



City of Rowlett

Meeting Minutes

City Council

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

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Tuesday, April 4, 2017

6:00 P.M.

Municipal Building – 4000 Main Street

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 Dana-Bashian, Deputy Mayor Pro Tem Sheffield, Councilmember Bobbitt, Councilmember van Bloemendaal, Councilmember Brown and Councilmember Hargrave

1. CALL TO ORDER

Mayor Gottel called the meeting to order at 6:00 p.m.

2. EXECUTIVE SESSION

- 2A.** The City Council shall convene into Executive Session pursuant to the Texas Government Code, §551.071 (Legal Advice) to receive legal advice from the City Attorney relating to a potential change order for the public safety radio tower at 8491 Schrade Road and the purchase of real property located at the same address. (30 minutes) **WILL BE HELD AFTER REGULAR SESSION**

In Executive Session at 11:39 p.m. Out at 11:58 p.m.

3. WORK SESSION (6:00 P.M.) *Times listed are approximate.

- 3A.** Joint meeting of Library Advisory Board and Council. (30 minutes)

Jerry Hickman, Chair called their portion of the meeting to order at 6:02 p.m. Other members present were Deborah Smith, Bill Schwab, Vicki Stallcup-Causey, and Tana Daniels. Not present was Anja Vukich.

Mr. Hickman reviewed the Board's structure, the revised description of the Board, previous year's accomplishments, goals for the upcoming year, provided an update on the move back to downtown and the work of the Visioning Task Force.

Discussion regarding public outreach, especially to seniors and possible ideas about book return for the Downtown location, and discussed the differences between the Library Advisory Board and Friends of the Rowlett Library.

Their portion was adjourned at 6:39 p.m.

3B. Hear a presentation on an update to the 2015 Community Investment Bond projects and other Capital Improvement Plan (CIP) construction projects. (45 minutes)

Shawn Poe, Director of Public Works, provided an update and milestones achieved thus far. He explained the delays on some of the projects due to the tornado, staffing, and for some funding issues. He explained that staffing was on track and continues to work to deliver the projects in a timely fashion. He then reviewed the status of the public safety projects and streets projects. One of the big issues staff has been faced with is the increased cost of materials since original estimates for projects. Increased construction costs could affect the delivery of several projects which could affect how they are phased in the future.

He explained the advanced traffic management system was accelerated and work will begin late this summer. He then reviewed the Parks projects that were completed and those that are currently underway.

He reviewed next steps for the CIP program and activities of the Community Investment Advisory Board – working toward the next bond election. He discussed other projects that were non-bond funded: Dalrock/66 intersection improvements; 16" waterline from SH66 to Main Street and 450' of 16" waterline for the Upper Pressure Plan Project; required line replacements for bonded road projects; Main Street sewer replacement; Martha Water Tower demolition; traffic signal installation at Chiesa/Miller intersection; and Big A Road reconstruction.

Council discussion regarding timelines of projects; level of communication to Council regarding status of projects and changes to projects; estimations of what the projects will cost versus reality of production; and a request to improve detail of cost estimates so as to be more accurate in the future.

Council returned after the Regular Session at 10:42 p.m. to continue the discussion of this item.

Mr. Poe reiterated that with staff on board and improved reporting methods through the spreadsheet and online, Council will see an improvement in the information they receive.

3C. Discuss a petition submitted by Ron Miller, resident of Rowlett, and to consider the establishment and incorporation of a City of Rowlett Housing Finance Corporation. (15 minutes)

Due to time constraints, this item was discussed after the Regular Session.

Marc Kurbansade, Director of Development Services, reviewed the history of the previous Housing Finance Corporation (HFC) discussion. Council discussion regarding what HFC's are able to do and wanting to know more information about them before they make a determination.

It was the consensus of Council to have another Work Session and asked that an expert provide information about HFC's and what is required.

4. DISCUSS CONSENT AGENDA ITEMS

Council adjourned the Work Session at 7:44 p.m.

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

Council reconvened in the Regular Session at 7:50 p.m.

INVOCATION – Michael Hankins, Church in the City

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

5. PRESENTATIONS AND PROCLAMATIONS

- 5A.** Presentation of Proclamation recognizing National Library Week as April 9 – 15, 2017 and Presentation of 2016 Achievement of Library Excellence Award from the Texas Municipal Library Directors Association.

This item was presented second.

Councilmember Debby Bobbitt presented the proclamation and award to Kathy Freiheit, Director of Library Services and members of the Library Advisory Board.

