
ROCKWALL CITY COUNCIL MEETING

Tuesday, September 2, 2025 - 5:00 PM

City Hall Council Chambers - 385 S. Goliad St., Rockwall, TX 75087

I. Call Public Meeting to Order

Mayor McCallum called the meeting to order at 5:00 p.m. Present were Mayor Tim McCallum, Mayor Pro Tem Mark Moeller, and Councilmembers Sedric Thomas, Melba Jeffus, Anna Campbell, Dennis Lewis and Richard Henson. Also present were City Manager Mary Smith, Assistant City Manager Joey Boyd and City Attorney Frank Garza. Mayor McCallum then read the below-listed discussion item into the record before recessing the public meeting to go into Executive Session at 5:01 p.m.

II. Executive Session

1. Discussion regarding (re)appointments to city regulatory boards and commissions, including possible interview(s), pursuant to §551.074 (Personnel Matters)

III. Adjourn Executive Session

Council adjourned from Executive Session discussions at 5:42 p.m.

IV. Reconvene Public Meeting (6:00 P.M.)

The mayor reconvened the public meeting at 6:00 p.m.

V. Invocation and Pledge of Allegiance - Councilmember Jeffus

Councilmember Jeffus delivered the invocation and led the Pledge of Allegiance.

VI. Appointment Items

1. Appointment with Planning & Zoning Commission representative to discuss and answer any questions regarding planning-related cases on the agenda.

Dr. Jean Conway, Chair of the P&Z Commission came forth and briefed Council on recommendations of the Commission relative to planning-related items on tonight's meeting agenda. Council took no action following her briefing.

VII. Open Forum

Mayor McCallum thanked everyone for being here, pointing out there was a full house present tonight. He then explained how Open Forum is conducted, expressing that comments will be limited to 3 minutes, and asking if anyone would like to come forth and speak at this time.

Bob Wacker
309 Featherstone
Rockwall, TX

Mr. Wacker came forth and provided brief comments regarding the Action Item this evening that deals with the manufactured home. He shared his understanding that apparently nobody builds mobile homes with Hardi-Board, so the applicant has been faced with a serious dilemma. As such, he suggested that perhaps the city should change its ordinance regulations.

VIII. Take Any Action as a Result of Executive Session

Mayor Pro Tem Moeller moved to appoint Galen Hilliard to the Board of Adjustments (to fill an "alternate" seat vacancy) with a term to run from Aug. 2025 to Aug. 2027 and to reappoint James Smith and Glenn Carr, each for two-year terms to run through Aug. 2027. Mayor McCallum seconded the motion, which passed unanimously.

Mayor Pro Tem Moeller then moved to appoint Julien Meyrat to the Architectural Review Board (ARB) (to fill a vacant seat left by Robert Miller who has termed out). The term of the appointment will be from Aug. 2025 through Aug. 2027. Included in the motion was also to reappoint Patra Philips and Kristi Mase, each for two-year terms through Aug. 2027. Councilmember Thomas seconded the motion, which passed by a vote of 7 ayes to 0 nays.

IX. Consent Agenda

1. Consider approval of the minutes from the August 18, 2025 city council meeting, and take any action necessary.
2. Consider approval of the minutes from the August 25, 2025, Special City Council Meeting - Budget Work Session, and take any action necessary.
3. **Z2025-044** - Consider a request by Jim Benson of Jim Benson Custom Homes on behalf of Justine Marengo-Rowe for the approval of an **ordinance** for a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1214-acre tract of land identified as a Lot 22, Block B, Chandler's Landing #4 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 5405 Ranger Drive, and take any action necessary. **(2nd Reading)**
4. **Z2025-045** - Consider a request by Kevin Osornio of MBA Custom Homes for the approval of an **ordinance** for a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1150-acre tract of land identified as a portion of Lot 1, Block G, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 606 Ross Street, and take any action necessary **(2nd Reading)**.
5. **P2025-025** - Consider a request by the City of Rockwall for the approval of an **ordinance** abandoning public right-of-way and a Final Plat for Lots 1 & 2, Block A, West Street Addition being a 0.73-acre tract of land identified as Lot 2, Block 11, Highwood Addition and a portion Lots 2, 3, & 6, Block A, Original Town of Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District and Downtown (DT) District, addressed as 302 Highland Drive and 202 Interurban Street, and take any action necessary. **(2nd Reading)**

