



CITY OF ROWLETT CITY COUNCIL MINUTES

Our Vision: A well-planned lakeside community of quality neighborhoods, distinctive amenities, diverse employment, and cultural charm. Rowlett: THE place to live, work and play.

Tuesday, December 18, 2018

5:30 P.M.

Municipal Building

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 Grubisich, Councilmember Margolis, Councilmember Sherrill, Councilmember Bobbitt and Councilmember Bell

1. CALL TO ORDER

Mayor Dana-Bashian called the meeting to order at 5:31 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, §551.087 (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. (60 minutes)

In Executive Session at 5:32 p.m. Out at 6:35 p.m. Deputy Mayor Pro Tem Grubisich arrived at the meeting at 5:56 p.m.

- 2B.** The City Council shall convene into Executive Session pursuant to Texas Government Code, §551.071 (Consultation with City Attorney), to consult with and receive legal advice from the City Attorney relating to the City's lease with American Golf Corporation and the Waterview Golf Course. (30 minutes)

In Executive Session at 6:35 p.m. Out at 7:20 p.m.

- 2C.** The City Council shall convene into Executive Session pursuant to Texas Government Code, §551.071 (Consultation with City Attorney), to consult with and receive legal advice from the City Attorney relating to the Development Agreement for the Bayside project. (45 minutes) **THIS ITEM WILL BE DISCUSSED AFTER THE REGULAR SESSION.**

In Executive Session at 8:31 p.m. Out at 9:56 p.m.

3. WORK SESSION (6:30 P.M.)

3A. Discuss the City Impact Fee Program. (30 minutes)

Due to time constraints, this item will be moved to a future meeting.

4. DISCUSS CONSENT AGENDA ITEMS

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

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

INVOCATION – Mayor Pro Tem 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. Hear the presentation of the Comprehensive Monthly Financial Report (CMFR) for the period ending September 30, 2018.

Wendy Badgett, Interim Director of Finance, provided the report.

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

Councilmembers provided the following announcements as noted:

Councilman Margolis:

PARKS AND RECREATION

THE LAKESIDE LEISURE LATEST EDITION IS OUT. CHECK OUT ALL OF THE UPCOMING PROGRAMMING & ACTIVITIES YOUR ROWLETT PARKS & RECREATION CREW ARE OFFERING! SPECIAL EVENTS, ACTIVITIES FOR SENIORS, AND TONS OF SPRING FITNESS CLASSES AND PROGRAMS FOR KIDS AND GROWN-UPS ALIKE AT THE ROWLETT COMMUNITY CENTRE. THE LINK CAN BE FOUND UNDER NEWS AND EVENTS ON THE CITY'S WEBSITE – ROWLETT.COM

LIBRARY

- ROWLETT PUBLIC LIBRARY IS OPEN AT 3900 MAIN STREET! A MAP SHOWING ALL THE PARKING AVAILABLE DOWNTOWN IS ON THE LIBRARY'S MAIN WEB PAGE.

- FRIDAYS ARE FOR FUN! ENJOY AN AFTERNOON MOVIE *EVERY* FRIDAY IN DECEMBER BEGINNING AT 3:30 PM.
 - DECEMBER 21ST – “THE MUPPET CHRISTMAS CAROL”
 - DECEMBER 28TH – “HAPPY FEET”
- SATURDAYS ARE SPECIAL! ACTIVITIES BEGIN AT 2:00 PM.
 - DECEMBER 22ND – GINGERBREAD DREAM HOUSES! MAKE AND DECORATE “GINGERBREAD” HOUSES WITH US
- AND DON'T MISS THE *NOON* YEAR'S EVE CELEBRATION ON SATURDAY, DECEMBER 29TH. THE FUN BEGINS AT 11 AM, WITH A BALLOON DROP AT 12:00 PM.
- FOR MORE INFORMATION ON THESE AND OTHER LIBRARY PROGRAMS CALL 972.412-6161

Councilman Sherrill:

ANIMAL SHELTER -

- NEXT LOW COST VACCINATION CLINIC WILL BE HELD ON SUNDAY, JANUARY 6TH, 2 – 5PM LOCATED AT 8502 LIBERTY GROVE RD. @ LIBERTY GROVE ANIMAL HOSPITAL. THESE CLINICS ARE HELD THE FIRST SUNDAY OF EVERY MONTH (EXCLUDING HOLIDAYS).
- ANIMAL SHELTER IS OPEN MONDAY – SATURDAY, 10AM – 5PM AND LOCATED AT 4402 INDUSTRIAL STREET.

