



City of Rowlett

Action 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.

Tuesday, July 18, 2017

5:45 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 Bobbitt, Councilmember van Bloemendaal, Councilmember Hargrave, Councilmember Brown and Councilmember Bell

1. CALL TO ORDER

Mayor Gottel called the meeting to order at 5:46 p.m.

2. EXECUTIVE SESSION

There are no items for this session.

3. WORK SESSION (5:45 P.M.)*Times listed are approximate.

3A. Joint Work Session of Animal Advisory Board and Council. (30 minutes)

Trey Scott, Board Chair, called their portion of the meeting to order at 5:47 p.m. Other members present were: Chuck Dumas, Stacy Gregoire, Deana Seigler and Katherine Rinz. Not present were: David Erickson, Dr. Lori McKelroy, Dawna Carabajal and Monica Kizziar. Their portion was adjourned at 6:12 p.m.

3B. Discuss proposed allocations for 2017-2018 Community Development Block Grant funding. (30 minutes)

3C. Hear a presentation and discuss options on the future of Liberty Grove Road as it relates to the design of the Merritt Road Interconnector, Phase 2 project. (45 minutes).

4. DISCUSS CONSENT AGENDA ITEMS

Mayor Gottel requested that item 7C and David Berman, City Attorney, requested that item 7E be pulled for Individual Consideration.

Council adjourned the Work Session at 7:22 p.m.

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

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

INVOCATION – Deputy Mayor Pro Tem Bobbitt

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

5. PRESENTATIONS AND PROCLAMATIONS

- 5A.** Presentation from the American Public Works Association (APWA) certifying, recognizing and awarding APWA International Accreditation to the City of Rowlett Public Works and Development Services Departments.

Jim Proce, Assistant City Manager, provided background information on the long process of the steps to accreditation. He thanked Directors Shawn Poe and Marc Kurbansade for their leadership over their respective departments and thanked Accreditation Manager, Jake Gilliland for his tireless efforts in keeping the team on track during the process and the final phase. Shawn Poe, Director of Public Works, commented on what accreditation means for the City and the departments specifically and introduced Noel Thompson, former Rowlett Interim Director of Public Works, representing the American Public Works Association to present the framed awards.

- 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 made the following announcements:

COUNCIL MEETINGS

- NEXT REGULAR COUNCIL MEETING WILL BE AUGUST 1ST AND 15TH, WITH SPECIAL MEETINGS ON AUGUST 8TH, 17TH AND 29TH.

P & Z MEETINGS

- NEXT MEETINGS WILL BE HELD ON TUESDAY, JULY 25TH AT 6:30PM IN THE CITY HALL CONFERENCE ROOM.

AUGUST 26TH SPECIAL ELECTION

- UP-TO-DATE INFORMATION INCLUDING THE OFFICIAL LIST OF CANDIDATES, VOTER REGISTRATION INFORMATION, EARLY VOTING AND ELECTION DAY INFORMATION CAN BE FOUND ON THE SPECIAL ELECTION PAGE ON THE CITY'S WEBSITE.

- PLEASE NOTE – THERE WILL BE ONLY ONE VOTING LOCATION @ 4004 MAIN STREET – THE ANNEX BUILDING (WHERE YOU PAY YOUR WATER BILL).
- REMINDER: TO VOTE IN THE UPCOMING AUGUST 26TH SPECIAL ELECTION, YOU MUST BE REGISTERED TO VOTE BY JULY 27TH! (THIS INCLUDES CHANGES OF NAMES AND ADDRESS.)

