  
101 Councilmember Cotti asked where the money was coming from. Ms. Couch advised that the  
102 funds would come from the general reserve fund. Cotti stated he was concerned about using  
103 the reserves. Ms. Couch stated they would have to review the budget and see how we stand on  
104 the line items to see if the funds can be used from one of those sources.

105  
106 Councilmember Cecil stated that he was about where Councilmember Cotti is on funding and  
107 where Carl Jackson is on use of Staff. He is not, however, against using tools to help him do  
108 the best job he can do. With a better understanding on the budget he can support this request.

109  
110 Councilmember Welborn asked if there was money in development services. Councilmember  
111 Raulston stated he echoed Cecil's and Cotti's comments. We need to look at the funding and  
112 defer this matter to the next Council meeting (scheduled for February 3, 2003).

113  
114 Councilmember Morris stated that there was a motion and second on the floor and called for the  
115 vote. Councilmember Welborn amended her motion to read the Council supports entering into  
116 contracts with the entities and subject to funding to be brought before the Council at the next  
117 regular meeting. Councilmember Morris seconded the motion.

118  
119 Councilmember Cotti stated that he could not support the motion until he knew exactly where  
120 the funding is coming from. The motion passed by a vote of 6 ayes and 1 nay [Cotti].

121  
122  
123 **Discuss and consider report on City's ISO Classification and take any action necessary.**

124  
125 Mark Poindexter, Fire Chief, delivered a presentation on the ISO classification rating and what  
126 the City needs to do to lower the rating.

127  
128 Councilmember Cotti thanked Poindexter for an excellent presentation and inquired about the  
129 required drills. Pietsch advised that all fire stations across the country are required to do the  
130 same drills. Cotti stated that the City has a lot of things we need to do and asked what it would  
131 take to reach a Level 1. Pietsch advised that it would take everything discussed earlier.

132  
133 Councilmember Welborn asked if we did the drills even though we do not have a training facility,  
134 would we get any credit. Pietsch advised that we would get very little credit because we don't  
135 have the training facility.

136  
137 Pietsch advised that the cost for one week is \$6,000, but actually the ISO rating adjuster is here  
138 for 9 days and the cost would be \$10,600. The ISO rating process is subjective. Pietsch stated  
139 that if we did not get our rating lowered from a 5 to a 3 that we would not have to pay him.

140  
141 Councilmember Welborn asked how much would using Pietsch relieve Mark Poindexter during  
142 the rating period. Poindexter stated it would be about 50%, but that the way the information is  
143 presented to the ISO is important and that he recommends using Mr. Pietsch.

144  
145 Councilmember King stated that it was a good report and wanted to know what it is going to  
146 cost us to achieve this.

147

148 Councilmember Cecil stated it was an excellent presentation. We asked to be informed and it's  
149 clear what we need to do. The CTA will show the value. We need to resurrect fire station #3.  
150 Let's move on. I think we can save the residents money.

151  
152 Councilmember Cotti stated that for 60,000± we can achieve a rating change from a 5 to a 3.  
153 Poindexter advised that the cost for the equipment is \$57,000. We will get credit for the  
154 purchase so long as the purchase order is approved before the ISO rating. Cotti then made a  
155 motion to approve \$57,000 for equipment and \$10,600 for Pietsch, for an amount not to exceed  
156 \$67,600, to proceed with the recommendations in order to lower our ISO rating from a 5 to a 3.  
157 Councilmember Cecil stated the money is well spent and seconded the motion. Mayor Jones  
158 stated he likes the man who puts his money where his mouth is. The motion passed  
159 unanimously by a vote of 7 ayes and 0 nays.

160  
161 There being no further business to come before the Council at this special meeting, the meeting  
162 was adjourned.

163

164

165

166

\_\_\_\_\_  
Ken Jones, Mayor

167

168 ATTEST:

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170

\_\_\_\_\_  
Dorothy Brooks, City Secretary

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173

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6

**MINUTES**  
**ROCKWALL CITY COUNCIL**  
**January 27, 2003**  
**5:00 p.m. Special Meeting**  
**City Hall, 385 S. Goliad, Rockwall, Texas 75087**

7 **Mayor Jones called the meeting to order at 6:00 p.m. Present were Mayor Jones**  
8 **and Councilmembers Cecil, Cotti, Morris, King and Raulston. Place 2 was vacant**  
9 **due to the resignation of Councilmember Welborn.**

- 10  
11 1. Consider award of designation as official newspaper for 2003 and take  
12 any action necessary.