Councilmember Lewis moved to approve the entire Consent Agenda (#s 1, 2, 3, 4, and 5). Councilmember Campbell seconded the motion. The ordinance captions were read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 25-52
SPECIFIC USE PERMIT NO. S-377**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) [ORDINANCE NO. 23-40] AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* ON A 0.1214-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 22, BLOCK B, CHANDLER'S LANDING #4 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**CITY OF ROCKWALL
ORDINANCE NO. 25-53
SPECIFIC USE PERMIT NO. S-378**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW FOR THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1150-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 1, BLOCK G, SANGER ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**CITY OF ROCKWALL
ORDINANCE NO. 25-54**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, CLOSING, ABANDONING AND VACATING A DEDICATED PUBLIC ALLEYWAY MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE AND CONVEYING THE RIGHT-OF-WAY TO THE ADJACENT PROPERTY OWNERS IN THE MANNER DEPICTED IN THIS ORDINANCE; IDENTIFYING A MUNICIPAL PURPOSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 7 ayes to 0 nays.

Following the Consent Agenda, Mayor McCallum reordered the agenda to address Action Item #1 next.

X. Public Hearing Items

1. **Z2025-049** - Hold a public hearing to discuss and consider the approval of an ordinance for a Text Amendment to Article 06, *Parking and Loading*, and Article 13, *Definitions*, of the Unified Development Code (UDC) for the purpose of defining the residential garage orientations permitted in the City of Rockwall, and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller provided background information regarding this agenda item. He explained that this ordinance will help provide specific definitions within the UDC for various types of garages, including: front entry garages; recessed front entry garages; side entry garages; j-swing garages; traditional swing garages; modified traditional swing garages and swing garages. Staff published notice of this matter in the newspaper, as required by state law, and the city’s Planning & Zoning Commission has heard and unanimously recommend approval of this item.

The mayor then opened the public hearing, but no one indicated a desire to speak. So, he closed the public hearing.

Councilmember Thomas then moved to approve Z2025-049. Councilmember Campbell seconded the motion. The ordinance caption was read as follows:

CITY OF ROCKWALL

ORDINANCE NO. 25-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING VARIOUS ARTICLES AS DEPICTED IN EXHIBITS ‘A’ THROUGH ‘B’ OF THIS ORDINANCE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion to approve passed by a vote of 7 ayes to 0 nays.

2. Hold a public hearing to receive comments regarding the proposed FY2026 City of Rockwall Budget and tax rate, and take any action necessary.

- *Taxpayer Impact Statement - For a median-valued homestead property, the following table shows a property tax bill comparison under various scenarios (per \$100 dollars of assessed value). For more information on the budget and/or tax rate, visit www.rockwall.com.*

	Current Rate	No New Revenue Rate	Proposed Rate
Tax Year	2024	2025	2025
Fiscal Year	FY2025	FY2026	FY2026
Average Homestead Value	\$430,794	\$472,950	\$472,950
Tax Rate	.247450	.234687	.257500
Estimated Taxes	\$1,066	\$1,109	\$1,217

City Manager Mary Smith provided brief, introductory comments pertaining to this agenda item. She shared that the taxpayer impact statements are included on face of the public meeting agenda, in accordance with a recent legislative requirement to do so. Also, the Council will receive public input tonight on the rate they voted to advertise at the last meeting. She explained it is the very highest rate that could possibly be adopted, but Council could ultimately choose to adopt a lower rate.

Mayor McCallum then opened the public hearing, asking if anyone would like to speak at this time.

Les Chapman
733 Sunset Hill Drive
Rockwall, TX

Mr. Chapman came forth and shared that he is against any increase in taxes. He explained that he understands that public safety employees are vital, and he understands they need salary increases. He believes we must have salary increases for Police and Fire staff as well as those who work on the streets. However, he urged Council to take a hard look at salaries associated with any city position that have the title "manager" or "director" beside them, indicating that - per governmentsalaries.com or indeed.com - some of those manager or director positions are anywhere from 24-35% above both the TX and national averages. He urged the Council to take a hard look before any potential tax increase.

Penelope Chapman
733 Sunset Hill Drive
Rockwall, TX

Mrs. Chapman shared that she did some brief research, and she and her husband looked at salaries of those in the city who are at the top. She shared she is against a tax rate. She explained that in 2020, our city's Assistant Manager had a salary that was 212% higher than the median salary of every other worker in the city. In 2024, it's 255% higher than the median salary of other city employees. So, she believes the people at the top can retain their salaries to free up money so that those in the lower levels of the organization can get their salary adjustments. She is against a tax rate increase.

