



## 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.*

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Tuesday, December 3, 2019

5:30 P.M.

Municipal Building

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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 Laning, and Councilmember Bell**

**1. CALL TO ORDER**

Mayor Dana-Bashian called the meeting to order at 5:32 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, §551.071 (Consultation with Attorney) to consult with and seek legal advice from the City Attorney regarding amendments to the Open Meetings Act and responsibilities of council members pursuant to the Act. (30 minutes)

In Executive Session at 5:34 p.m. Out at 6:21 p.m.

- 2B.** The City Council shall convene into Executive Session pursuant to the Texas Government Code, §551.071 (Consultation with Attorney) to consult with and seek legal advice from the City Attorney regarding the Trails at Cottonwood Creek Project and Public Improvement Districts. (30 minutes)

In Executive Session at 6:22 p.m. Out at 6:29 p.m.

- 2C.** 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) (THIS ITEM WILL BE HELD AFTER THE REGULAR COUNCIL MEETING)

In Executive Session at 9:05 p.m. Out at 10:57 p.m.

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

**3A. Presentation of the Land Use Assumptions, Capital Improvements Plans, and Impact Fees in the 2019 Impact Fee Update Study. (45 minutes)**

Jeff Cohen, Assistant City Engineer, along with John Atkins and Pete Kelly with Kimley Horn, reviewed what an impact fee is, why there are updates and their components. They also reviewed the following: roadway and water service areas, service units, impact fee methodology, maximum fee trends, proposed collection rates, comparison of fees with other cities and the next steps.

It was the consensus of Council to formally consider adoption of the new fees at a future meeting.

**3B. Discuss action to approve a resolution approving and awarding a contract to Sunbelt Pools, through BuyBoard Contract 533-17, in the amount of \$217,557.50 for replacing the slide tower, deck and stairs for the red and yellow slide at Wet Zone Waterpark. (20 minutes)**

Angie Smith, Director of Parks and Recreation, reviewed the history of the slide tower and the results from the recent inspection. This item is on the Consent Agenda for this meeting.

**4. DISCUSS CONSENT AGENDA ITEMS**

It was requested that Items 7D and 7E be removed for Individual Consideration.

Council adjourned the Work Session at 7:32 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 7:39 p.m.

**5. PRESENTATIONS AND PROCLAMATIONS**

**5A. Presentation of Proclamation for the sixth graduating class of the City Academy.**

Mayor Dana-Bashian presented the proclamation to those members who were present, along with Elise Bowers, Neighborhood Life Coordinator. Members of the sixth class were:

Barbara Williams  
Brenda L. Gardner  
Cathy George  
Danny Reed  
Gregg "Gmac" MacInnis  
Janet Crenshaw  
Karen Cosby  
Kenneth Williams

LoRenda M. Bradley  
Pam Mahaney  
Rhonda Felton  
Steve Petty  
Tom Felton  
Trissi Davis  
Willie Nowell

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

Councilmember Laning made the following announcements:

#### **PARKS AND RECREATION**

- 12 DAYS OF CHRISTMAS – 12/3 - 12/14: EVERY DAY FOR 12 CONSECUTIVE DAYS, THERE WILL BE A FESTIVE EVENT (LOCATION OF EACH EVENT VARIES) LEADING UP TO OUR 12<sup>TH</sup> DAY, THE MAIN ST. FEST AND LIGHTED HOLIDAY PARADE!
- MAIN ST FEST/HOLIDAY PARADE – SATURDAY, 12/14, FROM 3 – 8PM. THERE WILL BE LIVE PERFORMANCES, FOOD TRUCKS, FIREWORKS, A LARGE KIDS' AREA, AND OUR LIGHTED HOLIDAY PARADE AT DOWNTOWN ROWLETT!
- WINTER YOUTH BASKETBALL - REGISTRATION IS CURRENTLY OPEN NOW FOR WINTER YOUTH BASKETBALL!
- FOR MORE INFORMATION ON THIS AND OTHER PARKS AND RECREATION PROGRAMS, VISIT THE DEPARTMENT'S PAGE ON THE CITY'S WEBSITE.

#### **ANIMAL SERVICES DIVISION**

- ANIMAL SHELTER IS OPEN MONDAY – SATURDAY, 10AM – 5PM AND LOCATED AT 4402 INDUSTRIAL STREET.
- TONIGHT WE ARE FEATURING SEVERAL OF THE DOGS AND CATS THAT ARE AVAILABLE FOR ADOPTION.

#### **LIBRARY**

- VISIT YOUR ROWLETT PUBLIC LIBRARY AT 3900 MAIN STREET! A MAP SHOWING DOWNTOWN PARKING IS ON THE LIBRARY'S WEB PAGE.
- ENJOY AN AFTERNOON MOVIE EVERY FRIDAY IN DECEMBER. FRIDAY FLICKS BEGIN AT 3:30 PM.
- BRING YOUR FAMILY, FRIENDS AND NEIGHBORS TO THE LIBRARY ON SATURDAYS AT 2:00 PM FOR FAMILY-FRIENDLY ACTIVITIES.
- PLAN AHEAD! THE LIBRARY'S WINTER READING CLUB BEGINS DECEMBER 23<sup>RD</sup>. YOUTH IN GRADES K-7 CAN EARN PRIZES FOR THE TOP NUMBER OF TITLES READ.

