



# City of Rowlett

## Meeting Minutes

### City Council

4000 Main Street  
Rowlett, TX 75088  
www.rowlett.com

*City of Rowlett City Council meetings are available to all persons regardless of disability. If you require special assistance, please contact the City Secretary at 972-412-6115 or write 4000 Main Street, Rowlett, Texas, 75088, at least 48 hours in advance of the meeting.*

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Tuesday, February 17, 2015

6:45 P.M.

Municipal Building – 4000 Main Street

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As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item herein.

The City of Rowlett reserves the right to reconvene, recess or realign the Regular Session or called Executive Session or order of business at any time prior to adjournment.

**Present: Mayor Gottel, Mayor Pro Tem Gallops, Deputy Mayor Pro Tem Pankratz, Councilmember Bobbitt, Councilmember Dana-Bashian, Councilmember Sheffield and Councilmember van Bloemendaal**

**1. CALL TO ORDER**

Mayor Gottel called the meeting to order at 6:45 p.m.

**2. EXECUTIVE SESSION (6:45 P.M.)\*** Times listed are approximate.

- 2A.** The City Council shall convene into executive session pursuant to the TEXAS GOVERNMENT CODE, §551.074 (Personnel) to deliberate on the evaluation and duties of the City Manager. (30 minutes)  
(THIS ITEM WILL BE DISCUSSED FOLLOWING THE REGULAR PORTION OF THE MEETING)

**Council convened in Executive Session at 9:21 p.m. Deputy Mayor Pro Tem Pankratz left the meeting. Out at 10:43 p.m.**

**Back in Executive Session at 10:44 p.m. Out at 10:59 p.m.**

- 2B.** The City Council shall convene into Executive Session pursuant to the Texas Government Code, §551.087 (Economic Development) and §551.071 (Consultation with Attorney) to receive legal advice from the City Attorney and to discuss and deliberate the offer of financial or other incentives to business prospects that the City may seek to have locate in or near Elgin B. Robertson Park and to receive legal advice from the City Attorney relating to Elgin B. Robertson Park. (30 minutes)

**Council convened in Executive Session at 6:45 p.m. Out at 7:14 p.m.**

**3. WORK SESSION**

There are no work session items.

**4. DISCUSS CONSENT AGENDA ITEMS**

Item 7C was pulled from the Consent Agenda for Individual Consideration at the request of Councilmember Sheffield. Police Chief Mike Brodnax provided clarification on item 7F at the request of Councilmember Bobbitt.

Council took a short break at 7:18 p.m.

**CONVENE INTO THE COUNCIL CHAMBERS (7:30 P.M.)\***

Council reconvened in Regular Session at 7:30 p.m.

**INVOCATION** – Dr. Steven Leatherwood, Chaplain – Rowlett Public Safety

**PLEDGE OF ALLEGIANCE**

**TEXAS PLEDGE OF ALLEGIANCE** – Led by the City Council

**5. PRESENTATIONS AND PROCLAMATIONS**

- 5A.** Receive the Comprehensive Annual Financial Report for the fiscal year ended September 30, 2014, which includes the independent auditors' report.

Wendy Badgett, Interim Finance Director, introduced the Accounting staff: Tara Lopez, Senior Accountant; Brandie Gustafson, Payroll and Accounts Payable Accountant; and Patricia Saenz, Revenue and Accounts Receivable Accountant, and thanked them for their diligence over the year and during the audit process. Ms. Badgett then introduced Sara Dempsey of the auditing firm of Weaver & Tidwell, who presented the audit results.

- 5B.** Update from the City Council and Management: Financial Position, Major Projects, Operational Issues, Upcoming Dates of Interest and Items of Community Interest.

