



# 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.*

---

Tuesday, September 5, 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 Bobbitt, Councilmember van Bloemendaal, Councilmember Hargrave, Councilmember Brown and Councilmember Bell**

**1. CALL TO ORDER**

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

**2. EXECUTIVE SESSION**

There are no agenda items scheduled.

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

**3A. Update on the Cooperation Agreement with the Rowlett Chamber of Commerce. (30 minutes)**

Whitney Laning, Board Chair, along with Michael Gallops, President, reviewed the changes they are making to the Chamber of Commerce, continuing to improve its position both financially and in membership numbers. They will be working with the City's Economic Development to revise the Cooperation Agreement. They reviewed the rebuilding goals for the year and goals looking to the future.

After further discussion, it was the consensus of Council to grant the additional \$25,000 to the Chamber of Commerce requested through the budgeting process.

**3B. Discuss implementation of rental housing standards, inspections, annual registrations, and adopting a proposed ordinance amending the City of Rowlett Code of Ordinances Chapter 10 Businesses, adding Article XI Rental Housing. (60 minutes)**

Marc Kurbansade, Director of Community Development, along with Maria Martinez, Community Services Manager and Chuck Dumas, Environmental Services Manager, reviewed the background processes including stakeholder input and external program research; the program focus – life safety and quality of life, minimum standards, holistic approach of nuisance and minimal housing, all single-family, duplex and multi-family rental; and they reviewed the timeline of the process thus far.

They reviewed the overview of the program itself: annual licensing/registration, complaint response, inspection program; emphasizing the input of stakeholders in all steps along the way of program development, including policy and operations. It was important to staff to be as customer friendly and available as much as possible so as not to impede business flow or inconvenience tenants.

After further discussion, it was the consensus of Council to proceed with the consideration of this item on the Consent Agenda this evening.

#### **4. DISCUSS CONSENT AGENDA ITEMS**

Mayor Gottel asked that item 7D be pulled for explanation.

Council adjourned the Work Session at 7:23 p.m.

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

Council reconvened in the Regular Session at 7:36 p.m.

**INVOCATION** – Kason Huddleston, Freedom Place Church

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

#### **5. PRESENTATIONS AND PROCLAMATIONS**

##### **5A. Presentation of the 2017 Senior Friendly Business Award.**

Mayor Pro Tem Dana-Bashian along with members of the Senior Advisory Board presented the awards to Chick-fil-A Rowlett and SCOR as well as a reading of the proclamations.

##### **5B. Presentation of the City of Rowlett's Flex-net Automated Metering Infrastructure (AMI) system.**

Kim Wilson, Chief Financial Officer, presented a video produced by Drew Rist, Creative Services Producer, introducing the new information available online to customers regarding their water usage.

##### **5C. Hear presentation of the Monthly Financial report for the period ending July 31, 2017.**

Ms. Wilson presented the report.

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

Mayor Pro Tem Dana-Bashian announced the following:

**COUNCIL MEETINGS**

- NEXT REGULAR COUNCIL MEETINGS WILL BE SEPTEMBER 19<sup>TH</sup>.
- A SPECIAL MEETING WILL BE HELD ON WEDNESDAY, SEPTEMBER 13<sup>TH</sup> AT 5:30PM TO RECOGNIZE OUTGOING AND INCOMING COUNCILMEMBERS.

**P & Z MEETINGS**

- NEXT MEETINGS WILL BE HELD ON TUESDAY, SEPTEMBER 12<sup>TH</sup> AND 26<sup>TH</sup> AT 6:30PM IN THE CITY HALL CONFERENCE ROOM.

**AUGUST 26<sup>TH</sup> SPECIAL ELECTION UPDATE**

- CONGRATULATIONS TO ALL THE CANDIDATES RUNNING IN THE SPECIAL ELECTION.
  
- SPECIAL CONGRATULATIONS TO MAYOR-ELECT TAMMY DANA-BASHIAN, COUNCILMEMBERS-ELECT ROBERT BLAKE MARGOLIS, BROWNIE SHERRILL AND MATT GRUBISICH.

