



# 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, December 19, 2017

5:30 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 Dana-Bashian, Mayor Pro Tem Brown, Deputy Mayor Pro Tem Bobbitt, Councilmember Bell, Councilmember Margolis, Councilmember Sherrill and Councilmember Grubisich**

**1. CALL TO ORDER**

Mayor Dana-Bashian called the meeting to order at 5:30 p.m.

**2. EXECUTIVE SESSION (5:30 P.M.)\*Times listed are approximate.**

- 2A.** The City Council shall convene into Executive Session pursuant to the Texas Government Code, §551.076 (Deliberation Regarding Security Devices/Personnel) and §418.183(f) (Confidentiality of Information Relating to Emergency Response Providers) to deliberate information and receive training related to the Rowlett Police Department's tactical plan for preventing and responding to terrorism or related criminal activity. (15 minutes)

In Executive Session at 5:31 p.m. Out at 5:45 p.m.

- 2B.** 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 to business prospects that the City may seek to have locate, stay or expand in Rowlett and with which the City is conducting economic development negotiations. (75 minutes)  
**THIS ITEM WILL BE DISCUSSED AFTER THE REGULAR SESSION**

In Executive Session at 9:29 p.m. Out at 10:56 p.m.

**3. WORK SESSION (5:45 P.M.)\***

- 3A.** Discuss the proposed slate of projects for the May 2018 Bond Election as recommended by the Community Investment Advisory Board. (45 minutes)

Shawn Poe, Director of Public Works, reviewed the recommendations of the CIAB for the May 2018 Bond Election. Council discussion regarding dollar amount for bond offering and future bonding capacity, which projects were not included, and the specifics of the suggested projects. Council will hold another discussion at their Work Session on January 9<sup>th</sup>.

- 3B.** Discuss a donation from Sachse Park Pals of approximately \$20,000 to assist in funding Rowlett's first off-leash dog park. (30 minutes)

Angie Smith, Director of Parks and Recreation, along with Mike Kellum with Sachse Park Pals, presented the information regarding the donation and what it entails for the location of the dog park at Herfurth Park. Council discussion regarding other possible locations.

- 3C.** Discuss a proposed ordinance amending Chapter 66 ("Traffic and Vehicles") of the Code of Ordinances to restrict parking in designated areas of the DART Rowlett Station parking lot to permitted vehicles during certain days and times. (25 minutes)

Brian Funderburk, City Manager, presented information regarding the demographics of those who park in the lot and the percentage of those who are not residents of a DART city. This reserved designation would be by permit for those riders who are residents of a DART city. He explained the process already in place in Plano and the process that will take place in Rowlett.

**4. DISCUSS CONSENT AGENDA ITEMS**

Council adjourned the Work Session at 7:13 p.m.

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

**INVOCATION – Mayor Pro Tem Martha Brown**

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

Council reconvened in the Regular Session at 7:31 p.m.

**5. PRESENTATIONS AND PROCLAMATIONS**

- 5A.** Presentation of Fence Artwork Donation.

Mayor Pro Tem Brown, along with members of the Arts & Humanities Commission accepted the piece on behalf of the City.

- 5B.** Presentation of donation to the City of Rowlett Animal Shelter from the Rowlett Chamber of Commerce.

Maria Martinez, Community Services Manager, accepted the \$2,500 donation on behalf of the City.

Rowlett Animal Shelter staff brought Kringle – a three-year-old Lab-mix who is one of the animals available for adoption. Mayor Dana-Bashian announced a special adoption fee of \$25 and took a photo with Kringle to post to social media in order to help him get adopted.

- 5C. Hear presentation of the Monthly Financial report for the period ending October 31, 2017.

Wendy Badgett, Interim Director of Finance, 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 Dana-Bashian announced the following:

#### COUNCIL MEETINGS

- NEXT REGULAR MEETING WILL BE JANUARY 9<sup>TH</sup> AND 16<sup>TH</sup> AT CITY HALL.
- NO MEETING ON JANUARY 2<sup>ND</sup>.

#### P & Z MEETINGS

- NEXT MEETINGS WILL BE HELD ON TUESDAY, JANUARY 9<sup>TH</sup> AND 23<sup>RD</sup> AT 6:30PM (JAN. 9<sup>TH</sup> MEETING PLACE TO BE DETERMINED) JAN. 23<sup>RD</sup> MEETING WILL BE ATN CITY HALL.