- 5B.** Presentation of Proclamation recognizing National Public Safety Telecommunicators Week as April 9-15, 2017.

This item was presented fifth.

Mayor Pro Tem Dana-Bashian presented the proclamation to Chief Mike Brodnax and Beth English, Communications Director.

- 5C.** Presentation of Proclamation recognizing the month of April as National Donate Life Month.

This item was presented fourth.

Deputy Mayor Pro Tem Sheffield presented the proclamation.

- 5D.** Presentations recognizing the 2017 Rowlett Arts and Humanities Commission's Young Artist Exhibit winners.

This item was presented third.

Councilmember van Bloemendaal presented the certificates to the First Place winners and announced the second and third place winners and Honorable Mention as follows:

First Place, K-2 grade division, two-dimensional category:

Sadie Field for her entry, "Lily."

First Place, 3-5 grade division, two-dimensional category:

Caitlyn Frosch for her entry, "Discovery Land of Colors."

First Place, 6-8 grade division, two-dimensional category:

Abbie Windell for her entry, "Tree Frog."

First Place, 6-8 grade division, three-dimensional category:

Rylie Chandler for her untitled entry.

First Place, 9-12 grade division, two-dimensional category:

Zahide Torresday for her entry, "Portrait Holding Triangle."

First Place, 9-12 grade division, three-dimensional category:

Madelyn DeJesus for her entry, "Preserver."

First Place, Special Needs division, two-dimensional category:

Zachary Stringer for his entry, "Elephants."

Second Place, two-dimensional category:

- K-2 grade division: Madelyn Fowler for "Flower Petals"
- 3-5 grade division: Jack Menges for "Under the Microscope"
- 6-8 grade division: Jillian Bray for "Aspen"
- 9-12 grade division: Daniel Becirevic for "Still Life with Pears"
- Special Needs division: Zaymein Wilson for "Self Portrait in Green"

Second Place, three-dimensional category:

- 6-8 grade division: Haylie Jones for "Wire Monster"
- 9-12 grade division: Valerie Nguyen for "Lost in Time"

Third Place, two-dimensional category:

- 3-5 grade division: Elizabeth Cooper for "Love"
- 6-8 grade division: Jannat Jahan for "Silhouette Painting"
- 9-12 grade division: Jacie Cook for "Strain"
- Special Needs division: Zachary Stringer for "Animals in the Zoo"

Third Place, three-dimensional category:

- 6-8 grade division: Cade Glasscock for "Mr. Rabbit"
- 9-12 grade division: Taylor Nguyen for "Teal Vessel"

Honorable Mention, two-dimensional category:

- 6-8 grade division: Hannah Smith for "Love's in the Air"
- 9-12 grade division: Kimari Hodges for "The Man"
- 9-12 grade division: Ce'Ana Cribbs for "A Portrait in Pen"
- 9-12 grade division: Luke Harris for "Ducks"
- 9-12 grade division: Jacob Whitlock for "Web of Despair"

- 9-12 grade division: Anna Harris for "Woman with Striped Shirt"

Honorable Mention, three-dimensional category:

- 6-8 grade division: Tristan Nesbitt for "Black Hole"
- 9-12 grade division: Moises Salmeron for "Life of a Sculptor"

5E. Recognition of National Medal of Honor Day.

This item was presented first.

Mayor Todd Gottel presented a proclamation to Michael Thornton, Medal of Honor recipient, who was also presented by Gregrey Bray, District Representative for Senator Bob Hall, with a United States flag that was flown over the Texas State Capitol on March 25th in recognition of Medal of Honor Day.

Councilmember Hargrave recognized Sam Davis, a Medal of Honor recipient, and his wife Dixie, who reside in Freedom, Indiana.

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

Mayor Gottel made the following announcements:

COUNCIL MEETINGS

- NEXT REGULAR COUNCIL MEETINGS WILL BE APRIL 18TH, MAY 2ND AND 16TH

P & Z MEETINGS

- NEXT MEETING WILL BE HELD ON TUESDAY, APRIL 11TH AND 25TH AT 6:30PM IN THE CITY HALL CONFERENCE ROOM

CITY COUNCIL ELECTION – MAY 6, 2017

- EARLY VOTING BEGINS APRIL 24TH AND RUNS THROUGH MAY 2ND IN THE CITY HALL ANNEX – THE BUILDING LOCATED BEHIND CITY HALL (WHERE YOU PAY YOUR WATER BILL)
 - LAST DAY TO REGISTER TO VOTE OR UPDATE YOUR REGISTRATION – APRIL 6, 2017
 - FOR MORE INFORMATION, VISIT THE ELECTIONS PAGE ON THE CITY'S WEBSITE

NEIGHBORHOOD BLOCK PARTY TRAILER NOW AVAILABLE!

