



MINUTES

ROCKWALL CITY COUNCIL MEETING

Monday, March 16, 2026 - 5:30 PM

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

I. Call Public Meeting to Order

Mayor McCallum called the public meeting to order at 5:30 p.m. Present were Mayor Tim McCallum, Mayor Pro Tem Mark Moeller, and City 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 read the below-listed discussion items into the record before recessing the public meeting to go into Executive Session at 5:32 p.m.

II. Executive Session

The City of Rockwall City Council will recess into executive session to discuss the following matter as authorized by chapter 551 of the Texas government code:

1. Discussion regarding Brandy and Wayne Lutz v. The Shores (City of Rockwall, Intervenor), Cause No. 1-22-0425, pursuant to Section 551.017 (Consultation with Attorney)
2. **Public Hearing Item #6.** Pulled from public meeting agenda: **Z2026-010** - Hold a public hearing to discuss and consider a request by Otilio Posadas on behalf of Manuel Tijerina 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 0.248-acre parcel of land identified as Lot 13, Block A, Highridge Estate Subdivision, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 709 Forest Trace, and take any action necessary (**1st Reading**).

III. Adjourn Executive Session

Council adjourned from Executive Session at 5:57 p.m.

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

Mayor McCallum reconvened the public meeting at 6:00 p.m.

V. Invocation and Pledge of Allegiance - Pastor David Spiegel (Lakes Assembly)

Pastor Spiegel delivered the invocation and led the Pledge of Allegiance.

VI. Proclamations / Awards / Recognitions

1. Surveyors Week Proclamation

Craig Wallwork came forth and accepted this proclamation. He briefly spoke, explaining some about the work that land surveyors perform and its importance.

2. American Red Cross Month Proclamation

Dallas Caulkins, Board Member, came forth and accepted this proclamation from the mayor. She thanked the City for its support.

VII. 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 of the city's Planning & Zoning Commission came forth and briefed Council on recommendations of the Commission regarding planning-related items on tonight's meeting agenda. Council took no action following Dr. Conway's briefing.

VIII. Open Forum

Mayor McCallum explained how Open Forum is conducting, asking if anyone would like to come forth and speak at this time.

**Bob Wacker
309 Featherstone
Rockwall, TX**

Mr. Wacker came forth and thanked Council for working on the roadway switch involving John King Boulevard and SH-205, pointing out that the design will be paid for by County bond funds, which is a good thing. Mr. Wacker also thanked Councilmember Sedric Thomas for his service, acknowledging he is not running for re-election. He asked the City to keep residents informed about what's happening with the SH-66 boat ramp project. He knows a lot of residents are interested in the boat ramp and that many of them have concerns. He expressed that he is encouraged there is a great slate of candidates for the upcoming city council member election, and he believes Rockwall is the greatest place to live. He is glad he is here and not in Wisconsin, where 31" of snow is currently falling.

**Feba Gerzim
2067 Airport Road
Rockwall, TX**

Ms. Gerzim came forth and asked the Council for help regarding the city's ordinance related to her having 5 hens (no roosters). She explained that a neighbor's bull recently got loose, and when they arrived to assist with that matter, the city's Animal Control staff noticed she has chickens. She shared that she was asked to get rid of them; however, she hopes the city will allow her to keep her chickens, as they are always in their cage and do not cause issues.

There being no one else wishing to come forth and speak, the mayor then closed Open Forum.

IX. Take Any Action as a Result of Executive Session

No action was taken as a result of Executive Session.

X. Consent Agenda

1. Consider approval of the minutes from the March 2, 2026, city council meeting, and take any action necessary.
2. **Z2026-002** - Consider a request by Alex Flores for the approval of an ordinance for a *Specific Use Permit (SUP)* for Residential Infill in an Established Subdivision on a 0.1650-acre parcel of land identified as Lot 846-A0 of 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, addressed as 214 Blanche Drive, and take any action necessary **(2nd Reading)**.
3. Consider authorizing the City Manager to execute purchase orders and/or contracts for The Harbor dock repairs and new wave attenuator installation project awarded to All-In Marine in the amount of \$2,881,905 and an additional \$278,095 in contingency funding - both to be funded by TIF bonds - and take any action necessary.
4. Consider the approval of an ordinance amending Article II, Park Land Dedication, of Chapter 38, Subdivisions, of the Municipal Code of Ordinances for the purpose of adopting updated cash-in-lieu of land and pro-rata equipment fees, and take any action necessary. **(1st reading)**
5. Consider authorizing the City Manager to execute a contract for professional services with MESA for the "North Goliad Street Reimagining Project" in the amount of \$1,999,825 to be paid for by Rockwall County Road Bonds with an additional \$20,000 of contingency funding to be paid from City General Fund Reserves, and take any action necessary.