Mayor Gottel announced the following: Next Regular Council meetings will be held on Tuesday, March 3<sup>rd</sup> and 17<sup>th</sup>. Special Work Session Tuesday, March 10<sup>th</sup>. Upcoming Planning and Zoning Commission meetings will be Tuesday, February 24<sup>th</sup> and March 10<sup>th</sup> and 24<sup>th</sup>, held in the City Hall Conference Room at 6pm. CIP (COMMUNITY IMPROVEMENT PROGRAM) TASK FORCE: Will conduct a follow-up meeting on February 24<sup>th</sup> at 5pm; location to be determined. Bond Election set for May 9, 2015 – a three-year program with \$25,769,500 of Community Investment Projects – AND NO TAX INCREASE! TWICE A MONTH LANCSHAPE WATERING – *Watering once every other week still in effect!* ANIMAL SHELTER: Low Cost Vaccine Clinics Saturday, February 21<sup>st</sup> from 1:00 – 3:00pm at 4402 Industrial Street. *Normal Business Hours, Monday – Friday, 10am – 5pm, Saturday, 10:00am – 5pm.* PARKS AND RECREATION - Upcoming Events: Easter Egg Hunt – Saturday, March 28<sup>th</sup>, 10am – 12pm at Pecan Grove Park. Pup-a-Palooza –

Sunday, March 29<sup>th</sup>, 2-4pm at Herfurth Park; \$10 per dog. Check out all the programs in the Spring 2015 edition of the Lakeside Leisure or at [www.rowlett.com](http://www.rowlett.com) on the Parks Department page. With over 50 ways to get healthy and stay active – there’s something for everyone! Parents Day Out, Little Athletes, SAT Prep Course, Senior Programs and many, many more! ROWLETT LIBRARY - February is “Love Your Library Month!” Upcoming Events: Family Saturday Games – February 21<sup>st</sup>, 2pm. Intro to Microsoft Word – Saturday, February 28<sup>th</sup>, 10:30am & 2pm. One on One Tech Help – Every Friday at Rowlett Library, flexible times – call 972-412-6161 for times. And many more programs for all ages – Check online or with the Library for dates and times at [rowlett.com](http://rowlett.com) or 972.412.6161. FEBRUARY IS NATIONAL HEART MONTH: Rowlett Fire Rescue partners with the American Heart Association – “Don’t Die of Doubt” Campaign. For more information visit [DontDieofDoubt.com](http://DontDieofDoubt.com). Standard First Aid/CPR Class offered – Saturday, March 8th, 8am – 12:30pm. Registration fee is \$30. Space is limited and for more information call 972-412-6230. ROWLETT GREAT AMERICAN CLEANUP DAY 2015 - Saturday, March 21st, 9am – 1pm (rainout date April 11th). Come join us to pick up litter and debris on the lakeshore at our southern gateway on Rowlett Road. For more information or to sign up online, visit [keeprowlettbeautiful.org](http://keeprowlettbeautiful.org).

**6. CITIZENS’ INPUT**

There were no speakers.

**7. CONSENT AGENDA**

- 7A.** Consider action to approve minutes from the January 29, 2015, City Council Work Session and the February 3, 2015, City Council Meeting.

**This item was approved on the Consent Agenda.**

- 7B.** Consider action to approve a resolution awarding the second and final one year renewal option to extend the annual contract for concrete repair/replacement, sidewalks, curbs, gutters, and utility cuts to F & F Concrete, LLC in the unit amounts bid and an estimated annual amount of \$374,025 and authorizing the Mayor to execute the Standard Public Works Construction Contract for said service.

**This item was approved as RES-018-15 on the Consent Agenda.**

- 7C.** Consider action to approve a funding commitment resolution for a proposed senior community to be constructed in the 5500 block of Old Rowlett Road, City of Rowlett, Dallas County, Texas and authorizing Evergreen Rowlett Senior Community, L.P. to apply to the Texas Department of Housing and Community Affairs (TDHCA) Tax Credit Program for funding of such senior community.

**This item was considered individually.**

Marc Kurbansade, Director of Development Services, provided background information on this item.

**A motion was made by Councilmember Sheffield, seconded by Councilmember Dana-Bashian, to approve the item as presented. The motion carried with a vote of 6 in favor and 1 abstention (Pankratz). This item was adopted as RES-019-15.**

- 7D.** Consider a resolution authorizing the City Manager to execute master professional services agreements with Yoon's Trim and Construction, and Texas Remodelers and Builders, Inc., respectively, for general contractor services associated with the City's Community Development Block Grant (CDBG) Home Rehabilitation Program.