CPR CLASS OFFERED

- CPR CLASSES WILL BE HELD QUARTERLY NOW; NEXT CLASS IS SCHEDULED FOR JANUARY 19TH AT 8:30AM AT THE RCC. COST IS \$30 AND OPEN TO ANYONE 16 YEARS OLD AND UP. CALL JULIE @ 972.412.6230 TO REGISTER

Councilwoman Bobbitt:

ACTION CENTER

- WHEN YOU NEED TO REPORT A POTHOLE OR A WATER MAIN LEAK, GO ONLINE OR CALL THE ACTION CENTER. IT'S YOUR ONE-STOP SHOP FOR INFORMATION AND ASSISTANCE.
 - ONLINE AT WWW.ROWLETT.COM AND CLICK ON THE ACTION CENTER BUTTON IN THE UPPER LEFT OF THE PAGE. CALL 972.412.6100 AND YOU'LL SPEAK TO A COURTEOUS REPRESENTATIVE WHO WILL GET YOU TO THE RIGHT PERSON OR ANSWER YOUR QUESTIONS.
 - YOU MAY VISIT IN PERSON AT CITY HALL LOCATED AT 4000 MAIN STREET. WE ARE HERE TO SERVE!

SPIRIT OF ROWLETT AWARD

- THE CITY OF ROWLETT NEIGHBORHOOD LIFE OFFICE IS EXCITED TO ANNOUNCE THE SPIRIT OF ROWLETT AWARD! THIS AWARD IS TO PUBLICLY RECOGNIZE ORDINARY RESIDENTS DOING EXTRA-ORDINARY

THINGS IN OUR COMMUNITY, AND THEY'RE NOMINATED BY YOU – THE CITIZENS OF ROWLETT.

- DO YOU KNOW A LOCAL HERO? NOMINATE THEM ONLINE AT ROWLETT.COM. THIS IS A GREAT WAY TO SAY "THANK YOU" TO THOSE WHO HAVE ENCOURAGED, SUPPORTED AND ACTED IN A WAY THAT HAS IMPACTED YOU IN YOUR EVERYDAY LIFE. WE LOOK FORWARD TO HEARING FROM YOU AND TO PROVIDING THIS RECOGNITION FOR GOOD DEEDS, DONE WELL!

Councilwoman Brown:

THERE'S AN APP FOR THAT!!

THE CITY OF ROWLETT HAS A MOBILE APP - CONVENIENTLY CONNECTING YOU WITH CITY GOVERNMENT SERVICES AND INFORMATION. STAY UP-TO-DATE WITH NEWS AND EVENTS, REVIEW CITY COUNCIL AGENDAS AND WATCH MEETINGS, VIEW JOB OPENINGS, SUBMIT ONLINE PAYMENTS, REPORT/TRACK CONCERNS AND SO MUCH MORE – ALL AT YOUR FINGERTIPS. DOWNLOAD THE CITY OF ROWLETT TEXAS APP AND CONNECT WITH OUR CITY TODAY! GO TO "NEWS AND EVENTS" ON THE CITY'S WEBSITE FOR INSTRUCTIONS ON HOW TO DOWNLOAD.

CREATE YOUR AMI (ADVANCED METERING INFRASTRUCTURE) PROFILE

- WATER CUSTOMERS NOW HAVE THE ABILITY TO ACCESS WATER CONSUMPTION ONLINE
 - SYSTEM READS EVERY HOUR FOR REAL-TIME USAGE INFORMATION
 - CREATE YOUR ACCOUNT AT WWW.ROWLETT.COM/AMI
 - FOR MORE INFORMATION ABOUT THIS GREAT SERVICE, WATCH THE YOUTUBE VIDEO LISTED ON THE NEWS FLASH AT WWW.ROWLETT.COM, DATED FEBRUARY 5TH

Councilman Grubisich:

LIGHT UP ROWLETT!

TOURING OUR NEIGHBORHOODS TO SEE LIGHTS AND YARD DISPLAYS IS A HOLIDAY TRADITION AND A GREAT WAY TO CREATE LASTING MEMORIES WITH FAMILY AND FRIENDS, SO THE CITY OF ROWLETT IS EXCITED TO BRING BACK THE "LIGHT UP ROWLETT" AWARDS. SALUTING THE TIME AND EFFORT THAT GOES INTO OUTDOOR DÉCOR, ONE HOME IN EACH QUADRANT OF THE CITY WILL BE RECOGNIZED FOR THEIR OUTSTANDING HOLIDAY DISPLAYS, AND YOU GET TO CHOOSE THEM!