Mayor McCallum pulled item #5 for further discussion, then moved to approve the rest of the Consent Agenda (#s 1, 2, 3, and 4). Councilmember Lewis then seconded the motion. The ordinance captions were read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 26-07
SPECIFIC USE PERMIT NO. S-391**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [ORDINANCE NO. 16-01] 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 TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1650-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 846-A0 OF THE ROCKWALL LAKE ESTATES #2 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. 26-XX**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING ARTICLE II, *PARK LAND DEDICATION*, OF CHAPTER 38, *SUBDIVISIONS*, OF THE MUNICIPAL CODE OF ORDINANCES OF THE CITY OF ROCKWALL FOR THE PURPOSE OF UPDATING TABLE 1 WITH THE REVISED *ANNUAL PRICE PER ACRE OF LAND* AND THE *TOTAL EQUIPMENT COST FOR A NEIGHBORHOOD PARK*; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

Regarding Consent Agenda item #5, Mayor McCallum pointed out that this item is particularly important, as it deals with the SH-205 Reimagining Project. He expressed enthusiasm for this project and also gratitude for the great partnership the city has with the county. Following additional, brief comments, Mayor McCallum then moved to approve Consent Agenda item #5. Mayor Pro Tem Moeller seconded the motion, which passed by a vote of 7 ayes to 0 nays.

XI. Public Hearing Items

1. **Z2026-004** - Hold a public hearing to discuss and consider a request by Peter Drake for the approval of an ordinance for a *Specific Use Permit (SUP)* for a *Detached Garage* on a 1.4969-acre parcel of land identified as Lot 21, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 1982 Sterling Court, and take any action necessary **(1st Reading)**.

Planning Director, Ryan Miller, provided background information regarding this agenda item. The subject property is addressed as 1982 Sterling Court. A 1,766 SF single-family home was constructed on the subject property in 1998 and a 191 SF accessory building was constructed in 2022. In addition, there is a ~192 SF accessory structure also on the subject property that was constructed in 2003. The applicant is requesting the approval of a Specific Use Permit (SUP) to allow the construction of a Detached Garage. The site plan indicates that the Detached Garage will have a building footprint of 30' x 40' (i.e. 1,200 SF). According to the site plan, the detached garage will be located approximately 55-feet behind the primary residence, will comply with all applicable building setback requirements, and will be accessed from the front of the property via a 276-foot concrete driveway. The building elevations indicate the structure will have a maximum height of 15-feet and will be clad in metal materials. Mr. Miller further explained that the proposed garage will be on a permanent, concrete foundation and will include three single-car garage doors, with two (2) oriented to the south and one (1) oriented to the north. He explained that the Unified Development Code (UDC) allows properties in a single-family estate 1.5 district to have one detached garage and one accessory structure. Currently, the property has three accessory structures. So, one condition of approval is that two of the existing structures will need to be removed prior to acceptance of the garage. He shared that staff has found that a majority of the properties in this subdivision actually have a detached garage. This particular proposed garage would not be the largest accessory structure within that subdivision, and due to its location on the lot, visibility would be limited from public right-of-way. In addition, he explained that staff sent out 59 notices to adjacent property owners and occupants located within 500' of the subject property. Three notices were received back in favor of the applicant's request. In addition, the City's Planning & Zoning Commission reviewed the case recently and has recommended, by a vote of 5 to 0, approval of this request for an SUP.

Following Mr. Miller's briefing, Mayor McCallum opened the public hearing. The applicant was not present; however, it was mentioned that the applicant has been experiencing some health-related concerns but did attend all prior meetings. There being no one else wishing to speak, the mayor then closed the Public

Hearing. Following brief comments, Councilmember Thomas moved to approve Z2026-004. Councilmember Henson seconded the motion. The ordinance caption was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 26-XX
SPECIFIC USE PERMIT NO. S-3XX

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 A *DETACHED GARAGE* ON A 1.4969-ACRE PARCEL OF LAND IDENTIFIED AS LOT 21, BLOCK A, OF THE STERLING FARMS 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.

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

2. **Z2026-006** - Hold a public hearing to discuss and consider a request by Michael Lewis for the approval of an ordinance for a Specific Use Permit (SUP), superseding Ordinance No. 25-80 [S-389], allowing *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 5.05-acre parcel of land identified as Lot 2, Block 1, Lofland Lake Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 4.0 (SFE-4.0) District, addressed as 2592 FM-549, and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller, provided background information on this agenda item. He shared that this property came before Council last year, and an SUP was approved at that time. However, since then the owner has made some changes, including removing the guest quarters, making the house a little bigger, and changing the front aesthetics of the proposed home. So, approval of the requested SUP this evening will supersede the previously approved SUP. The subject property is located at 2592 FM-549, and Council is being asked to consider the proposed size, location, and architecture of the home compared to the existing nearby housing. The proposed home is a 5,510 SF, single-family, one-story home made of stone, brick and hardy board siding with a composite shingle roof. Mr. Miller explained that the applicant's request does meet all of the density and dimensional requirements and setback requirements for the single-family estate code district. A specific use permit is a discretionary decision for the city council pending recommendations from the city's Planning & Zoning Commission. Staff sent out 62 notices to adjacent property owners and occupants located within 500' of the subject property, and one notice of opposition was received back. In addition, the Planning & Zoning Commission has recommended approval of this request by a vote of 5 to 0.

Mayor McCallum opened the public hearing, asking if anyone would like to speak while also calling forth the applicant to address Council. No one other than the applicant spoke.

Mike Lewis
2592 FM-549
Rockwall, TX

Mr. Lewis shared that they have switched builders and changed up the proposal a bit. He respectfully asked for Council's approval and expressed a willingness to answer any questions.