**ROWLETT LIBRARY**

- HOME BUYING SEMINAR WITH MEGAN VICTOR – SATURDAY, SEPTEMBER 9<sup>TH</sup>
  - CHECK WITH THE LIBRARY FOR INFORMATION ON ALL THE COOL PROGRAMS THIS MONTH FOR CHILDREN AND TEENS AND MORE INFORMATION ABOUT STORY TIMES FOR BABIES, TODDLERS AND PRESCHOOL CHILDREN! 972.412.6161

**PARKS AND RECREATION**

- JOIN US AT PECAN GROVE PARK ON SEPTEMBER 8 & 15 FOR MOVIES AT PECAN GROVE PARK. PACK A PICNIC AND OPEN SEATING BEGINS AT 6:30PM. MOVIES WILL BEGIN AT DUSK
  - SEPTEMBER 8 – THE SECRET LIFE OF PETS
  - SEPTEMBER 15 – BEAUTY AND THE BEAST
  
- DIVERSITY DAY IS RIGHT AROUND THE CORNER. DIVERSITY DAY WILL BE HELD AT ROWLETT COMMUNITY CENTRE ON OCTOBER 7 FROM 11AM-2PM.

**HURRICANE HARVEY HELP**

- TO HELP HURRICANE HARVEY RESIDENTS PLEASE VISIT [WWW.DALLASHELPFORHARVEY.ORG](http://WWW.DALLASHELPFORHARVEY.ORG) TO LEARN HOW YOU CAN ASSIST THOSE IMPACTED BY VOLUNTEERING, DONATING OR EVEN OPENING UP YOUR HOME TO A DISPLACED FAMILY.

**ANIMAL SHELTER**

- NEXT LOW COST VACCINATION CLINIC WILL BE HELD ON SUNDAY, OCTOBER 1<sup>ST</sup>, 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.

## 6. CITIZENS' INPUT

Denise Penn, 7613 Bayhill Drive, Rowlett – spoke regarding the installation of sidewalks.

## 7. CONSENT AGENDA

- 7A. Consider action to approve minutes from the August 15, 2017 Regular City Council Meeting, August 17, 2017 Special City Council Meeting and August 29, 2017 Special City Council Meeting.

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

- 7B. Consider action to approve a resolution approving an Interlocal Agreement between the City of Rowlett and the North Central Texas Council of Governments (NCTCOG) relating to the 2013 Regional Traffic Signal Retiming Program (RTSRP) and authorizing the Mayor to execute the necessary documents for said agreement.

**This item was approved as RES-099-17 on the Consent Agenda.**

- 7C. Consider action to approve a resolution awarding a contract to Durable Specialties, Inc. in the amount of \$224,000 for the total base bid with a ten percent (10%) contingency for \$22,400 and an early completion bonus of \$5,000 resulting in a total project amount of \$251,400 for installation of a traffic signal system at the Liberty Grove Road and Chiesa Road/Homestead Boulevard intersection and authorizing the Mayor to execute the necessary documents for said services.

**This item was approved as RES-100-17 on the Consent Agenda.**

- 7D. Consider action to approve a resolution to enter into a Development Agreement with Bayside District Partners LLC, an affiliate entity of Bayside Land Partners, LLC for the Bayside Hotel project.

**This item was pulled for Individual Consideration.**

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

**A motion was made by Councilmember Brown, seconded by Councilmember Bell, to approve the item as presented. The motion carried with a unanimous vote of those members present. This item was approved as RES-101-17.**

- 7E. Consider and act on adoption of an ordinance amending the City of Rowlett Code of Ordinances, Chapter 10 Businesses, adding Article XI, adopting regulations and standards for rental housing, and requiring annual registration and inspections for rental properties.

This item was approved as ORD-038-17 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.** Conduct a public hearing on the proposed budget for fiscal year 2017-2018 (FY2018).

Kim Wilson, Chief Financial Officer, presented the information for this item.

The public hearing opened and closed with no speakers. There was no action taken.

- 8B.** Consider action to approve an ordinance approving and adopting the budget for fiscal year 2017-2018 (FY2018).

Kim Wilson, Chief Financial Officer, presented the information for this item.

**A motion was made by Deputy Mayor Pro Tem Bobbitt, seconded by Councilmember Hargrave, to approve the budget as presented and include \$25,000 for the Rowlett Chamber of Commerce from the General Fund. The motion carried with a unanimous vote of those members present. This item was approved as ORD-039-17.**

- 8C.** Consider action to ratify the property tax increase reflected in the Budget for FY 2018. (No staff report)

Kim Wilson, Chief Financial Officer, presented the information for this item.

**A motion was made by Councilmember Brown, seconded by Councilmember Bell, as follows: "I move to ratify the budget as previously adopted which will require raising more revenue from property taxes than the previous year." The motion carried with a unanimous vote of those members present.**

- 8D.** Consider an ordinance approving and adopting the proposed ad valorem tax rate of \$0.777173 per \$100 of taxable value for fiscal year 2017-2018 (FY2018).

Kim Wilson, Chief Financial Officer, presented the information for this item.