**This item was approved as RES-020-15 on the Consent Agenda.**

- 7E.** Consider action to approve a resolution authorizing the final acceptance and release of retainage for the SSES Manhole Rehabilitation Project in the amount of \$87,050.15 to Fuquay Incorporated and authorizing the Mayor to execute the necessary documents.

**This item was approved as RES-021-15 on the Consent Agenda.**

- 7F.** Consider action to approve a resolution to approve the application for a Texas Criminal Justice Division Grant to purchase one (1) License Plate Reader.

**This item was approved as RES-022-15 on the Consent Agenda.**

- 7G.** Consider action to approve a resolution to approve the application for a Texas Criminal Justice Division Grant to purchase 17 - P25 portable radios.

**This item was approved as RES-023-15 on the Consent Agenda.**

- 7H.** Consider an ordinance adopting regulations pertaining to Oil and Gas Drilling and Production.

**This item was approved as ORD-007-15 on the Consent Agenda.**

#### **Passed the Consent Agenda**

**A motion was made by Mayor Pro Tem Gallops, seconded by Councilmember Bobbitt, including all the preceding items marked as having been approved on the Consent Agenda. The motion carried with a unanimous vote of those members present.**

#### **8. ITEMS FOR INDIVIDUAL CONSIDERATION**

- 8A.** Consider action to approve an ordinance calling the ballot for the May 2015 Bond Election as recommended by the City Council and the Community Investment Program Task Force.

Jim Proce, Assistant City Manager, provided information on the process, deliberations, and final slate of projects for the bond election.

**A motion was made by Mayor Pro Tem Gallops, seconded by Councilmember Dana-Bashian, to approve the item as presented. The motion carried with a unanimous vote of those members present. This item was adopted as ORD-008-15.**

- 8B.** Conduct a public hearing and consider action to approve a resolution for the adoption of the Central Rowlett Community Revitalization Plan.

Marc Kurbansade, Director of Development Services, provided information on the Plan and clarified the boundaries of the area. The public hearing opened and closed with no speakers.

**A motion was made by Mayor Pro Tem Gallops, seconded by Councilmember Sheffield, to approve the item as presented. The motion carried with a vote of 6 in favor and 1 abstention (Pankratz). This item was adopted as RES-024-15.**

- 8C.** Conduct a public hearing and consider an Ordinance for a Planned Development with an underlying General Commercial/Retail (C-2) base zoning district to allow a self-storage facility with modified development standards at property located at 7801 Lakeview Parkway further described as being part of Lot 2, Block A of the Amesbury Addition, City of Rowlett, Dallas County, Texas (Case Number PD14-752).

Garrett Langford, Principal Planner, presented the background information on this item. The public hearing opened and closed with one speaker: Maxwell Fisher, 900 Jackson Street, Suite 640, Dallas; who spoke on behalf of the applicant.

Council discussion regarding the typical life of this type of project and highest/best use of the property in line with the vision of the comprehensive plan.

**A motion was made by Councilmember Sheffield, seconded by Deputy Mayor Pro Tem Pankratz, to deny the item. The motion carried with a unanimous vote of those members present. This item was not adopted.**

After a short break at 9:13, Council reconvened in Executive Session item 2A at 9:21 p.m.


**TAKE ANY NECESSARY OR APPROPRIATE ACTION ON CLOSED/EXECUTIVE SESSION MATTERS**


**Executive Session, Item 2A:**

**A motion was made by Councilmember Dana-Bashian, seconded by Mayor Pro Tem Gallops, to authorize a one-time lump sum adjustment of \$10,000 to be deferred until April 1<sup>st</sup>. The motion carried with a vote of 5 in favor and 1 opposed (Bobbitt)**

9. **ADJOURNMENT**

Mayor Gottel adjourned the meeting at 11:00 p.m.

  
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Todd W. Gottel, Mayor

  
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Laura Hallmark, City Secretary

Date Approved: March 3, 2015