



City of Rowlett

Special 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.

Tuesday, July 11, 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 (Work Session only), Councilmember Bobbitt, Councilmember van Bloemendaal, Councilmember Hargrave and Councilmember Bell

Absent: Councilmember Brown

1. CALL TO ORDER

Mayor Pro Tem Dana-Bashian called the meeting to order at 5:46 p.m.

2. EXECUTIVE SESSION

- 2A.** The City Council shall convene into Executive Session pursuant to the Texas Government Code, §551.087 (Economic Development) to discuss commercial or financial information and the offer of incentives with Bayside Land Partners for property located in Bayside that the City may seek to have locate, stay or expand in Rowlett and with which the City is conducting economic development negotiations. (45 Minutes - THIS SESSION WILL BE HELD AFTER THE REGULAR MEETING)

In Session at 9:19 p.m. Out at 10:12 p.m.

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

- 3A.** Joint Work Session of Parks and Recreation Advisory Board and Council. (30 minutes)

Lonnie Cornwell, long-time Board member, called their portion of the meeting to order at 5:47 p.m. for Chair E.C. Umberger, who was stuck in traffic. Other members present were, Gregory

Craig, Maria Dellaplain, Alan Hogan, Dolores Henning, Nancy DeVelde, Blake Margolis and Ken Romaine. Not present were Bernadette Hagmeier, Mike DeLatte and Matt Grubisich.

Mr. Cornwell began the presentation outlining the Board's key functions and services provided on behalf of the citizens of Rowlett, he then reviewed their goals for the current year and Mr. Umberger arrived and continued the presentation with the Board's accomplishments over the past year, their plans for the upcoming year as well as their future concerns.

Discussion regarding the current Parks Master Plan process, the Fireworks on Main event, and Board members complimented Angie Smith on the outstanding job she has done as Director.

Their portion was adjourned at 6:12 p.m.

3B. Discuss issuing \$11.0 million in General Obligation bonds authorized in 2015. (20 minutes)

Kim Wilson, Director of Financial Services, reviewed the three-year plan for bond issuances and the details for the upcoming sale for year three. She also provided an update on the City's bond ratings.

3C. Discuss the creation of a City Council Sub-Committee for Intergovernmental Relations. (15 minutes)

Brian Funderburk, City Manager, relayed the discussion held at the Strategy and Planning Session regarding the formation of Council Sub-Committees and Council's desire to have this one started sooner due to upcoming City Boards and Commissions appointments, among other things. It was suggested by one Councilmember that appointments wait until after the Special Election, or appoint the three members who are not participating in the election. It was the consensus of the Council to appoint the following members to the Sub-Committee: Debbie Bobbitt, Martha Brown and Pamela Bell.

3D. Discuss proposed Comprehensive Plan Steering Committee members to be appointed. (15 minutes)

Marc Kurbansade, Director of Development Services, presented the list of names that Council had submitted individually and after discussion, Council came to a consensus for the members to be appointed (see Item 8A).

3E. Discuss an amendment to Chapter 6, "Animals," of the Code of Ordinances to revise animal registration requirements such that the duration of registration will be commensurate with the animal's rabies vaccination. (15 minutes)

Maria Martinez, Community Services Manager, reviewed the proposed changes that will be presented to Council at a future meeting.

4. DISCUSS CONSENT AGENDA ITEMS

Council adjourned the Work Session at 7:22 p.m. Mayor Pro Tem Dana-Bashian left the meeting at this time.

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

Council reconvened in the Regular Session at 7:34 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 of Proclamation recognizing July as National Park and Recreation Month.

Councilmember Hargrave presented a proclamation to Angie Smith, Director of Parks and Recreation and several members of the Department staff.

5B. Hear presentation of the Monthly Financial report for the period ending May 31, 2017.

Kim Wilson, Director of Financial Services, presented the report.

5C. 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:

COUNCIL MEETINGS

- NEXT REGULAR COUNCIL MEETING WILL BE JULY 18TH; REGULAR AUGUST MEETINGS WILL BE ON THE 1ST AND 15TH. WITH SPECIAL MEETINGS ON AUGUST 8TH, 17TH AND 29TH.