**A motion was made by Councilmember Hargrave, 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-040-17.**

- 8E. Consider action approving a resolution amending the Master Fee Schedule for rate and fee changes to Refuse Services, Utility Rates, Drainage Fees, and Rental Inspection Fees.

Kim Wilson, Chief Financial Officer, presented the information for this item.

**A motion was made by Mayor Pro Tem Dana-Bashian, seconded by Councilmember Hargrave, to approve the item as presented with the revision as discussed by the City Attorney on page 162 of the agenda packet where it currently reads 25,000 gallons, it should read 15,000 gallons. The motion carried with a unanimous vote of those members present. This item was approved as RES-102-17.**

- 8F. Conduct a public hearing and take action on a request to rezone property from C-1 Limited Commercial/Retail to PD Planned Development with C-1 base zoning. The subject property is located at 4217 Rowlett Road, further described as being an 18.22 +/- acre tract of land out of the Thomas Collins Survey, Abstract #332, City of Rowlett, Dallas County, Texas.

Councilmember Hargrave recused himself from the discussion of this item.

Mr. Kurbansade presented the information for this item. Jean Latsha, presented additional information on behalf of the applicant.

The public hearing opened and closed with six speakers.

1. Kerrin Kuntzman, 2414 Brookside Drive, Rowlett.
2. Tom Slowbe, 705 Little Road, Gerald.
3. Jeff Winget, 7506 Wilshire Drive, Rowlett.
4. Lacey Maddox, 3014 David Drive, Rowlett.
5. David Griffith, 3014 David Drive, Rowlett.
6. Steve Bieren, 4218 Evinrude Drive, Rowlett.

**A motion was made by Councilmember Brown. There was no second. The motion DIED for lack of a second. This item DID NOT PASS.**

- 8G. 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.

Councilmember Hargrave recused himself from the discussion of this item.

Tony Felts, Planning Manager, presented the information for this item. Gary Lacey, presented additional information on behalf of the applicant.

The public hearing opened and closed with 29 speakers.

1. Cathy Stuckey, 4509 Chiesa Road, #28, Rowlett.
2. Houston Stuckey, 4509 Chiesa Road, Rowlett.

3. Gary Hodges, 4802 Lindsey Drive, Rowlett.
4. Rocky Cook, 7609 Lindsey Drive, Rowlett.
5. Gayle Hobbs, 4509 Chiesa Road, #14, Rowlett.
6. Marlene Meeks, 4509 Chiesa Road, #5, Rowlett.
7. Lorraine Ficarra, 4613 Miramar Drive, Rowlett.
8. Cynthia Marquez, 7409 Delta Drive, Rowlett.
9. Kris Jones, 7404 Catamaran Road, Rowlett.
10. Geraldine Hughes, 3601 Leeward Lane, Rowlett.
11. Theresa Jara, 4509 Chesa Road, #27, Rowlett.
12. Suzanne Chism, 4002 Thornhill Way, Rowlett.
13. Shyrl Johnston, 4002 Thornhill Way, Rowlett.
14. Philip Cascavilla, 6830 LaCosta, Rowlett.
15. Randon Crowell, 3406 Bridgewater Drive, Rowlett.
16. Denise , 7613 Bayhill Drive, Rowlett.
17. Gerald Freeman, 8701 Lakeside Drive, Rowlett.
18. Jenni Velazquez, 7709 Coral Way, Rowlett.
19. Kelley Johnson, 4701 Chiesa Road, Rowlett.
20. Bill Heatherly, 7228 Stone Meadow, Rowlett.
21. David Engel, 8301 Navigation Drive, Rowlett.
22. Charles Barnaby, 7510 Pennridge Circle, Rowlett.
23. David Reyes, 3505 Leeward Lane, Rowlett.
24. Roxie Keys, 4117 Stone Meadow Circle, Rowlett.
25. Johnathan Latimer, 4509 Chiesa, Rowlett.
26. Gary Alexander, 7401 Atlantic Drive, Rowlett.
27. Don Mann, 4213 Mediterranean, Rowlett.
28. Nick Lamb, 7220 Stone Meadow, Rowlett.
29. Barbara Kelly, 7118 Stone Meadow, Rowlett.

**A motion was made by Mayor Pro Tem Dana-Bashian, seconded by Councilmember Brown, to DENY the item as presented. The motion carried with a vote of six in favor and one abstention (Hargrave). This item DID NOT PASS.**

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

There was no action taken.

**9. ADJOURNMENT**

The meeting was adjourned at 11:36 p.m.

  
\_\_\_\_\_  
Tammy Dana-Bashian Mayor

  
\_\_\_\_\_  
Laura Hallmark, City Secretary

Date Approved: September 19, 2017