- WHAT IS A BLOCK PARTY TRAILER? JUST A TRAILER FULL OF THE "STUFF" YOU NEED TO SET THE STAGE FOR A SUCCESSFUL BLOCK PARTY – CHAIRS, TABLES, COOLERS, STREET BARRICADES AND CONES – AND DON'T FORGET THE GAMES! RESERVE THE TRAILER BY EMAILING OR CALLING THE NEIGHBORHOOD LIFE OFFICE AT NEIGHBORHOODLIFE@ROWLETT.COM OR 972-412-6165

- FOR MORE INFORMATION GO TO ROWLETT.COM AND CLICK ON THE *NEIGHBORHOOD BLOCK PARTY TRAILER* SEGMENT UNDER *ROWLETT NEWS*
- ENJOY YOUR NEIGHBORHOOD!

ROWLETT LIBRARY

- SENIOR BOOK CLUB – WEDNESDAY, APRIL 5TH AT 1 P.M. AT ROWLETT COMMUNITY CENTRE, 5300 MAIN ST
 - THE GROUP WILL DISCUSS *HOUR OF LAND* BY TERRY TEMPEST WILLIAMS. MAY'S BOOK IS *WISH YOU WELL* BY DAVID BALDACCI.
- COMPOSTING CLASS – SATURDAY, APRIL 8 AT 2 P.M. AT 5702 ROWLETT RD.
 - COMPOSTING CLASS WITH KEEP ROWLETT BEAUTIFUL. COMPOSTING IS FUN, EASY, AND THE BENEFITS TO OUR LAWNS AND ENVIRONMENT ARE IMMEASURABLE.
- EASTER BASKET CRAFT – SATURDAY, APRIL 15TH AT 2 P.M. AT 5702 ROWLETT RD.
 - FAMILY FUN CRAFT FOR VALUABLE TOGETHER TIME. CREATE A COLORFUL EASTER BASKET WITH EGGS AND A BUNNY.
- FAMILY STORY TIME – SATURDAY, APRIL 22ND AT 2 P.M. AT 5702 ROWLETT RD
 - CELEBRATE EARTH DAY! ENJOY STORIES AND A CRAFT PROMOTING ENVIRONMENTAL AWARENESS.
- GREEN CLEANING – SATURDAY, APRIL 29TH AT 2 P.M. AT 5702 ROWLETT RD
 - SPRING CLEANING SEMINAR WITH RECIPES FOR ECO-FRIENDLY CLEANING PRODUCTS.

PARKS AND RECREATION

- THE SENIOR ADVISORY BOARD AND ROWLETT COMMUNITY CENTER ARE SPONSORING THE ANNUAL SENIOR HEALTH FAIR ON TUESDAY, APRIL 11TH FROM 9AM TO 12PM
 - THIS EVENT PROVIDES AN OPPORTUNITY FOR SENIOR CITIZENS TO INTERACT WITH LOCAL BUSINESSES AND GATHER INFORMATION ON VARIOUS SENIOR PROGRAMS AND CURRENT ISSUES.
- EASTER EGGSTRAVAGANZA – SATURDAY, APRIL 8TH STARTING AT 10AM
 - HELD IN BEAUTIFUL PECAN GROVE PARK
 - CHECK THE WEBSITE FOR DETAILS
- PUP-A-PALOOZA AT HERFURTH PARK – SUNDAY, APRIL 9TH FROM 2 – 4PM
 - REGISTER BY CALLING 972-412-6170
 - \$5 PER DOG – MUST PROVIDE PROOF OF RABIES VACCINATION AT CHECK IN
- COMMUNITY PARK IS THE PLACE TO BE ON SATURDAY, APRIL 29TH!
 - KID FISH WILL KICK OFF THIS FUN FILLED DAY FROM 9:00AM – 12:00PM AS KIDS ATTEMPT TO CATCH ONE OF THE MANY CATFISH THAT WILL BE STOCKED IN THE COMMUNITY PARK POND. THIS IS A FREE EVENT AND NO LICENSE IS REQUIRED. THE FUN DOES NOT END THERE.
 - THE FOURTH ANNUAL CARDBOARD BOAT REGATTA FOLLOWS FROM 2-4PM. CONTESTANTS WILL ATTEMPT TO RACE ACROSS THE POND AS

THEY RELY ON THEIR INVENTIONS TO KEEP THEM AFLOAT. CALL 972-412-6170 TO REGISTER TODAY!