John Hagaman
30 Shady Dale
Rockwall, TX 75032

Mr. Hagaman shared that, regarding the budget, he observed the City may be having trouble finding money to put towards repairs at The Harbor (i.e. the fountains and their water recirculating feature not currently working; the boat docks). He expressed The Harbor is a vital entryway to the City, and it's the first impression people see when they come into our city. He expressed that the city does need to take care of those repairs. Also, it's necessary to take care of public safety employees. He has concerns about police personnel who may be leaving our city to go elsewhere to make more money. He expressed the belief that our city should be paying police officers even more than what they're worth. We should be paying the police staff the highest salary compared to other agencies.

Bob Wacker
309 Featherstone
Rockwall, TX

Mr. Wacker came forth and shared a line graph showing the population growth over the last several years as compared to the growth in employee population. He pointed out that full-time, salaried employees in departments such as Planning, Recreation, Engineering, Building Inspections, Admin., Code Enforcement, and HR have not experienced any growth in adding personnel at all since 2017. Population growth has been at 30%, but staffing levels have only increased by 6%. He shared that he did not see any requests for new personnel in this current budget proposal. He went on to share that past city councils going below the new revenue rate made decisions that have resulted in kicking the can down the road, decisions that were ridiculous. He believes the city needs enough funding to develop and grow the community so it does not

stagnate.

Michael Caffey
311 S. Fannin
Rockwall, TX 75087

Mr. Caffey thanked the city manager and city councilmembers for the work they do. On behalf of the Rockwall Fire Firefighters, he asked Council to adopt the 1 cent proposed tax rate increase and then adopt the no new revenue rate thereafter year by year. In addition to being a staff member of the city, he is also a resident. He believes not doing so results in serious, negative consequences over time for the City of Rockwall. He pointed out the immense growth the city has experienced over the years, as well as his belief that running a city is not a luxury but rather a necessity. He went on to share that the city manager has done a very good job over the years of running a very 'lean' city. He praised city staff and generally encouraged Council to move forward and approve salary adjustments requested in the budget proposal. He went on to share a lot of statistics and information that compared the City of Rockwall to other cities within the metroplex, including cities such as Grapevine, Wylie, Lewisville, Burleson, all of which have higher tax rates than Rockwall. He shared this is not a matter of spending more but it's a matter of funding what is necessary, especially related to keeping compensation of employees in line with the market. He went on to share various examples of why and how it's very important to retain good staff that's already in place (mainly related to experience that's directly related to our own city). He shared that what's being asked is less than \$13 per month to the average citizen, and he urged Council to adopt the city manager's proposed one cent tax rate increase.

There being no one else wishing to come forth and speak at this time, the mayor then closed the public hearing, indicating that additional discussion regarding the budget and tax rate will occur during tonight's posted Action Item relative to those subjects.

The Mayor then moved on to Action Item #2 on the meeting agenda.

XI. Action Items

1. Discuss and consider a request from Kevin Passons, Chief Appraiser of the Rockwall Central Appraisal District (RCAD), regarding approval of a resolution of the RCAD's Board of Directors related to finishing out construction of the second floor within the RCAD building located at 841 Justin Road, and take any action necessary.

Mr. Passons came forth and briefed Council on this request, explaining that due to a lot of growth throughout the county and the need for additional staff, it's now become time to finish out the upstairs of this building, an expansion that was originally constructed in 2020. He went on to respectfully ask Council to approve this request, indicating the RCAD Board already approved a resolution for this finish-out with a cost not to exceed \$500,000. He shared that the funds are available and there would be no impact to the budget.

Following brief, additional comments Councilmember Campbell sought and received clarification, confirming with Mr. Passons that this request will not in any way result in an increase in the budget, neither this year nor next year.

Mayor McCallum then moved to approve the resolution of the RCAD board of directors related to construction for the building finish-out. Mayor Pro Tem Moeller seconded the motion, which passed by a vote of 7 ayes to 0 nays.

The mayor then addressed Action Item #4 next.

2. **MIS2025-012** - Discuss and consider a request by Tammy Underwood for the consideration of a Special Request to the *Manufactured Home Replacement* requirements of Planned Development District 75 (PD-75) to allow a new *Manufactured Home* on a 0.1650-acre parcel of land identified as Lot 976A of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 203 Lynn Drive, and take any action necessary.