- FOR MORE INFORMATION ON ALL THE PROGRAMS AVAILABLE, VISIT THE LIBRARY AT 3900 MAIN STREET OR CALL 972.412-6161. LIKE US ON FACEBOOK!

**LIGHT UP ROWLETT!**

- BETWEEN NOW AND DECEMBER 19<sup>TH</sup>, YOU CAN CAST YOUR VOTE OR NOMINATE A YARD YOU FEEL NEEDS TO BE RECOGNIZED FOR THEIR OUTSTANDING HOLIDAY DISPLAY. MORE INFORMATION CAN BE FOUND ON THE CITY'S WEBSITE.
- UPCOMING PUBLIC MEETING INFORMATION CAN BE FOUND ON THE PUBLIC BULLETIN BOARD OF THE CITY'S WEBSITE.
- 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!
- REMINDER – EMAIL YOUR QUESTIONS ON ANY CITY-RELATED TOPIC TO [ASKTHEMAYOR@ROWLETT.COM](mailto:ASKTHEMAYOR@ROWLETT.COM) AND IT COULD BE ANSWERED ON THE FOLLOWING MONTHLY PROGRAM “SPOTLIGHT ON ROWLETT”
- FOR MORE INFORMATION ON ANY CITY PROGRAMS OR SERVICES, VISIT [ROWLETT.COM](http://ROWLETT.COM) OR CALL THE ACTION CENTER.

**6. CITIZENS' INPUT**

Stanley Pollard, 3110 Sycamore Street, Rowlett; Comprehensive Plan and Zoning.

**7. CONSENT AGENDA**

**7A. Approving minutes.**

Consider action to approve minutes from the November 19, 2019 City Council meeting.

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

**7B. Consider approving an agreement with the Dallas Area Rapid Transit.**

Consider an Interlocal Agreement Between Dallas Area Rapid Transit (DART) and the City of Rowlett, Texas for Implementation of the Approved Street Repair Project.

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

**7C. Consider a resolution awarding a contract to Sunbelt Pools.**

Consider action to approve a resolution approving and awarding a contract to Sunbelt Pools, through BuyBoard Contract 533-17, in the amount of \$217,557.50 for replacing the slide tower, deck and stairs for the red and yellow slide at Wet Zone Waterpark.

**This item was approved on the Consent Agenda as RES-137-19.**

**7D. Consider a resolution renewing and extending an agreement with Black Label Real Estate, LLC.**

Consider action to approve a resolution renewing and extending the term of a professional services agreement with Black Label Real Estate, LLC to provide economic development services for the City's North Shore District in the amount of \$65,750.

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

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

**A motion was made by Councilmember Laning, seconded by Councilmember Margolis, to table the item until December 17<sup>th</sup> pending further discussion during the Executive Session. The motion carried with a vote of four in favor and three opposed (Sherrill, Dana-Bashian, Brown).**

**7E. Consider a resolution to join a coalition of non-member customer entities of the North Texas Municipal Water District.**

Consider action to approve a resolution expressing a desire to join a coalition of non-member customer entities of the North Texas Municipal Water District (NTMWD).

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

Mayor Dana-Bashian and Brian Funderburk, City Manager, provided the information for this item.

**A motion was made by Mayor Pro Tem 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-139-19.**

**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. Conduct a public hearing and take action on a request by John Hammond to rezone**

approximately 25.426 acres from Single Family (SF-40) District and Planned Development (PD) District for Single Family (SF-7) and Limited Commercial/ Retail (C-1) Uses to a Planned Development (PD) District for mixed-use development with single family, multi-family and retail uses. The subject property is located at the northwest corner of Chiesa Road and Miller Road.

Munal Mauladad, Director of Community Development, presented the information for this item.

**A motion was made by Councilmember Margolis, seconded by Councilmember Bell, to approve the item as presented with a change in density. The motion carried with a vote of six in favor and one opposed (Grubisich). This item was approved as ORD-032-19.**

- 8B.** Consider approval of a resolution electing a representative for the Suburban Cities to the Dallas Central Appraisal District Board of Directors.

Laura Hallmark, City Secretary, presented the information for this item.

**A motion was made by Councilmember Margolis, seconded by Deputy Mayor Pro Tem Grubisich, to cast the City's vote for Michael Hurtt. The motion carried with a unanimous vote of those members present. This item was approved as RES-140-19.**


Council adjourned the Regular Session at 8:59 p.m. After a short break, Council reconvened in the Conference Room at 9:05 p.m. to discuss Executive Session Item 2C.

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

There was no action taken.

#### **9. ADJOURNMENT**

The meeting was adjourned at 10:58 p.m.

  
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Tammy Dana-Bashian, Mayor

  
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Laura Hallmark, City Secretary

Approved on: December 17, 2019