Following the applicant's brief comments, Mayor McCallum closed the public hearing. Councilmember Lewis then moved to approve Z2026-006. Councilmember Thomas seconded the motion. The ordinance caption as read as follows:

**CITY OF ROCKWALL
ORDINANCE NO. 26-XX
SPECIFIC USE PERMIT NO. S-3XX**

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 ADJACENT TO AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 5.05-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 2, BLOCK 1, LOFLAND LAKE ESTATES 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.

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

3. **Z2026-007** - Hold a public hearing to discuss and consider a request by Dylan Adame, PE of Kimley Horn & Associates on behalf of Clay Collier of James Collier Properties, Inc. for the approval of an ordinance for a Zoning Change from Agricultural (AG) District and Light Industrial (LI) District to a Planned Development (PD) District for limited Commercial (C) District and Light Industrial (LI) District land uses on a 77.80-acre tract of land identified as Tract 2-2, 2-4, 2-5, 2-8, 2-9, & 20 of the D. Harr Survey, Abstract No. 102 and Lot 1, Block A, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the FM-549 Overlay (FM-549 OV) District, zoned Agricultural (AG) District, generally located on the northside of Justin Road in between John King Boulevard and FM-3549, and take any action necessary (1st Reading).

Planning Director, Ryan Miller provided background information on this agenda item. The subject property was annexed by the City Council on March 16, 1998 by Ordinance No. 98-10 [Case No. A1998-001]. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the April 5, 2005 zoning map, at some point between the time of annexation and April 5, 2005, a 10.00-acre tract of land (i.e. part of Lot 1, Block A, Rockwall Commercial Addition) -- of the larger 80.50-acre subject property -- was zoned from Agricultural (AG) to Light Industrial (LI) District. On February 19, 2019, the City Council approved a zoning change [Case No. Z2018-056] for a 6.03-acre tract of land (i.e. Tract 2-4 of the D. Harr Survey, Abstract No. 102) -- of the larger 80.50 subject property -- from Agricultural (AG) to Light Industrial (LI) District. On August 13, 2019, the Planning and Zoning Commission approved a site plan [Case No. SP2019-024] for a Church/House of Worship on the 6.03-acre tract of land (i.e. Tract 2-4 of the D. Harr Survey, Abstract No. 102) within the subject property. On January 6, 2020, the City Council, approved a final plat [Case No. P2019-048] for a 36.56-acre parcel of land (i.e. Lot 1, Block A, Rockwall Commercial Addition) within the subject property. The remainder of the subject property has remained zoned Agricultural (AG) District since annexation. On June 13, 2025, the applicant submitted a zoning change requesting to change the zoning on the subject property from Agricultural (AG) District and Light Industrial (LI) District to a Light

Industrial (LI) District. Ultimately, on July 21, 2025, the City Council approved a motion to deny this zoning change without prejudice, on the basis that the City Council believed that due to the unique location of the subject property it would be better suited to be in a Planned Development District. On February 13, 2026, the applicant -- Dylan Adame, PE of Kimley Horn & Associates -- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District and Light Industrial (LI) District to a Planned Development District for limited Light Industrial (LI) District and Commercial (C) District land uses. The subject property is generally located on the northside of Justin Road in between John King Boulevard and FM-3549. Mr. Miller went on to explain three proposed subdistricts, as follows:

- **SUBDISTRICT A:** The proposed base zoning is Light Industrial (LI) District, with the intent of constructing a *Sheet Metal Facility*.
- **SUBDISTRICT B:** The proposed base zoning is Light Industrial (LI) District, with the intent of constructing a *Corporate Headquarters with Office and Light Industrial* land uses.
- **SUBDISTRICT C:** The proposed base zoning is Commercial (C) District, with the intent of providing a *Regional Commercial/Retail and Entertainment Center* that consists of retail, restaurant, and/or entertainment land uses

If the City Council chooses to approve the applicant's request to rezone the subject property from an Agricultural (AG) District and Light Industrial (LI) District to a Planned Development District, staff proposes the following conditions of approval:

(1) Subdistrict 'A' shall be required to generally conform to the Concept Plan and Conceptual Building Elevations contained within Exhibit 'C' and Exhibit 'D' of the Planned Development District ordinance; and,

(2) The proposed development shall be required to conform to the Development Standards contained within Exhibit 'E' of the Planned Development District ordinance; and,

(3) Any construction resulting from the approval of this Zoning Change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

On February 26, 2026, staff mailed 31 notices to property owners and occupants within 500-feet of the subject property. There are no Homeowner's Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). Staff has received two (2) notices from property owners within the notification area in opposition to the applicant's request. On March 10, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the zoning change by a vote of 4 to 1, with Commissioner Schoen dissenting and Commissioners Brock and Bentley absent.

Mayor McCallum opened the public hearing, asking the applicant to come forward to address Council first.

Clay Collier
3333 Miller Park South
Garland, TX

Matt Wavering
Rockwall Economic Development Corporation (REDC)
2610 Observation Trail, Suite 104
Rockwall, TX

Mr. Wavering shared some background information about Mr. Collier, generally explaining that the REDC has had involvement with the Collier family for about 25 years at this point. He shared that Mr. Collier has been a resident of Rockwall for many years, and his company has sponsored some local RISD athletics-related initiatives over those last 25 years. Mr. Collier's son graduated from Rockwall High School and is also a resident of Rockwall County. He explained that the company – ColMet – has several different patents and is a third generation company. Their production facility is currently located in Garland.