#### ROWLETT LIBRARY

- YOUR LIBRARY HAS THESE PROGRAMS GOING ON DURING THE HOLIDAY SEASON!
  - PRESENT WRAPPING – DEC. 23<sup>RD</sup> @ 2PM
  - WINTER READING CLUB RUNS THRU DEC. 30<sup>TH</sup>
  - NOON YEAR'S EVE – DEC. 30<sup>TH</sup> @ NOON
- FOR MORE INFORMATION ON THESE AND ALL OTHER PROGRAMS VISIT THE LIBRARY AT 5702 ROWLETT ROAD OR CALL 972.412.6161.

#### PARKS AND RECREATION –

- SOAR YOUTH PROGRAM RETURNS TO THE RCC FOR WINTER BREAK! OPEN TO PARTICIPANTS 11-14 YEARS. COST IS \$15 PER DAY TO PARTICIPATE.
  - DECEMBER 18 – 22 AND DECEMBER 27 – 29; HOURS 7:30 AM - 6:00 PM
  - TICKETS ARE NOW ON SALE FOR THE ANNUAL LITTLE SWEETHEART DANCE, "WINTER WONDERLAND", AND CAN BE PURCHASED FOR \$40 PER COUPLE AT THE ROWLETT COMMUNITY CENTRE. WHEN: SATURDAY, JANUARY 27; TIME: 7:00PM-9:00PM

#### CITY OFFICES CLOSED FOR THE UPCOMING HOLIDAYS

- CITY OFFICES WILL BE CLOSED ON MONDAY AND TUESDAY, DECEMBER 25<sup>TH</sup> AND 26<sup>TH</sup> FOR THE CHRISTMAS HOLIDAYS. ALSO CLOSED MONDAY, JANUARY 1<sup>ST</sup> FOR NEW YEAR'S DAY.

- FCC WILL BE CLOSED ON MONDAY, DECEMBER 25<sup>TH</sup> AND JANUARY 1<sup>ST</sup>. TRASH/RECYCLE PICK-UP WILL RUN ONE DAY LATE.

"LIGHT UP ROWLETT" NEIGHBORHOOD HOLIDAY DÉCOR AWARDS

- THIS YEAR WE NEED YOUR HELP TO CHOOSE THE OUTSTANDING HOLIDAY DECORATIONS FOR THE "LIGHT UP ROWLETT" NEIGHBORHOOD AWARD. EACH AREA OF THE CITY WILL HAVE A WINNER AND YOU WILL GET TO PICK!
  - THE SUBMITTED PHOTOS WILL BE POSTED ON THE CITY OF ROWLETT FACEBOOK PAGE STARTING DECEMBER 18, 2017.
  - "LIKE" YOUR FAVORITES BEFORE DECEMBER 20 AT NOON AND SEE THE WINNERS POSTED ON SOCIAL MEDIA AT 3:00PM THAT DAY.

CITIZEN POLICE ACADEMY

- APPLICATIONS ARE BEING ACCEPTED THROUGH JANUARY 25, 2018 (OR UNTIL THE CLASS IS FULL) FOR THE SPRING SESSION. CLASSES WILL BE HELD EACH THURSDAY FROM 7 - 10PM BEGINNING FEBRUARY 1<sup>ST</sup> THROUGH APRIL 26<sup>TH</sup> (WITH ONE SATURDAY).
  - CLASS SIZES ARE LIMITED TO 30 PARTICIPANTS. FOR DETAILED INFORMATION, CONTACT OFFICER REEVES AT 972-412-6242.

ANIMAL SHELTER

- NEXT LOW-COST VACCINATION CLINIC WILL BE HELD ON SUNDAY, JANUARY 7<sup>TH</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.
- TONIGHT'S FEATURED ANIMAL IS: KRINGLE

FOR MORE INFORMATION REGARDING ANY CITY PROGRAMS OR SERVICES,  
VISIT ROWLETT.COM

Mayor Pro Tem Brown thanked RETREET and the Texas Tree Foundation for their work on the replanting of trees in the tornado affected area on December 9<sup>th</sup>. This was the second round of planting and in total, 332 trees were planted at 177 homes. She announced there are trees still available and those interested can contact Keep Rowlett Beautiful at 972-463-3929.