13  
14 **Dorothy Brooks, City Secretary discussed the background of the request.**  
15 **Councilmember Cotti requested clarification on how the cost is figured and if we could**  
16 **“spread the wealth” between the three newspapers.**

17  
18 **Mayor Jones stated he wanted to save the City money, but that the Dallas Morning News**  
19 **had given us good service.**

20  
21 **Councilmember Morris made a motion to approve Rockwall County News as the**  
22 **newspaper of record and Councilmember Raulston seconded the motion. The motion**  
23 **passed by a vote of 6 ayes and 1 vacancy.**

- 24  
25 2. Discuss and consider request by Rockwall Central Appraisal District for  
26 consideration of a request for rezoning from “A” Agricultural to “C”  
27 Commercial for a 0.207-acre tract at 841 Justin Road and take any action  
28 necessary.

29  
30 **Councilmember Cotti made a motion that the Council waive the moratorium on this**  
31 **specific piece of property so that Mr. Helms could go before the Planning and Zoning**  
32 **Commission. Councilmember Morris seconded the motion and the motion passed by a**  
33 **vote of 6 ayes and 1 vacancy.**

- 34  
35 3. Discuss and consider method of funding of economic analysis and take  
36 any action necessary.

37  
38 **Mary Smith discussed her recommendations for the funding of the economic analysis.**  
39 **Councilmember Cecil asked if we were still going to meet the \$300,000 projected in**  
40 **unrealized salary expenditures. Smith advised that we should by summer.**  
41 **Councilmember Cecil then asked if additional unrealized resource expenditures would be**  
42 **realized in the budget year and Smith responded that approximately another \$100,000**  
43 **would be realized. Councilmember Morris made a motion to approve the funding and**  
44 **Councilmember Raulston seconded the motion. Councilmember Cecil stated that there**  
45 **was enough projected unrealized salary expenditures to fund this package within the**  
46 **current budget without using the reserves or other budget line items.**

47  
48 **Councilmember King stated that we should fund as recommended, but any shortfalls**  
49 **should be made up in salary savings. Julie Couch, City Manager, stated that no**  
50 **adjustment is anticipated.**



51  
52 **Mayor Jones asked if Mary was still going to pull the amounts as shown and Mary Smith**  
53 **replied in the affirmative.**

54  
55 **Councilmember Cecil again stated that there was enough unrealized resource**  
56 **expenditures to fully fund the package within this year's budget without utilizing other**  
57 **budget line items and/or reserves and would preclude any requirement of funding out of**  
58 **next year's budget.**

59  
60 **Councilmember Morris amended his motion stating that we take the funds out of the**  
61 **funded budget, but that we use the unrealized resource to reimburse the line items to the**  
62 **extent the funds are available. Councilmember Raulston seconded the motion and the**  
63 **motion passed by a vote of 5 ayes, 1 nay [Cotti], and 1 vacancy.**

64  
65 **There being no further business to come before the Council at this Special Meeting, the**  
66 **meeting was adjourned at 5:21 p.m. into Executive Session.**

67  
68 4. Hold Executive Session under Sections 551.072, 551.074, and 551.086  
69 of Texas Government Code to Discuss:

70  
71 a. Personnel: Vacant Council position.

72  
73 5. Action taken as a result of Executive Session.

74  
75  
76 **Councilmember Cecil made a motion that the City Council conduct interviews in**  
77 **Executive Session of the prospective interested candidates for the current Council**  
78 **vacancy, with the position to be filled by the second regular meeting in February. The**  
79 **motion was seconded by Councilmember Cotti and the motion passed by a vote of 5**  
80 **ayes and 1 nay [Morris].**

81  
82  
83  
84 **Ken Jones, Mayor**

85  
86 **ATTEST:**  
87  
88  
89 **Dorothy Brooks, City Secretary**

90

**MINUTES**  
**ROCKWALL CITY COUNCIL**  
**EMERGENCY EXECUTIVE SESSION**  
January 30, 2003  
4:30 p.m., 385 S. Goliad, Rockwall, Texas 75087

Mayor Jones called the meeting to order at 4:30 p.m. and adjourned into Executive Session. Councilmembers Raulston, King, Morris, Cotti and Cecil were present.

**Hold Executive Session under Sections 551.072 of Texas Government Code to Discuss:**

- a. **Personnel Issues: Vacant City Council Position**

**Take Any Action as Result of Executive Session**

Mayor Jones made a motion to appoint Larry Dobbs to fill the vacant position in Place 2 until the election on May 3, 2003. The motion was seconded by Councilmember Morris and passed unanimously.

**Adjournment**

There being no further business to come before the Council, the meeting was adjourned.

\_\_\_\_\_  
Ken Jones, Mayor

**ATTEST:**

\_\_\_\_\_  
Dorothy Brooks, City Secretary