Mr. Collier himself then spoke, sharing that his grandfather began this company many years ago in 1957, and the company originally produced patented steel landscaping edging. The company also produces steel planters, steel sign holders, custom address plates and custom edging. This year, Lowes stores are going to carry their new patented edging this year.

Mr. Wavering then further explained more about the company's history and about the company's hopes and plans for expansion and relocation of their production and headquarters facilities to Rockwall. Mr. Wavering explained that Col-Met Spray (booths) was incentivized back in 2003 by the REDC to move its facility to the Rockwall Technology Park. Subsequently, in 2019-2020, Collier began purchasing land adjacent to the DGNO railroad in Rockwall and met with staff to discuss future plans. Mr. Wavering explained that an advantage of being on the railroad line is rail spurs, and one rail car can replace four-and-a-half semi-trucks off the roads. In 2021, infrastructure was installed, including 2,600 feet of Justin Road and 850 ft. of extension to Conveyor Street as well as water/sewer line extensions. Currently, planning and zoning processes have been underway. The Council previously asked Mr. Collier if this could be brought forth as a PD and if a portion of it could be zoned "Commercial" instead of entirely "Light Industrial." The relocation of the manufacturing facility, which employs hundreds of workers and has been located in Garland since the 1990s, along with relocation of the company's headquarters is a large undertaking that has to happen over time. Mr. Wavering provided additional commentary related to the proposed zoning and uses that Mr. Collier intends for the property, including the three "Sub Districts" within the overall property. He pointed out that the building that is proposed to be built is not typical of most industrial buildings. It's aesthetically pleasing, and all of the operations will occur within the building such that no smells or sights will be noticeable from someone standing outside of the building.

Mayor McCallum asked for clarification on if this is a Rockwall EDC incentivized project. Mr. Wavering shared that there are no incentives associated with this project. The only involvement on the part of the EDC is just Mr. Wavering helping Mr. Collier out with his endeavors to relocate and expand his business in Rockwall, and no public money is involved in this project in any way. Mayor McCallum provided additional commentary, sharing that he is the one who previously advocated for this to be brought back as a PD. Mr. Collier shared that he is open to the 'Commercial' piece being something that benefits Rockwall.

Councilmember Jeffus then spoke, asking several questions and receiving answers from Mr. Collier. He explained that his business is seasonal, and there will be a lot more truck traffic in the springtime and not so much in the fall and winter. The traffic will vary month-to-month. Jeffus asked for clarification on truck traffic expected at the headquarters. Mr. Collier shared that, yes, there will be truck traffic at the headquarters location, and he will work to attempt to get products on the rail line. Jeffus wonders how

much train traffic may result. Mr. Collier shared that it may end up being 8-10 train cars on the two to three days per week that trains run along the rail line. Councilmember Jeffus asked if Mr. Collier would be opposed to leaving a portion of the land zoned "AG" until the applicant knows better what will end up being built on "Subdistrict C" sometime in the future. At the request of the applicant, Planning Director, Ryan Miller, clarified the processes associated with the "Commercial" zoning piece and what the applicant will have to go through once he determines what he'd like to propose placing on that piece. Brief discussion took place related to the advantage and disadvantages associated with leaving it zoned "AG" for now.

Mayor Pro Tem Moeller shared that he appreciates some of the aspects of this proposal, including trying to be a good neighbor by bringing the trucks and rail spur indoors and the manufacturing taking place indoors. He went on to share that he knows the neighbors have a lot of concerns, and he knows Mr. Collier is making efforts to mitigate noise. Mr. Collier shared that he visited a steel processing, industrial facility in Arkansas, and when he stood out front of that building and listened and observed, he heard no noise coming from it. Moller shared that he recently did a tour at Pratt in the Tech Park, and it was super loud indoors; however, even though they have their large doors open, he still did not hear any noise when standing out in front of that facility. Mr. Wavering shared that at Col-met's existing manufacturing facility in Garland, it is not required that workers wear earplugs for ear protection, so it's not very loud.

Councilmember Campbell clarified that the train loading and unloading will be on the north side of the facility, and the truck traffic will be along Justin Road on the south side, which is the opposite side of where the residential homes are located.

When asked by Councilmember Jeffus, Mr. Collier shared that the initial construction is anticipated to start in about 2 to 3 years, if this is approved this evening.

Mayor McCallum opened the public hearing, sharing that all speakers will be limited to three minutes of time.

Mr. Wacker
309 Featherstone
Rockwall, TX

Mr. Wacker came forth and suggested that there being some sort of landscaping for buffering purposes. He wonders if the stadium scoreboard does not work at Rockwall's football stadium. They cannot fix it and don't know what to do about it. So, perhaps this company could figure out how to contribute to a new scoreboard for the high school sports venue as part of this deal.

Gerzim Daniel
2067 Airport Road
Rockwall, TX

Mr. Gerzim came forth and shared that when this property was being previously considered by Council, he came and the council chambers were full of residents. He reminded Council that they are elected by voters, and they are encouraged to consider voters when making decisions. He went on to share that he is against this project.