IF YOU SEE AN OUTDOOR DISPLAY THAT YOU THINK IS GREAT – OR IF YOU FEEL LIKE YOUR DISPLAY IS AMAZING – SNAP A PHOTO OR A SHORT VIDEO CLIP AND POST IT, ALONG WITH THE ADDRESS, TO FACEBOOK USING #LIGHTUPROWLETT (BE SURE THAT YOUR POST IS SET TO PUBLIC SO YOUR PHOTO CAN BE FOUND).

YOU CAN ALSO EMAIL YOUR PHOTO TO NEIGHBORHOOD LIFE@ROWLETT.COM AND WE'LL POST IT FOR YOU.

CAST YOUR VOTES BY VISITING #LIGHTUPROWLETT AND LIKING YOUR FAVORITES, THE DISPLAYS IN EACH QUADRANT WITH THE MOST LIKES BY DECEMBER 19 WIN!

THANK YOU TO THE HUNDREDS OF RESIDENTS AND BUSINESSES DECORATING YOUR OUTDOOR SPACES. YOUR EFFORTS DELIGHT AND INSPIRE US EVERY TIME WE DRIVE BY. WE APPRECIATE THE SPECIAL EFFORT IT TAKES TO BRIGHTEN THE HOLIDAY SEASON FOR US ALL!

Councilwoman Bell:
COUNCIL MEETINGS

- NEXT MEETINGS WILL BE JANUARY 8TH AND 15TH – AT CITY HALL.

P & Z MEETINGS

- NEXT MEETING WILL BE HELD ON JANUARY 8TH AND 22ND – AT CITY HALL.

STOP A COP

IT'S THAT TIME OF YEAR - ANNUAL STOP A COP FOR CHRISTMAS TOY DRIVE SPONSORED BY THE ROWLETT POLICE OFFICERS ASSOCIATION. HELP THE ASSOCIATION GIVE A LESS FORTUNATE CHILD A MERRY CHRISTMAS THIS YEAR. WAVE DOWN ANY OFFICER OUT ON PATROL, IF THEY ARE NOT RESPONDING TO A CALL, THEY WILL BE HAPPY TO ACCEPT DONATIONS OF TOYS AND OTHER GIFTS APPROPRIATE FOR CHILDREN OF ALL AGES.

NEW AND UNWRAPPED TOYS MAY ALSO BE DROPPED OFF 24 HOURS A DAY AT THE LOBBY OF THE ROWLETT POLICE STATION LOCATED AT 4401 ROWLETT ROAD.

ALL TOYS AND GIFTS DONATED WILL GO TO A FAMILY WITH CHILDREN WHO HAVE FALLEN ON HARD TIMES OR ARE LESS FORTUNATE THAN OTHERS. LET'S MAKE SURE EVERY CHILD HAS A MERRY CHRISTMAS!

Mayor Dana-Bashian:

TO FIND OUT WHAT'S HAPPENING IN ROWLETT – CHECK OUT THE *FRIDAY @ 5*, A WEEKLY NEWSLETTER FROM CITY HALL. IT'S FULL OF INFORMATION ABOUT YOUR CITY AND IS AVAILABLE ON THE CITY'S WEBSITE AND FACEBOOK PAGE EVERY FRIDAY AFTER 5PM. OR YOU CAN CHOOSE TO HAVE IT SENT DIRECTLY TO YOUR EMAIL. STAY UP-TO-DATE AND KNOW WHAT'S GOING ON!

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

- CITY FACILITIES WILL BE CLOSED MONDAY AND TUESDAY, DECEMBER 24TH AND 25TH FOR THE CHRISTMAS HOLIDAY. WE WILL ALSO BE CLOSED ON TUESDAY, JANUARY 1ST FOR NEW YEAR'S DAY.
- FCC TRASH SERVICES WILL BE CLOSED ON CHRISTMAS AND NEW YEAR'S DAYS. TRASH SERVICE WILL BE DELAYED BY ONE DAY FOR THOSE HOLIDAYS.
- WE ARE NOW ACCEPTING APPLICATIONS FOR ONE VACANCY ON THE ROWLETT HOUSING FINANCE CORPORATION BOARD OF DIRECTORS – DEADLINE TO APPLY IS FRIDAY, DECEMBER 21ST! FOR ADDITIONAL INFORMATION, VISIT THE “NEWS AND EVENTS” SECTION OF THE CITY'S WEBSITE.

OUR SPECIAL ANIMAL SHELTER VISITOR THIS EVENING IS SWEETS – ONE OF THE DOGS AVAILABLE FOR ADOPTION AT THE ROWLETT ANIMAL SHELTER.

6. CITIZENS' INPUT

There were no speakers.