ROWLETT LIBRARY

- “BUILD A BETTER WORLD”, THIS YEAR’S SUMMER READING PROGRAM GOES THROUGH JULY 31ST! THE LIBRARY HAS GREAT PROGRAMS ALL SUMMER LONG – CALL OR STOP BY FOR MORE INFORMATION OR CHECK OUT OUR FACEBOOK AND WEB PAGES! 972.412.6161
- CONTACT US FOR MORE INFORMATION ABOUT OUR STORY TIMES FOR BABIES, TODDLERS AND PRESCHOOL CHILDREN AS WELL AS ALL THE OTHER PROGRAMS WE OFFER

PARKS AND RECREATION

- WET ZONE WATERPARK IS OPEN EXCEPT ON TUESDAYS WHEN IT IS CLOSED FOR MAINTENANCE! WWW.WETZONEWATERPARK.COM
 - SUMMER CONCERT SERIES & FOOD TRUCK LINEUP. ALL MUSICAL PERFORMANCES WILL BE FROM 7:30PM – 9:00PM. GO TO ROWLETT.COM AND CLICK ON THE SPECIAL EVENTS ON THE PARKS PAGE FOR MORE DETAILS

ANIMAL SHELTER

- NEXT LOW COST VACCINATION CLINIC WILL BE HELD ON SUNDAY, AUGUST 6TH, 2– 5PM
- LOCATED AT 8502 LIBERTY GROVE ROAD @ LIBERTY GROVE ANIMAL HOSPITAL
- ANIMAL SHELTER IS OPEN MONDAY – SATURDAY, 10AM – 5PM AND LOCATED AT 4402 INDUSTRIAL STREET.

REMEMBER TO CHECK OUT THE CITY’S WEBSITE, FACEBOOK PAGE AND MONTHLY NEWSLETTER FOR MORE INFORMATION ABOUT THESE EVENTS AND MANY MORE

6. CITIZENS’ INPUT

There were no speakers.

7. CONSENT AGENDA

- 7A. Consider action to approve minutes from the July 11, 2017 City Council Regular Meeting.

This item was approved on the Consent Agenda.

- 7B. Consider action to approve a resolution approving Task Authorization FY17-01BW2 to the Agreement for Professional Services with BW2 Engineers, Inc. in the amount of \$305,700 for engineering design services for the Lake Country Estates and Southridge Street Reconstruction

Phase 1 and Phase 2 Project (ST2113) and authorizing the Mayor to execute the necessary documents for said services.

This item was approved as RES-082-17 on the Consent Agenda.

- 7C.** Consider action to approve a resolution awarding a bid to APAC-Texas, Inc. for street rehabilitation improvements to Liberty Grove Road and Chiesa Road in the amount of \$439,385 through Dallas County's Master Road and Bridge Interlocal Maintenance Agreement and authorizing the Mayor to execute the necessary documents for said services.

This item was pulled for Individual Consideration.

A motion was made by Councilmember Hargrave, seconded by Deputy Mayor Pro Tem Bobbitt, to approve the item as presented. The motion carried with a unanimous vote of those members present. This item was approved as RES-083-17.

- 7D.** Consider action to adopt an ordinance amending the Fiscal Year 2017 (FY2017) Operating and Capital Improvements Program Budgets.

This item was approved as ORD-027-17 on the Consent Agenda.

- 7E.** Consider action to approve an ordinance extending the term of an electric franchise agreement with Oncor Electric Delivery Company, LLC through Ordinance Number 068-07 to October 31, 2017.

This item was pulled for Individual Consideration.

A motion was made by Councilmember Brown, seconded by Mayor Pro Tem Dana-Bashian, to approve an ordinance extending the existing franchise agreement with Oncor to December 31, 2017, and providing for automatic six-month renewals subject to 60-days' notice of non-renewal. The motion carried with a unanimous vote of those members present. This item was approved as ORD-028-17.

Passed the Consent Agenda

A motion was made by Mayor Pro Tem Dana-Bashian, seconded by Councilmember Bell, 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 all matters incident and related to the issuance and sale of "City of Rowlett, Texas General Obligation Improvement Bonds, Series 2017," including the adoption of an ordinance authorizing the issuance of such bonds and approving all other matters incident thereto.

This item was considered fourth.