REBUILD ROWLETT 5K TO BE RESCHEDULED

- REBUILD ROWLETT 5K HAS BEEN POSTPONED – NEW DATE TO BE SET SOON!
 - SPONSORSHIPS AVAILABLE
 - PROCEEDS BENEFIT REBUILD ROWLETT FUND – TO ASSIST MANY RESIDENTS STILL AFFECTED BY THE DECEMBER 2015 TORNADO
 - LOG ONTO <http://rebuildrowlett5k.itsyourrace.com> TO SIGN UP TODAY!

KRB GREAT AMERICAN CLEANUP

- SATURDAY, APRIL 22ND FROM 9AM TO 1PM; MEET AT THE WET ZONE FOR ASSIGNMENTS
 - SIGN UP ONLINE AT KEEPROWLETTBEAUTIFUL.ORG
 - FOOD, MUSIC AND PRIZES AFTER THE CLEANUP AT THE WET ZONE

ANIMAL SHELTER

- NEXT LOW COST VACCINATION CLINIC WILL BE HELD ON SUNDAY, MAY 7TH, 2 – 5PM
 - LOCATED AT 8502 LIBERTY GROVE RD. @ LIBERTY GROVE ANIMAL HOSPITAL
- ANIMAL SHELTER IS OPEN MONDAY – SATURDAY, 10AM – 5PM AND LOCATED AT 4402 INDUSTRIAL STREET
- TONIGHT'S FEATURED ANIMAL IS ROCKY.

6. CITIZENS' INPUT

There were no speakers.

7. CONSENT AGENDA

- 7A. Consider action to approve minutes from the March 21, 2017 City Council Regular Meeting.

This item was approved on the Consent Agenda.

- 7B. Consider action to approve a resolution expressing the official intent of the City to reimburse costs of projects.

This item was approved as RES-031-17 on the Consent Agenda.

- 7C. Consider action to approve a Resolution suspending the April 21, 2017 effective date of Oncor Electric Delivery Company's requested rate change to permit the Steering Committee of cities serviced by Oncor time to study the request and establish a reasonable rate.

This item was approved as RES-032-17 on the Consent Agenda.

- 7D. Consider action to approve a resolution authorizing the City Manager to negotiate and execute an agreement for Depository Bank and Merchant Bank Services with American National Bank of Texas, subject to City Attorney approval.

This item was approved as RES-033-17 on the Consent Agenda.

- 7E. Consider action to approve a resolution awarding the bid for Section II mowing services to DD Commercial Landscape in the unit amounts bid in an estimated annual amount of \$121,940.00 for the Parks and Recreation Department. This is a one-year contract with four optional one-year renewals.

This item was approved as RES-034-17 on the Consent Agenda.

- 7F. Consider action to approve a resolution awarding the bid for Section III mowing services to DD Commercial Landscape in the unit amounts bid in an estimated annual amount of \$160,449.00 for the Parks and Recreation Department. This is a one-year contract with four optional one-year renewals.

This item was approved as RES-035-17 on the Consent Agenda.

- 7G. Consider action to approve a resolution awarding the bid for Section IV mowing services to The Teter Group in the unit amounts bid in an estimated annual amount of \$168,670.00 for the Parks and Recreation Department. This is a one-year contract with four optional one-year renewals.

This item was approved as RES-036-17 on the Consent Agenda.

- 7H. Consider action to approve a resolution accepting the bid of and awarding a contract to Denco CS Corp in the amount of \$98,365.70 for the Schrade Bluebonnet Phase One Project, and authorizing the Mayor, after City Attorney approval, to execute the contract on the City's behalf.

This item was approved as RES-037-17 on the Consent Agenda.

- 7I. Consider action regarding a Resolution approving a Facilities Agreement between the City of Rowlett, Texas and Bullitt Training Fields, LLC, for the purchase of lighting fixtures for the Bullitt Multisport Development in the amount of \$16,600 through US Communities per established contract pricing.

This item was approved as RES-038-17 on the Consent Agenda.

- 7J. Consider action to approve a resolution approving the purchase of lighting fixtures from Graybar Electric Company, Inc. in the total amount of \$16,600 through the U.S. Communities Cooperative Purchasing Program and authorizing the City Manager to execute the necessary documents for said purchase.