Veaneta Standley
2080 Airport Road

Rockwall, TX

Mrs. Standley came forth and shared that she has lived at this location since 1988. Her late husband was a Dallas fireman. They moved to Rockwall in 1963, and he became a volunteer fireman. She is 96 years old, and she has lived a major portion of her life in Rockwall County with the exception of a few years when she lived in Dallas after graduating from high school in Royse City. Rockwall has essentially been her home all her life. She is concerned about what this development will do to the homes along Airport Road, including devaluing the price of every home. She knows that new homes were just built along Airport Road, and those values will be impacted. She shared that she has memory, hearing and seeing problems, and she can no longer read to pass the time. So, she spends about 90% of every pretty day under her carport, which overlooks the rail line. She is very concerned about all the noise that will surely come as a result of this business. The 18-wheelers will be very noisy, and the train traffic will be noisy too. When they first moved to Rockwall, they lived in a little home on Hartman Street in Rockwall, and that's where she and her husband raised their kids. Her daughter has recently left her own home in Plano to move in with her to take care of her. Her daughter has planned to retire in Rockwall County, and she has concerns about the impact this proposed business may have on her daughter and all the other homes along Airport Road. She explained that the house she currently lives in and has lived in since 1988 is not a fancy house, but it is a home, and at the time they moved into it, it wasn't even located within the city limits. She cannot imagine having an aluminum plant at her own backdoor. She strongly asked the Council to please not approve this project.

Stanley Gerzim
2067 Airport Road
Rockwall, TX

Mr. Gerzim shared that he is pretty new to Rockwall. He shared that he often sees Mrs. Standley outside. He has concerns about sound, even though it is being said that the noise will be limited. He likes that where he lives is peaceful and quiet, and he would like things to stay this way. He has concern about the selling of his dad's home in the future if this is in the backyard (so to speak). He urged Council to vote 'no' on this proposal and keep the land zoned Agricultural.

Michael Hillman
2613 Cypress Drive
Rockwall, TX

Mr. Hillman lives about 1,600 feet north of this site. He was opposed to the IKEA store that was previously proposed and approved. He went on to share that an industrial manufacturing plant going in at this location is not a good idea and will not bring the type of retail that the city is looking for. He has spoken to neighbors, and he has not found anyone who is in favor of this going in at this location. He shared that he is opposed to this proposal.

Lisa Boehm
1400 Plummer
Rockwall, TX

Ms. Boehm shared that she lives in the older "Shores" neighborhood. She does not believe this is a great area for this to go in. She wonders if the applicant would personally like to live next door to this facility himself. If it will be too loud such that he himself would not want to live there, then it should not be built.

She is not opposed to a facility like this being built; however, she does not believe it should go in next to homes. She worries that Subdistrict C would be zoned Commercial and perhaps apartments could ultimately end up being built there if that portion gets sold. She is opposed to apartments because they don't pay enough taxes. She spoke in opposition of this zoning case as well.

Patty Griffin
2410 Airport Road
Rockwall, TX

Ms. Griffin shared that she has a lot of questions she'd like to talk to the applicant about. She has submitted some open records requests trying to obtain additional information. She questions if 8 rail cars will fit within the building, and she has concerns about the noise that the rail cars will make. She worries that any barriers will not suffice. She is also concerned about heavy industrial traffic on roads that were never designed for industrial traffic. She believes there will be safety concerns and also long-term diesel emissions as well as significant noise impacts. Environmental studies show that residential noise levels above a certain decibel level are associated with sleep disturbances, elevated stress levels and long-term health impacts. She also has concerns about the impacts on property values of nearby homes, pointing out that a person's home is often times their largest personal investment. When properties, including her own, were annexed into the city years ago, she was told that zoning would protect residents from this type of business. She suggested that Fate has a perfect location for this business to locate instead of here in Rockwall, but Rockwall wants it here for the tax dollars. She pointed out that the company is already advertising on their website that they are moving to Rockwall. The company has already outgrown two locations, so it is reasonable to expect that there will be future expansions into what's marked as Subdistrict C on the map. She went on to strongly urge Councilmembers to vote in opposition of this zoning case this evening, indicating that councilmembers voting 'no' will be a vote in support of protecting the residents and their best interest. At a minimum, she urged Council to delay the vote until residents have more time to find out additional information about this business and this proposal.

There being no one else wishing to come forth and speak, the mayor then closed the public hearing.

Councilmember Lewis spoke, sharing that he hears concerns of the residents who've spoken. He has seen many times over the years, residents speaking in opposition of a proposal and then getting an even worse development later on. He pointed out that this applicant has worked to address a lot of the concerns and has made modifications to what he originally proposed. The applicant now coming forth and a 'Planned Development District' really allows the council and the city to have a lot of input into what will and will not be allowed. A lot of the activity being proposed to occur inside is advantageous to really addressing the noise related concerns pertaining to clanging and banging. He is concerned that if Council turns this down this evening, the nearby homeowners may end up with something worse later on.