Planning Director, Ryan Miller provided background information regarding this agenda item. He explained that, as part of PD75, language was included to allow for the one-time replacement of habitable mobile/manufactured homes. This one-time replacement is permitted, as long as a permit is obtained prior to the removal and replacement of the manufactured home and the established criteria for the new manufactured home is met. The one-time replacement requires that the new manufactured home is [1] permanently attached to a concrete foundation, [2] has a minimum 3:12 roof pitch, [3] utilizes 90% masonry (i.e. Hardi-Board lap siding or a similar durable cementitious lap siding material) on the exterior façade, and [4] the new manufactured home must be newer and larger in living space than the prior mobile/manufactured home. Staff should note, that a number of properties have taken advantage of the one-time replacement -- meeting the stated criteria -- since PD-75 was established. According to aerial imagery of the subject property, there was a manufacture home situated on the subject property up until at least January 13, 2025; however, sometime between January 13, 2025 and May 23, 2025 this manufactured home was removed without a building permit. Under the provisions of Planned Development District 75 (PD-75), a permit must be obtained in order to verify that a new manufactured home meets the one-time replacement requirements. Following the removal of the manufactured home, the applicant approached staff about the replacement of the manufactured home. Given that the existing manufactured home was already removed from the property, staff could not determine that the new manufactured home met all of the one-time replacement requirements, and the applicant was informed that a new manufactured home could not be established; however, after extensive conversations with the applicant and the manufactured home supplier, staff was able to ascertain that the new manufactured home would have met the one-time replacement, and informed the applicant that the new manufactured home could may be established on the subject property as long as it met the criteria stated in PD-75 (detailed above). Initially the applicant agreed to staff's determination; however, the applicant later returned to staff to ask if LP Smart Panel could be utilized in lieu of Hardi-Board due to concerns related to the durability of Hardi-Board during shipping. Staff informed the applicant that LP Smart Panel could not be utilized, and that the Hardi-Board would be required to be installed onto the manufactured home once it arrived on the property. At the time, the applicant agreed to this stipulation.

Mr. Miller went on to explain that on August 15, 2025, the applicant, Tammy Underwood, submitted an application for a special exception to the Manufactured Home Replacement Requirements, specifically to allow the use of LP Smart Panel in lieu of Hardi-Board. According to the applicant letter, the special request is being made to due to [1] concerns related to the shipping of the Hardi-Board after it is installed on the manufactured home, and [2] that Hardi-Board products "...tend to crack and break when being installed." As detailed above staff had already allowed the applicant to install the Hardi-Board once the manufactured home was established on the subject property. In addition, staff should note that Hardi-Board product is used extensively throughout the City of Rockwall without any issues, including on other manufactured homes taking advantage of the one-time replacement in the Lake Rockwall Estates Subdivision. Based on this, it appears that the difficulty with the Hardi-Board instillation lies on the manufacturer of the manufactured home, as opposed to the quality of the product as indicated in the letter provided by the applicant.

Mr. Miller indicated that, regarding this discretionary decision on the part of Council, on August 26, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the special request by a vote of 4-3, with Commissioners Conway, Hagaman, and Roth dissenting.

The mayor then called forth the applicant.

Tammy Underwood
203 Lynn Drive
Rockwall, TX

Ms. Underwood, the applicant, came forth and provided details regarding how she wanted to get a new mobile home and explained some of her inquiries and interactions with city staff concerning this mobile home replacement. She went on to explain that she had a conversation with a representative of the mobile home manufacturer out of Waco that made her mobile home. She was told that if she puts Hardi-Board on it after it's been delivered and put in place, the company will void her warranty. She shared that the prior home was a 1980s model, and it was removed in late May, so this new one is an upgrade. She briefly spoke about other, nearby mobile homes existing in her same neighborhood.

Councilmember Thomas asked Mr. Miller for clarification on the material, asking if it is a combustible material. Mr. Miller shared that it is a synthetic material, but he is not able to speak to the fire rating of the material. It is the exact same material that is used on Tuff Sheds.

Councilmember Campbell spoke with the applicant and Mr. Miller regarding the material and whether or not the manufacturer would or would not warranty the home if Hardi-Board is added after the fact.

Councilmember Lewis asked Chief Cullins for clarification on the materials – the LP Smart Panel versus Hardi-Board. Chief Cullins only indicated that he believes that Hardi-Board is a non-combustible material, and Mr. Miller confirmed that to be his understanding of the material as well.