P & Z MEETINGS

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

FILLING PERIOD FOR COUNCILMEMBER PLACES 1, 2 AND 3

- BEGAN FRIDAY, JULY 7TH AND ENDS MONDAY, JULY 17TH AT 5:00PM (WRITE-IN CANDIDATES HAVE THE SAME DEADLINE)
- CANDIDATE PAPERWORK CAN BE TURNED IN MONDAY – FRIDAY, 8AM TO 5PM AT THE CITY SECRETARY'S OFFICE LOCATED AT 4000 MAIN ST.
- CHECK OUT ALL IMPORTANT INFORMATION AT WWW.ROWLETT.COM UNDER ROWLETT NEWS

CANDIDATES RUNNING FOR MAYOR

- THE FOLLOWING CANDIDATES HAVE FILED THE NECESSARY PAPERWORK WHICH HAS BEEN REVIEWED AND VERIFIED BY CITY SECRETARY STAFF:

BRUCE HARGRAVE	ROBBERT VAN BLOEMENDAAL
JASON BERRY	TAMMY DANA-BASHIAN
CHAR RICHARDSON	

- REMINDER: TO VOTE IN THE UPCOMING AUGUST 26TH SPECIAL ELECTION, YOU MUST BE REGISTERED TO VOTE BY JULY 27TH!

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
- PERFORMER PROGRAMS ARE FEATURED ON TUESDAYS AT THE RCC, 5300 MAIN ST., CHECK OUT THE NEXT ONE – CRITTERMAN – TUESDAY, JULY 18 AT 2:00 P.M.
- 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!
 - SCHEDULE YOUR NEXT BIRTHDAY PARTY OR FAMILY GET-TOGETHER AT THE WETZONE! FIND MORE INFORMATION ONLINE AT WWW.WETZONEWATERPARK.COM/PARTIES

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

ANIMAL SHELTER

- NEXT LOW COST VACCINATION CLINIC WILL BE HELD ON SUNDAY, AUGUST 6TH, 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 SASHA
- ANIMALS AVAILABLE FOR ADOPTION

6. CITIZENS' INPUT

There were no speakers.

7. CONSENT AGENDA

- 7A. Consider action to approve minutes from the June 20, 2017 City Council Regular Meeting and the June 22, 2017 City Council Special Meeting.

This item was approved on the Consent Agenda.

- 7B. Consider a resolution to approve a Project Specific Agreement (PSA) with Dallas County for transportation improvement reimbursement for the Liberty Grove and Chiesa Road rehabilitation projects in the amount of 50% match or a total not to exceed \$200,000 and authorizing the Mayor to execute the necessary documents.

This item was approved as RES-075-17 on the Consent Agenda.

- 7C. Consider action to approve a resolution approving Change Order Number 2 in the amount of \$44,500 to the Project Specific Agreement (PSA) with Dallas County for the transportation improvements on Miller Road Major Capital Improvement Program (MCIP) Project 27501 from Garland East City Limits to Rowlett West City Limits for the reconstruction of the Miller Road bridge over Rowlett Creek, and authorizing the Mayor to execute the necessary documents for said expenditures.

This item was approved as RES-076-17 on the Consent Agenda.

- 7D. Consider action to approve a resolution for approval of Task Authorization #9-LEE for supplemental engineering design services with Lee Engineering, LLC in the amount of \$28,000.00 for the design of the dedicated right turn lane along Lakeview Parkway (SH 66) for westbound traffic at the intersection of the President George Bush Turnpike (PGBT) frontage road, and authorizing the Mayor to execute the necessary documents for said services.

This item was approved as RES-077-17 on the Consent Agenda.

- 7E. Consider action to approve a resolution exercising the third of four one-year renewal options for Section I mowing services to Ely Tree and Landscape in the unit amounts bid with an estimated annual amount of \$60,000 for the Community Services Code Enforcement Division.

This item was approved as RES-078-17 on the Consent Agenda.

- 7F. Consider action to approve a resolution entering into an agreement with Greater Garland Habitat for Humanity for the Housing Rehabilitation Program.

This item was approved as RES-079-17 on the Consent Agenda.