Councilmember Henson shared that he empathizes with a lot of homeowners and with the concerns that residents have. He explained that he recently shared an hour-and-a-half with Mrs. Griffin to allow her to express all of her concerns, and he still empathizes with her. He went on to share that the rail line came in the 1870s. It has been here for a very long time, and homeowners bought their homes in this area with the rail line already being in place there. He explained that the railroad has to have spurs in order to deliver freight and make money. He pointed out that the facility that is being proposed (Subdistrict A) is already zoned for what the company is wanting to do, and Mr. Collier has moved the facility as far to the west as he possibly can, considering the flood plain. The facility will be located about 1,800 feet from the nearest residential home, which is essentially six football fields away from adjacent homes, and it will be located on

the other side of the railroad tracks. He mentioned that he personally is a landman by trade, and he has a hard time believing that it will adversely impact home values when it will be six football fields away. He pointed out that the applicant has made a lot of concessions in this proposal, including moving all of the operations indoors. He will support leaving the Subdistrict "C" zoned "AG" if that is the preference of residents. He believes the "PD" will at least protect some uses; whereas, if it's left zoned "AG," someone will have to come forth and start the whole process over again for that portion of the land.

Councilmember Jeffus clarified that Mr. Collier owns all three pieces of the land (A, B, and C). She suggested that "C" be left zoned "AG" for now and – later on once Mr. Collier decides what he wants to put on that portion of the land – he can then come back to the city (a future city council) to make his proposal at that time. Mayor McCallum expressed concerns about how future councils might handle "Subdistrict C."

Councilmember Campbell asked Mr. Collier to clarify the amount of freight and the amount of time that his products will be moved along the railway tracks. Mr. Collier shared that there will be no activity along the rail line at night. She clarified that having a "PD" is a protection measure for the development of the property, including the "C" portion, and she thanked Mr. Collier for his willingness to do that.

Councilmember Thomas asked Mr. Miller to provide additional information about the protections that go along with this being brought forth as a "PD." Mr. Miller provided said clarification, sharing that the applicant only has solid plans at this time related to Sub District A. Currently, areas B and C do not have a defined plan. The applicant will have to come forth at a later date with a discretionary site plan that the Planning & Zoning Commission and Council would have to review in a public hearing setting, allowing an opportunity for the public to comment on. Councilmember Thomas thanked members of the public for attending the meetings, listening to the facts, and letting their voices be heard. He expressed that he and others care deeply about this community and how it looks in future years to come. He thanked Mr. Collier for investing in Rockwall, for being a resident here and for wanting to have his operations located here, sharing that it's important to have industry like this within our community. He stressed the importance of complying with all ordinances in place in Rockwall. He hopes that what has been shared this evening will help alleviate some of the anxiety that comes with cases such as these.

Mayor McCallum spoke, sharing that he fought against and voted against the IKEA, but – unfortunately – that battle was one that was lost. He explained that 'straight zoning' is harmful to residents, and that's why he and other councilmembers originally voted against the former proposal on this property. He shared that decisions that city councils make affect us, and he pointed out that the area where this business wants to come is already zoned to allow for a sheet metal business, so it is coming no matter what, and it won't be able to be stopped. They are allowed to construct it 'by right.' He expressed that straight zoning is harmful, and that's why he fought previously to deny the former proposal brought forth for this property. He believes that the Subdistrict "C" is more appropriate to be zoned "Commercial" rather than "Light Industrial." He shared that the railroad came to Rockwall in 1886. It is an asset to the City, and it is why some industrial businesses want to move here. He explained that the railroad has a lot of control – even more control than TXDOT – and the railroad and its control is one of the reasons the city cannot expand its airport. He asked that Mr. Collier return with a proposal based on a "PD," as he believes it allows for more control of development. He shared that this council has denied a lot of commercially zoned cases, especially when they were inappropriate. He reiterated that having this be a "PD" helps limit and control what can be constructed here. He went on to explain he had never met Mr. Collier prior to the recent P&Z Commission meeting, and he thanked Mr. Collier for listening to the concerns of the residents and the council after the initial, prior proposal. He went on to explain that he desires for whatever is built there to be quality. He clarified that multi-family would not be part of "B" or "C," and he stressed that he never wants to see any

multi-family at this or any other location within the city. He went on to make a motion to approve Z2026-007. Councilmember Lewis then seconded the motion. The ordinance caption was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 26-XX

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, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT AND LIGHT INDUSTRIAL (LI) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR LIGHT INDUSTRIAL (LI) DISTRICT AND COMMERCIAL (C) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING AN 77.86-ACRE TRACT OF LAND IDENTIFIED AS TRACT 2-2, 2-5, 2-8, 2-9, & 20 OF THE D. HARR SURVEY, ABSTRACT NO. 102 AND LOT 1, BLOCK A, ROCKWALL COMMERCIAL ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN EXHIBIT 'A' AND FURTHER DEPICTED IN EXHIBIT 'B' 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.

The motion to approve passed by a vote of 6 ayes with 1 nay (Jeffus).

At 8:04 p.m. following this agenda item, the mayor recessed the meeting and called for a brief break. Mayor McCallum called the meeting back to order at 8:14 p.m. He addressed Action Item #2 next.

4. **Z2026-008** - Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes on behalf of Ruben Fragoso of SixFold Ventures for the approval of an ordinance for a *Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.150-acre tract of land identified as Block 48B of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 213 S. Clark Street, and take any action necessary (**1st Reading**).