This item was approved as RES-039-17 on the Consent Agenda.

Passed the Consent Agenda

A motion was made by Deputy Mayor Pro Tem Sheffield, 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.** Conduct a public hearing and consider action to adopt an ordinance creating the Tax Increment Reinvestment Zone Number Three, City of Rowlett, Texas.

Jim Grabenhorst, Director of Economic Development, presented the information for this item. Council discussion regarding the flexibility to change the percentage of the contribution and the projects until the issuance of bonds; clarification that citizens won't be paying higher taxes for this.

The public hearing opened and closed with the following speakers:

1. Larry Beckham, 9313 Willard Street, Rowlett.
2. Harry Morales, 3813 Main Street, Rowlett.

A motion was made by Mayor Pro Tem Dana-Bashian, seconded by Deputy Mayor Pro Tem Sheffield, to approve the item as presented. The motion carried with a vote of six in favor and one opposed (van Bloemendaal). This item was approved as ORD-010-17.

- 8B.** Consider action to approve a resolution appointing a Board of Directors of the Tax Increment Reinvestment Zone Number Three, City of Rowlett, Texas.

Jim Grabenhorst, Director of Economic Development, presented the information for this item.

A motion was made by Mayor Pro Tem Dana-Bashian, seconded by Councilmember Brown, approve the item as presented and appoint Deputy Mayor Pro Tem Rick Sheffield as the Chair. The motion carried with a unanimous vote of those members present. This item was approved as RES-040-17.

- 8C.** Consider the annexation of approximately 733.83 +/- feet of the Dalrock Road right-of-way, a recorded public right-of-way, located within the exclusive extraterritorial jurisdiction of the City of Rowlett, and situated in Dallas and Rockwall Counties, Texas, beginning at its intersection with the southern boundary line of the Missouri Kansas-Texas Railroad tract, a public railroad right-of-way, and running southward to its intersection with the northern boundary line of Interstate Highway 30, a public right-of way.

Tony Felts, Planning Manager, presented the information for this item.

A motion was made by Councilmember Bobbitt, seconded by Councilmember van Bloemendaal, to approve the item as presented. The motion carried with a vote of six in favor and one abstention (Hargrave). This item was approved as ORD-011-17.

- 8D. Consider action to approve a resolution adopting amendments to the City of Rowlett Standard Construction Details pertaining to local, state or federal regulations/guidelines and construction means and methods.

Marc Kurbansade, Director of Development Services, presented the information for this item along with Shawn Poe, Director of Public Works.

A motion was made by Mayor Pro Tem Dana-Bashian, seconded by Deputy Mayor Pro Tem Sheffield, to approve the item with the stipulation that Sheet SD-2 reflect an 8-inch lime section for a *Typical Residential* street. The motion carried with a vote of five in favor and two opposed (Bobbitt, Hargrave). This item was approved as RES-041-17.

- 8E. Consider a Tree Survey Preservation Plan and related Tree Removal Permit application for more than three trees associated with Liberty Grove Office Park for property located at 8409 Chiesa Road further described as being 3.00 +/- acres of land located in the Zach Motley Survey, Abstract No. 1010 and Franklin Wood Survey, City of Rowlett, Dallas County, Texas.

Patricia Roberts, Senior Planner, presented the information for this item.

A motion was made by Deputy Mayor Pro Tem Sheffield, seconded by Councilmember van Bloemendaal, to approve the item as presented. The motion carried with a unanimous vote of those members present. This item was approved as RES-042-17.

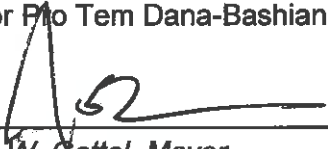
After a short break at 10:39 p.m., Council reconvened in the Conference Room at 10:42 p.m. to continue discussion of Work Session Item 3B, Item 3C, and then Executive Session Item 2A.

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


A motion was made by Mayor Pro Tem Dana-Bashian, seconded by Councilmember Hargrave, to accept and approve purchase of Lot 1 Block 1 Joy Lutheran Church Addition for amount discussed during Executive Session and to authorize the Mayor to sign all necessary documents. The motion carried with a unanimous vote of those members present.

9. ADJOURNMENT

Mayor Pro Tem Dana-Bashian adjourned the meeting at 11:59 p.m.



Todd W. Gottel, Mayor
Date Approved: April 18, 2017



Laura Hallmark, City Secretary