**6. CITIZENS' INPUT**

1. Patty Said, 2902 Weems Way, Rowlett; thanked FRAs for their assistance in finding her family's lost cat.

**7. CONSENT AGENDA**

- 7A. Consider action to approve minutes from the City Council December 5, 2017 Regular Meeting and December 12, 2017 Special Meeting.

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

- 7B.** Consider action to approve a resolution accepting the bid of and awarding a contract to Fortiline Waterworks in the amount of \$196,789.00 for the purchase of inventory and line replacement parts and materials for the wastewater collection and water distribution systems.

**This item was approved as RES-143-17 on the Consent Agenda.**

- 7C.** Consider action approving an Interlocal Cooperation Agreement between Rockwall County and the City of Rowlett regarding municipal judge services.

**This item was approved as RES-144-17 on the Consent Agenda.**

- 7D.** Consider action approving an ordinance amending Chapter 66 ("Traffic and Vehicles") of the Code of Ordinances to restrict parking in designated areas of the DART Rowlett Station parking lot to permitted vehicles during certain days and times.

**This item was approved as ORD-043-17 on the Consent Agenda.**

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

**A motion was made by Mayor Pro Tem Brown, seconded by Councilmember Sherrill, 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.** Consideration and action to adopt a resolution approving a Payment In Lieu of Taxes (PILOT) Agreement with TX Lakeview Seniors, LP, for the Savannah at Lakeview project located at 5314 Chiesa and 7500 Lakeview Parkway.

Jim Grabenhorst, Director of Economic Development, presented the information for this item. Discussion regarding clarification of ownership and the pre-payment of initial valuation.

**A motion was made by Councilmember Sherrill, seconded by Councilmember Margolis, to approve the item as presented with City Attorney approval. The motion carried with a vote of six in favor and one opposed (Brown). This item was approved as RES-145-17.**

- 8B.** Conduct a public hearing and consider the adoption of an ordinance approving a request to rezone properties from General Commercial/Retail-C-2 and Single-Family Residential-SF-9 to Planned Development-PD for subject properties located at 5314 Chiesa Road and 7500 Lakeview Parkway and described as being 10.83 +/- acres in the James W. Gardener Survey, Abstract #526 and J. Saunders Survey, Abstract No. 1424, City of Rowlett, Dallas County, Texas.

Tara Bradley, Senior Planner, presented the information for this item. Melissa Fisher, with RISE Residential – the developer, presented additional information. The public hearing opened and closed with the following speakers:

1. Jim Wilson, 8402 Greenspoint, Rowlett; spoke in favor of this item.
2. Nancy Wilson, 8402 Greenspoint, Rowlett; spoke in favor of this item.
3. Rick Sheffield, 3610 Delia Street, Rowlett; spoke in favor of this item.
4. Brad Williams, 2728 N. Harwood, Dallas; with applicant.
5. Bruce Hargrave, 5613 Willowbrook Drive, Rowlett; spoke in favor of this item.
6. Tracee Belzle Dean, 935 VZ CR 3213, Wills Point; spoke in favor of this item.
7. Herschel Forester, 5805 Timberview Circle, Garland; spoke in favor of this item.
8. Chris Yeager, 9840 Lanshire Drive, Dallas; spoke in favor of this item.

Discussion regarding management of the property, the applied deed restriction, property maintenance, PILOT fees and payment information, transportation for residents and specific marketing plans to Rowlett residents.

Councilmembers made additional comments.

**A motion was made by Councilmember Sherrill, seconded by Councilmember Margolis, to approve the item as presented. The motion carried with a vote of six in favor and one opposed (Brown). This item was approved as ORD-044-17.**

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

There was no action taken.

After the Regular Session, Council took a short break at 9:22 p.m. and reconvened in the Work Session to discuss item 2A at 9:29 p.m.

#### **9. ADJOURNMENT**

The meeting was adjourned at 10:56 p.m.

  
Tammy Dana-Bashian, Mayor

  
Laura Hallmark, City Secretary

Date Approved: January 9, 2018