Planning Director, Ryan Miller provided background information on this agenda item. The applicant would like to construct a two-story 3,604 SF residential home. Overall, the proposed single-family home generally meets all of the density and dimensional requirements for the Single Family 7 (SF-7) District as stipulated by the Unified Development Code (UDC). Mr. Miller explained that Council is being asked to consider the proposed size, location, and architecture of the home compared to the existing nearby housing. For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the subject property, staff provided photos of the properties along S. Clark Street and the proposed building elevations in the informational meeting packet. Mr. Miller further explained that the approval of this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission and a finding that the proposed house will not have a negative impact on the existing subdivision. Mr. Miller shared that staff mailed out 64 notices to owners and occupants located within 500' of the property, and a nearby HOA was also notified. Staff received one notice back in opposition of the case. Also, the City's Planning & Zoning Commission has recommended approval of this case by a vote of 4 – 1 with Commissioner Schoen dissenting and Brock and Bentley being absent.

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

no one indicating such, and being that the applicant was not present, Mayor McCallum moved to table this agenda item until the next Council meeting (on April 6, 2026). Councilmember Thomas seconded the motion, which passed by a vote of 7 ayes to 0 nays.

5. - - ~~REMOVED FROM AGENDA on 03/11/26 - - Z2026-009~~ Hold a public hearing to discuss and consider a request by Tyler Adams of Greenlight Studio, LLC on behalf of Michael Grose of Max Realty Holdings LLC for the approval of an ordinance for a Specific Use Permit (SUP) for a Major Auto-Repair Garage on a 0.90-acre tract of land identified as Tract 4-6 of the N. M. Ballard Survey, Abstract No. 24, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located at the northeast corner of SH-276 and T. L. Townsend Drive, and take any action necessary **(1st Reading)**.
6. **Z2026-010** - Hold a public hearing to discuss and consider a request by Otilio Posadas on behalf of Manuel Tijerina 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 0.248-acre parcel of land identified as Lot 13, Block A, Highridge Estate Subdivision, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 709 Forest Trace, and take any action necessary **(1st Reading)**.

Planning Director, Ryan Miller provided background information on this agenda item. He explained that on August 21, 2023, the City Council approved Ordinance No. 23-42, S-309 [i.e. Case No. Z2023-031] to allow the construction of a single-family home on the subject property. On October 31, 2024, the Building Inspections Department issued a building permit (i.e. Building Permit No. RES2024-747), authorizing the construction of a single-family home on the subject property; however, after the permit was issued the applicant made little progress towards the completion of the project, and on January 16, 2026 staff determined that the applicant was in violation of the requirements of the 2021 International Residential Code (IRC). Specifically, the applicant failed to meet Section R105.5, Expiration, of the 2021 International Residential Code (IRC), which states that every permit issued shall become invalid unless the work authorized by such permit is commenced within 180-days after its issuance, or if more than 180-days passes between inspections after the commencement of work. In this case, the applicant failed to have an inspection within 180-days. Based on this, the Building Inspections Department expired the building permit and issued a stop work order on the property. This also resulted in the expiration of Ordinance No. 23-42 in accordance with the requirements Subsection 02.02(E), Expiration, of Article 11, Development Applications and Review Procedures, of the Unified Development Code. Subsequent to the stop work order being issued and posted on site by the city, grading work did occur on the property.

Mr. Miller shared that with cases such as these, the Council is asked to consider the size, location and architecture of a proposed home when compared to nearby, existing homes within the established subdivision. He explained that the applicant's request does appear to meet the setback and density and dimensional requirements for property in single-family ten district. Also, staff sent out notices to owners and occupants located within 500' of the subject property, and two notices of opposition were received back. Also, the City's Planning and Zoning Commission reviewed this case and voted to recommend denial of this case by a vote of 5 to 0.

Mayor McCallum opened the public hearing, asking the applicant to come forth and speak and also asking if anyone else would like to speak about this item. No one else indicated a desire to speak, but a representative of the applicant did come forth to address Council. The mayor closed the public hearing. The

applicant's representative came forth and shared that the owner's engineer encountered issues with the retaining wall. So the owner/applicant had to engage the assistance of a different engineer relative to the retaining wall, and that resulted in a lot of unforeseen delays. He explained that the owner is looking to employ a building contractor to construct the home once an SUP is obtained, or once the process re-starts – whatever he is required to do. The gentleman speaking shared that he is a friend of the applicant and is speaking on his behalf. The speaker shared that the owner is willing to obtain a performance bond to provide the city some assurances as this process continues. He is also willing to adjust the grading that's been done in order to take it back to the original grading that was originally in place.

Following the gentleman's comments, Mayor McCallum shared that this process has been going on way too long. He does not wish to deny someone of their right to construct a home on their property; however, with all things considered that have transpired relative to this particular case, it is necessary to take a few steps back to make sure that the city's processes are followed. Mayor McCallum then moved to deny this case without prejudice. He explained that this will allow the applicant an opportunity to resubmit an application, and he stipulated that the property must be returned back to its pre-existing condition as indicated in the stop work order before he can reapply for an SUP. The mayor also recommended that the applicant work on a timeline and that he secures a performance bond. Councilmember Henson seconded the motion to deny this case without prejudice, which passed by a vote of 7 ayes to 0 nays.

Mayor McCallum then addressed Public Hearing item #3 (Z2026-007).

XII. Action Items

1. Discuss and consider a presentation by Pattillo, Brown & Hill, LLP of the city's Annual Comprehensive Financial Report for Fiscal Year 2025, and take any action necessary.