The mayor then shared that he was on the city council back when the Lake Rockwall Estates neighborhood was originally annexed into the city limits. At the time, the original intent was to – over time – improve and upgrade the homes within PD-75. He shared that a lot of new, quality development, including homes with Hardi-Board, have been constructed in the neighborhood since that time.

Following additional comments, Mayor McCallum then moved to deny MIS2025-012. City Attorney Frank Garza then indicated he would like the Council to meet with him in Executive Session to discuss legal matters on this agenda item prior to moving forward this evening.

Mayor McCallum then indicated he will temporarily withdraw his motion. He then announced that Council would recess into Executive Session to discuss this agenda item under Sec. 551 of the Texas Government Code (specifically §551.071 (Consultation with Attorney)). Mayor McCallum then recessed the public meeting at 7:04 p.m., and Council went back and convened in Executive Session.

Councilmembers returned to the Council Chambers, and Mayor McCallum called the meeting back to order at 7:14 p.m. Mayor McCallum then moved to deny MIS2025-012. Councilmember Thomas seconded the motion, which passed by a vote of 7 ayes to 0 nays.

3. Continue discussions regarding the proposed FY2026 budget and proposed tax rate, and take any action necessary.

City Manager Mary Smith shared that she did work on the various scenarios that the city council previously asked her to evaluate. She then briefed the Council on a few of those various scenarios, all of which contained variables pertaining to how much debt to potentially issue for roadway bond-related projects

versus how much money would then need to be found to 'cut' within the budget.

Mayor McCallum commented, sharing his views on the impact that the IKEA-related incentive that was previously granted has on the city's budget. He went on to share that he is a big proponent of spending dollars to fix roadways. He indicated he is not in favor of a tax rate increase.

Mayor Pro Tem Moeller agreed this is tough budget, and he realizes we are dealing with a bare bones budget proposal. He acknowledged that budget requests were very likely very lean and/or were never even brought forth at all for possible inclusion. He went on to provide details about how the average home owners' tax bill is already going to increase due to their home's appraised value increasing. He went on to share that these matters span beyond just staff salaries. They also extend to quality services and infrastructure needs. He went on to generally indicate that, although he does not necessarily like to increase taxes, he believes what the city manager is proposing is necessary at this point.

Councilmember Henson shared that this has been a huge learning curve for him coming from the private business sector where raises are based on how well a company is doing. Now, in the public sector, he's learned that governments look at market rates. He went on to share that over a dozen years, our city's tax rate has been cut in half. We are now in a season where our tax payers are asked to vote for bonds to pay for more taxes than they're already paying. Now, residents are being asked to pay more for things such as upgraded trash services to modernize these services which will become automated. Tax payers keep being asked to pay more, and they've already been paying more. He explained that citizens will still end up paying higher taxes even if the city stays at the same rate, and that is due to inflation and increases in the assessed values of homes. He went on to share that he is opposed to raising the tax rate. He would be in favor of leaving the rate at the same rate it is currently.

Councilmember Campbell shared that the "no new revenue rate" looks great on paper, but it would have an impact that would essentially weaken our city's public safety. The proposed new rate would ensure that Rockwall remains safe, new streets could be addressed, and it would take care of our employees who serve our citizens. She expressed we are looking at a very lean, very conservative budget under a city manager who has kept things very, very lean. She went on to share that 'market value' is a mediocre pay rate, and our men and women and our public safety staff deserve to be competitively paid, not just paid at a mediocre level. She acknowledged that city staff salaries are below market value. She would like to see salaries brought up to at least market value. She emphasized that the city cannot pay salaries off of projections (such as sales tax revenue projections). She went on to share that she is in favor of a tax rate of .257, which will ensure our staff get paid – to a minimum – at market value.

Councilmember Thomas shared that the proposed rate put before us is representative of taking a fiscally conservative approach to how we run government. He pointed out that a 2% salary adjustment isn't a big increase, and he believes we should be adequately paying our Police and Fire staff. He pointed out that the 2% increase will likely not adequately keep up with inflation. He went on to share he is very much in support of public safety staff and ensuring they are adequately paid. He shared that when he's out walking his neighborhood – Breezy Hill – and he encounters neighbors, he asks them why they selected Rockwall. They usually say it's because of the small town feel and good schools in our community. He believes we should support things that tie to the reasons why residents come here to live. He provided comments regarding new and upcoming businesses and how those sales tax revenues will eventually be beneficial; however, he pointed out that sales tax revenues vary year-by-year. He shared that Rowlett, our neighboring city, is now proposing at a tax rate of .8079 cents, and ours is at .2575. He knows that Rockwall is one of the lowest rates of other comparable cities in the metroplex, with the exception of Grapevine which is also low but is very blessed with a lot of sales tax revenue. He acknowledged councilmembers are currently faced

with making some tough decisions, and our city's staff salaries are below market. He believes we need to make necessary investments to ensure Rockwall remains a strong community.