7. CONSENT AGENDA

- 7A. Consider action to approve minutes from the December 4, 2018 City Council Meeting.

This item was approved on the Consent Agenda.

- 7B. Consider action to approve a resolution rescinding the award and cancelling a contract with Urban Infraconstruction, Inc., in the total amount of \$731,870 for the Alley Reconstruction behind the streets of Luna Drive/Allen Lane, Shorecrest Drive, and Shipman Street/Davis Street.

This item was approved as RES-128-18 on the Consent Agenda.

- 7C. Consider action to approve a resolution entering into an agreement with Greater Garland Habitat for Humanity for the Housing Rehabilitation Program in the amount of \$236,549.80.

This item was approved as RES-129-18 on the Consent Agenda.

- 7D. Consider action to approve a resolution accepting the bid of and awarding a contract to Sunbelt Pools, through BuyBoard Contract 512-16, in the amount of \$121,294 for the installation of a 32" speed slide, pump, strainer and connect all piping.

This item was approved as RES-130-18 on the Consent Agenda.

- 7E. Consider action to approve a resolution executing a Professional Services Agreement (PSA) with Pacheco Koch Consulting Engineers, Inc. for professional design services associated with trail projects defined by the Capital Improvement Plan (CIP).

This item was approved as RES-131-18 on the Consent Agenda.

- 7F. Consider action to approve a resolution awarding the first of two one-year renewals for the annual crack seal contract to American Pavement Solutions, Inc.

This item was approved as RES-132-18 on the Consent Agenda.

Passed the Consent Agenda

A motion was made by Mayor Pro Tem Brown, seconded by Councilmember Margolis, 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 an Ordinance to review, update and approve the annual Bayside Public Improvement District (PID) – North Improvement Area and South Improvement Area Service and Assessment Plans and Assessment Rolls.

Mark McAvoy, Assistant City Manager, introduced Abdi Yassin with MuniCap, Inc., who presented the information for this item.

A motion was made by Councilmember Margolis, seconded by Councilmember Sherrill, to approve the item as presented. The motion carried with a unanimous vote of those members present. This item was approved as ORD-039-18.

- 8B. Consider an action to approve a resolution authorizing the Mayor to execute an Improvement Agreement and an Escrow Agreement between the City of Rowlett, Texas, and Bayside Residential, LLC, in the amount of \$1,611,449 as financial guaranty to secure the construction of the Bayside Peninsula Park. The amenity park is located south of Sunset Boulevard, opposite the intersection with Laguna Drive.

Items 8B, 8C, 8D and 8E were presented together by Jeff Cohen, Assistant City Engineer.

A motion was made by Mayor Pro Tem Brown, seconded by Councilmember Margolis, to approve items 8B, 8C, 8D AND 8E as presented, subject to City Attorney approval. The motion carried with a unanimous vote of those members present. This item was approved as RES-133-18.

- 8C. Consider an action to approve a resolution authorizing the Mayor to execute an Improvement Agreement and an Escrow Agreement between the City of Rowlett, Texas,

and Bayside District Partners, LLC, in the amount of \$204,989 as financial guaranty to secure the construction of the Bayside Phase 1 Streetscape and Entry Monumentation. The entry monument is located at the far southern end of Bayside Drive, where the roadway intersects with the IH 30 westbound service road.

This item was approved as RES-134-18 on the Consent Agenda.

- 8D. Consider an action to approve a resolution authorizing the Mayor to execute an Improvement Agreement and an Escrow Agreement between the City of Rowlett, Texas, and Bayside District Partners, LLC, in the amount of \$203,066 as financial guaranty to secure the construction of the Bayside Phase 1 Streetscape and Entry Monumentation. The entry monument is located at the far eastern end of Sunset Boulevard, where the boulevard intersects with Dalrock Road.

This item was approved as RES-135-18 on the Consent Agenda.

- 8E. Consider an action to approve a resolution authorizing the Mayor to execute an Escrow Agreement between the City of Rowlett, Texas, and Bayside District Partners, LLC, in the amount of \$68,925 as financial guaranty to secure the demolition of the La Costa Lift Station, work that is required as part of the Bayside North public improvements. The La Costa Lift Station is located at the southern end of Fuqua Road, southeast of the intersection with Sunset Boulevard.

This item was approved as RES-136-18 on the Consent Agenda.


After a short break at 8:24 p.m., Council reconvened at 8:31 p.m. to continue the Executive Session.


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

There was no action taken.

9. ADJOURNMENT

The meeting was adjourned at 9:56 p.m.


Tammy Dana-Bashian, Mayor


Laura Hallmark, City Secretary

Date approved: January 8, 2019