- 7G. Consider action to approve a resolution accepting the bid of and awarding a contract for the purchase of one (1) Ford Fusion Hybrid in the amount of \$25,474.25 to Silsbee Ford for the Fleet Department through the Interlocal Purchasing Agreement, Goodbuy 17-17 8F000 Vehicles.

This item was approved as RES-080-17 on the Consent Agenda.

Passed the Consent Agenda

A motion was made by Councilmember Hargrave, seconded by Councilmember van Bloemendaal, 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. Appoint Rowlett Comprehensive Plan Steering Committee members as an ad-hoc committee.**

A motion was made by Deputy Mayor Pro Tem Bobbitt, seconded by Councilmember van Bloemendaal, to appoint the following members as an ad-hoc committee: Tammy Dana-Bashian, Debby Bobbitt, Pamela Bell, James Moseley, Kevin Moore, Michael Gallops, Scotty Lovett, Rob Rose, a Garland ISD representative to be determined by the District, a Rockwall ISD representative to be determined by the District, Stanley Pollard, Tim Plunk, Whitney Laning, E.C. Umberger, Kathie Truitt, Ken Romaine and Lynn Woolbright. The motion carried with a unanimous vote of those members present.

- 8B. Consider action to approve a resolution to create and authorize the incorporation of the Rowlett Housing Finance Corporation.**

City Attorney, David Berman, asked that Council provide consensus on moving forward with the creation of the Housing Finance Corporation – there was consensus.

Mr. Berman asked that Council provide consensus on moving forward with the Articles of Incorporation subject to the review of the City Attorney – there was consensus.

A motion was made by Councilmember Hargrave, seconded by Councilmember van Bloemendaal, to appoint the following as members of the Housing Finance Corporation: Rick Sheffield, Barbara Holst and Tamra Williams to serve an initial term of four years and Patty Said and Dusty Clem to serve an initial term of two years. The motion carried with a vote of four in favor and one opposed (Bell).

A motion was made by Councilmember Hargrave, 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-081-17.

- 8C. Conduct a public hearing and take action on a Major Warrant request regarding the minimum garage setback for the Northaven development, located at 3200 and 3600 Hickox Road, further described as being 62.89 +/- acres in the Reason Crist Survey, Abstract #225, City of Rowlett, Dallas County, Texas.**

Presentations and public hearings for Item 8C and Item 8D were conducted at the same time.

Daniel Acevedo, Urban Design Manager, presented the information for both items. Bruce Prine and Stephen Pepper with Meritage Homes, the Applicant, made a brief presentation and were available to answer additional questions.

The public hearing opened/closed with the following speakers:

1. Jerry Merrill, 3101 Larkin Lane, Rowlett; spoke in favor of the development.
2. Jim McDougle, 3205 Larkin Lane, Rowlett; spoke in favor of the development.
3. Reno Marsh, 6909 Shoreview, McKinney; spoke in support of the developer.
4. Ken Romaine, 3002 Larkin Lane, Rowlett; spoke in favor of the development.

A motion was made by Councilmember van Bloemendaal, seconded by Councilmember Bell, to approve the item as presented. The motion carried with a vote of four in favor (van Bloemendaal, Hargrave, Bell, Bobbitt) and one opposed (Gottel). This item was approved as ORD-025-17.

- 8D.** Conduct a public hearing and take action on a Major Warrant request regarding the minimum porch size for the Northaven development, located at 3200 and 3600 Hickox Road, further described as being 62.89 +/- acres in the Reason Crist Survey, Abstract #225, City of Rowlett, Dallas County, Texas.

A motion was made by Councilmember van Bloemendaal, seconded by Councilmember Bell, to approve the item as presented. The motion carried with a vote of four in favor (van Bloemendaal, Hargrave, Bell, Bobbitt) and one opposed (Gottel). This item was approved as ORD-026-17.

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

There was no action taken.

9. ADJOURNMENT

After a short break at 9:15 p.m., Council reconvened in the Executive Session at 9:19 p.m.

The meeting was adjourned at 10:12 p.m.



Todd W. Gottel, Mayor



Laura Hallmark, City Secretary

Date Approved: July 18, 2017