Councilmember Lewis shared that the city tries to remain + or – within 5% of what the median salaries are for our city employees when compared to other similar cities in the metroplex. Our city staff salaries are consistently within 5% below market. He went on to stress the importance of paying our public safety employees. He pointed out how things such as Costco being built in Forney will likely take money away from our (sales) tax dollars as will a Lowes being built in Royse City. He went on to share that everyone submitted a very bare bones budget to the city manager, and what she has put forth is very bare bones. He shared comments about needed streets and alleyway repairs as well as costs that have increased for the city on things such as insurance related expenses. He believes that the .257500 rate is a fair one, and he is prepared to support it.

Councilmember Jeffus shared that she has really agonized over this proposed budget. She agrees, to some extent, with every single thing that each of the other council members has expressed this evening. She shared that she has received overwhelming input from citizens who have indicated they do not want a tax rate increase. She shared that she ran for elected office promising three things - lower density, no more multi-family and no tax rate increases. She went on to share that she, therefore, cannot vote for a tax rate increase.

Mayor McCallum went on to share additional comments pertaining to his opinions related to the incentive that was granted to IKEA. He went on to share that to have lowered the rate below the 'no new revenue rate' in the past was not only an idiotic move on the part of past city councils – it was also a very selfish move. Had the rate not been lowered like that over the years, he believes \$2.4 million dollars would now be available in the budget for use. He pointed out that Council will not be cutting the budget, but – rather – it will be deciding what can now be added. He went on to share comments about police and fire related salaries and how they've been increased over the last few years. He went on to share he's never voted for a tax increase, and he will never vote for such increase. He wants to find a way to keep the rate at the same rate it is currently and make needed cuts to still appropriately pay all city staff members.

Mrs. Smith shared that she will always try and find a way to ensure staff is appropriately paid. Following additional comments, the mayor announced that the Council will take action at the September 15 city council meeting to adopt the tax rate and budget at that time. Ultimately, no action was taken this evening regarding this agenda item and associated discussions.

4. Discuss and consider approval of the "Adopt an Airport" TXDOT Aviation program for the Ralph M. Hall Municipal Airport, in conjunction with the RISD Robotics Team, including authorizing the mayor to sign the associated application on behalf of the City, and take any action necessary.

Building Official, Jeffrey Widmer provided background information regarding this agenda item. He shared that a local high school student has approached the city about the Rockwall High School (RHS) Robotics Team 'adopting' the local, municipal airport to have ongoing trash clean-up efforts about four times per year.

The mayor then called for Rockwall High School student, Colton Crum, who is currently the Executive Vice President of Public Relations for the RHS Robotics Team. He is taking the lead on trying to get this program approved and implemented. Mr. Crum came forth and provided comments related to his love for aviation and his enthusiasm for this proposal. He respectfully asked Council to consider approving this request.

Following brief discussion, Councilmember Lewis moved to approve this request, including authorizing the mayor to sign the associated application. Councilmember Campbell seconded the motion, which – following brief comments by the mayor – passed unanimously (7 ayes to 0 nays).

The mayor then addressed Public Hearing items next.

XII. City Manager's Report, Departmental Reports and Related Discussions Pertaining To Current City Activities, Upcoming Meetings, Future Legislative Activities, and Other Related Matters.

1. Building Inspections Department Monthly Report
2. Fire Department Monthly Report
3. Parks & Recreation Department Monthly Report
4. Police Department Monthly Report
5. Roadway Projects Update
6. Sales Tax Historical Comparison
7. Water Consumption Historical Statistics

Mrs. Smith asked Council to take note of the annual Volunteers Appreciation event that has been sent out as a calendar invite for a date at the end of October.

City Engineer, Amy Williams, went on to brief council on recent roadway reconstruction projects and their progress reports. The mayor thanked staff for this update and encouraged citizens to be aware of and look for these updates during the first city council meeting of every month.

XIII. Adjournment

The mayor adjourned the meeting at 7:59 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ON THIS 15th
DAY OF SEPTEMBER, 2025.



TIM McCALLUM, MAYOR

ATTEST:


KRISTY TEAGUE, CITY SECRETARY