Joshua Coffey from Pattillo, Brown & Hill, LLP came forth and briefed Council on results and findings associated with the recent annual audit the firm conducted for the City. He shared information about the opinion that's been issued relative to the audit report, indicating that it was a 'clean,' 'unmodified' opinion, which is the best one that can be issued. He shared that the city has successfully attained the GFOA Award at least for the last couple of years and the city continues to participate in this voluntary program. He went on to share that no deficiencies were found relative to the city's internal controls that are in place. The city is in compliance with all regulations. Overall, his report was positive and he was very complimentary of City Manager Mary Smith and her staff members. He shared that in some city audits, his firm has to work hard to get a city to produce information; however, that was not at all the case with Rockwall. All information and documents were ready and made available to the audit team. This made the audit process go very smoothly. Councilmember Thomas provided positive comments, in part thanking the auditors as well as the city manager and staff for all of their efforts. He is encouraged at the transparency and financial integrity of the City. He shared that six months of healthy reserves is encouraging, especially since city policy only requires 3.5 years of reserves. He asked about and the auditor briefly commented about Moody's and Standard and Poors ratings, indicating that the city is well positioned for good interest rates if/when wanting to borrow money, which saves money. Mrs. Smith thanked her staff, indicating that they are great and were very helpful during the audit process.

Council took no action following the auditor's report and associated comments.

Action Item #3 was addressed by Council next.

2. Discuss and consider a request by David English on behalf of Ridge Pointe Founders, LTD for the abandonment of the undeveloped right-of-way for S. First Street between 401 W. Rusk Street and 365 W. Rusk Street, and being bounded by W. Rusk Street to the north and W. Washington Street to the south, and take any action necessary.

Mr. Miller, Planning Director, provided background information on this agenda item. Recently, David English -- *on behalf of Ridge Pointe Founders, LTD* -- inquired about the potential abandonment of unimproved right-of-way for First Street that is situated in between 365 W. Rusk Street and 401 W. Rusk Street (previously the "Helping Hands" building), and which is bounded by W. Rusk Street to the north and W. Washington Street to the south (*see Figure 1*). This inquiry came about after a survey was ordered as part of the redevelopment of the property at 401 W. Rusk Street (*which was previously the old Helping Hands Building*). This survey showed that a portion of the existing parking lot for 401 W. Rusk Street was located within the unimproved right-of-way of First Street (*see Figure 2*). Staff has reviewed the parcel and the existing improvements, and has been unable to find any documentation or agreements associated with the parking improvements, which appear to have been constructed in 1992. After reviewing this situation, staff determined that the applicant's request would be a good fit for the *Right-of-Way Abandonment Program*. In addition, the applicant has agreed to absorb the costs of the subdivision plat and survey needed to complete the abandonment process. Staff should note, that half of the right-of-way will be offered to the adjacent property owner at 365 W. Rusk Street, which is Rockwall County. Should Rockwall County decline the right-of-way, then the applicant will be required to take the full width of the right-of-way. The Council is being asked to determine whether or not to proceed with this request under the city's ROW Abandonment Program.

Mayor McCallum moved to direct staff to take necessary action to move forward with the abandonment as described. Councilmember Henson seconded the motion, which passed by a vote of 7 ayes to 0 nays.

3. **A2026-001** - Discuss and consider approval of a **resolution** reducing the City of Rockwall's Extraterritorial Jurisdiction (ETJ) by releasing a ~268.220-acre tract of land identified as a portion of Tract 1 of the S. C. Wright Survey, Abstract No. 218; Tracts 10-09, 10-10, 11, 12, 13, 22, & 23 of the Johnson Survey, Abstract No. 129; and Tracts 9-01 & 11-01 of the N. McCasland Survey, Abstract No. 149, Rockwall County, Texas, generally located adjacent to FM-548, and take any action necessary.

Mr. Miller, Planning Director, provided background information on this agenda item. He indicated that it is believed that Rockwall County is better positioned to be the approving body for the proposed development when considering recent changes by the State of Texas concerning a municipality's right to annex and regulate land within the Extraterritorial Jurisdiction (ETJ). It was noted that recently a developer proposed establishing a large residential and commercial development on the subject property that would consist of 764, 50' x 120' residential lots, 231 multi-family units, and ~7.50-acres of commercial land. Per the developer this would be served through a Municipal Utility District (MUD) [i.e. Camden Parc MUD; District ID 1930000], which has already been granted by the Texas Commission on Environmental Quality (TCEQ). Under the City's Interlocal Agreement with Rockwall County, the City would be the responsible party for reviewing and approving a preliminary plat, civil engineering plans, and a final plat. Additionally, since the proposed project will be in a Municipal Utility District (MUD) and is situated outside of the City's fire district this development does not need nor will it receive any municipal services from the City of Rockwall when constructed. He went on to explain that Council's passage of the resolution being considered this evening will formally allow this acreage to be released from the City's ETJ and returned to Rockwall County.

Following Mr. Miller's comments, Mayor McCallum moved to approve the resolution. Mayor Pro Tem

Moeller seconded the motion, which passed by a vote of 7 ayes to 0 nays.

XIII. Adjournment

Mayor McCallum adjourned the meeting at 8:29 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS THIS 6th
DAY OF APRIL, 2026.



Tim McCallum, Mayor

ATTEST:



Kristy Teague, City Secretary