Kim Wilson, Director of Financial Services, introduced Boyd London with Hilltop Securities, the City's financial advisors, who reviewed the details of the bond issuance. Chris Settle, with McCall, Parkhurst & Horton L.L.P., the City's bond counsel was also present.

A motion was made by Mayor Pro Tem Dana-Bashian, seconded by Councilmember Hargrave, to approve the item as presented. The motion carried with a unanimous vote of those members present. This item was approved as ORD-029-17.

- 8B.** Consider an Ordinance to update the annual Bayside Public Improvement District Service and Assessment Plan and Assessment Roll.

This item was considered third.

Kim Wilson, Director of Financial Services, introduced Abdi Yassin with MuniCap, Inc. who administers the PID. Mr. Yassin provided the details about the update.

A motion was made by Councilmember Hargrave, seconded by Councilmember Bobbitt, to approve the item as presented by staff. The motion carried with a unanimous vote of those members present. This item was approved as ORD-030-17.

- 8C.** Conduct a public hearing and take action on a request to rezone property from C-1 Limited Commercial/Retail and SF-40 Single-Family Residential to PD Planned Development with MF-S base zoning. The subject property is located at 4509 Chiesa Road, further described as being a 14.086 +/- acre tract of land out of the James Hobbs Survey, Abstract #571, City of Rowlett, Dallas County, Texas.

This item was considered first.

Tony Felts, Planning Manager, presented the information for this item. Gary Lacey with Amtex – the applicant, made a brief presentation with additional changes and was available to answer questions. Clara Castaneda with the third-party relocation assistance provider was available to answer additional questions.

A motion was made by Councilmember Hargrave, seconded by Councilmember Bell, to refer the item back to the Planning and Zoning Commission and staff for further review of the presented changes. The motion carried with a unanimous vote of those members present.

Due to the high number of citizens in attendance, Mayor Gottel opened the floor to receive public comments on this item. Each speaker was given two minutes. There were 29 speakers. This was NOT the public hearing. The public hearing will be held at a later time should this item return through the planning process.

Council took a short break at 10:24 p.m. and reconvened at 10:31 p.m.

- 8D.** Conduct a public hearing and take action on a request for a rezoning from Single Family Residential SF-8 to PD Planned Development with an underlying base zoning district of C-1

Limited Commercial/Retail. The subject property is located at 8110 Miller Road, further described as being 2.319 +/- acres in the Charles D. Merrell Survey, Abstract # 957, City of Rowlett, Dallas County, Texas.

This item was considered second.

Tara Bradley, Planner, presented the information for this item. The public hearing opened and closed with one speaker: Jennifer Ledbetter, 8209, Portsmouth Drive, Rowlett. Carmelita Dolores, RN, Applicant and Mahbuba Khan, Architect, provided a short presentation and were available to answer additional questions.

A motion was made by Mayor Pro Tem Dana-Bashian, seconded by Councilmember Brown, to approve the item as presented with the condition that the use of the clubhouse be limited to residents only. The motion carried with a unanimous vote of those members present. This item was approved as ORD-031-17.

- 8E.** Conduct a public hearing and take action on a request to rezone property from RN-FB Rural Neighborhood Form-Based District to UN-FB Urban Neighborhood Form-Based District. The subject property is located at 9849 Merritt Road, further described as being Lot 1, Block B, Hughes Addition, City of Rowlett, Dallas County, Texas.

This item was considered last.

Daniel Acevedo, Urban Design Manager, presented the information for this item. The public hearing opened and closed with no speakers. Ms. Inga Hughes, property owner/applicant was available to answer additional questions.

A motion was made by Mayor Pro Tem Dana-Bashian, seconded by Councilmember Brown, to approve the item as presented. The motion carried with a unanimous vote of those members present. This item was approved as ORD-032-17.

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

There was no action taken.

9. ADJOURNMENT

The meeting was adjourned at 11:29 p.m.