

*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 17, 2019**

**5:15 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, Deputy Mayor Pro Tem Grubisich, Councilmember Margolis, Councilmember Sherrill, Councilmember Laning, and Councilmember Bell**

**Absent: Mayor Pro Tem Brown**

**1. CALL TO ORDER**

Mayor Dana-Bashian called the meeting to order at 5:15 p.m.

**2. EXECUTIVE SESSION**

There are no items for this agenda.

**3. WORK SESSION (5:15 P.M.) \* Times listed are approximate.**

**3A. Presentation of the Community Development Department's Master Fee Schedule analysis and proposed recommendations. (20 minutes)**

Munal Mauladad, Director of Community Development and Dale Jackson, Building Official provided the updated information for this item. This item is on the Individual Consideration agenda for this meeting.

**3B. Hear a presentation and discuss the design options for the two wastewater flow meters calculating volume into the Rowlett Creek Wastewater Treatment Plant. (30 minutes)**

This item was discussed last in the Work Session.

Gary Enna, Interim Director of Public Works, along with Freese & Nichols staff, presented the options for the meters. It was the consensus of Council to proceed with the Data Delivery Services (DDS) Option. Staff will proceed with this selection.

- 3C. Hear a presentation and discuss a proposal to adopt a resolution of no objection to the proposed construction of the Eagle View Apartments in Rowlett to provide affordable and market rate rental housing, which will facilitate the developer’s application for a 4% housing tax credit with the Texas Department of Housing and Community Affairs. (30 minutes)

Ms. Mauladad introduced the item and preliminary information and then Jean Latsha with Pedcor presented specific information regarding the development. Rick Sheffield, Executive Director of Rowlett Housing Finance Corporation, spoke in support of the item. It was the consensus of Council to not support a resolution of no objection for this project at this location.

- 3D. Hear a presentation and discuss a proposal to adopt a resolution of no objection to the proposed new construction of the Cypress Creek Apartment Homes at Old Rowlett Road to provide affordable and market rate rental housing, which will facilitate the developer’s application for 4% housing tax credit with the Texas Department of Housing and Community Affairs. (30 minutes)

Ms. Mauladad introduced the item and preliminary information and then Stuart Shaw and Bonner Carrington presented specific information regarding the development. Chris Reynolds lives in the adjoining neighborhood and voiced concerns regarding buffering between the two properties. Mr. Sheffield spoke in support of the item. It was the consensus of Council to consider a resolution of no objection at an upcoming meeting.

- 3E. Discuss a proposed amendment to the Code of Ordinances repealing the permitting exemption for accessory structures less than 120 square feet in the 2015 International Building Code and the 2015 International Residential Code. (20 minutes)

Munal Mauladad, Director of Community Development and Dale Jackson, Building Official provided the information for this item. This item is on the Individual Consideration agenda for this meeting.

**4. DISCUSS CONSENT AGENDA ITEMS**

It was requested that Item 7D be removed for Individual Consideration.

Council adjourned the Work Session at 7:26 p.m.

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

**INVOCATION** – Mayor Dana-Bashian

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

Council reconvened in the Regular Session at 7:33 p.m.

## 5. PRESENTATIONS AND PROCLAMATIONS

- 5A. Presentation announcing the promotion of Sergeant Kevin Harrelson to Lieutenant and Corporal Patrick Ray to Sergeant in the Rowlett Police Department.

Police Chief Mike Brodnax introduced the newly promoted officers whose new shields were pinned on by their wives.

- 5B. Hear presentation for Comprehensive Monthly Financial Report (CMFR) for the period ending September 30, 2019.

Wendy Badgett, Director of Finance, 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.

Councilmember Bell made the following announcements:

### PARKS AND RECREATION

- MAIN STREET FEST/HOLIDAY PARADE – THANK YOU TO EVERYONE WHO CAME OUT AND MADE OUR CELEBRATION SO SPECIAL.
- WINTER YOUTH BASKETBALL - REGISTRATION IS CURRENTLY OPEN
- 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.
- NEXT LOW COST VACCINATION CLINIC WILL BE HELD ON SUNDAY, JANUARY 5<sup>TH</sup>, 2 – 5PM LOCATED AT 8502 LIBERTY GROVE RD. @ LIBERTY GROVE ANIMAL HOSPITAL. THESE CLINICS ARE HELD THE FIRST SUNDAY OF EVERY MONTH (EXCLUDING HOLIDAYS).

### LIBRARY

- VISIT YOUR ROWLETT PUBLIC LIBRARY AT 3900 MAIN STREET! A MAP SHOWING DOWNTOWN PARKING IS ON THE LIBRARY'S WEB PAGE.
- TELL US YOUR THOUGHTS! THE LIBRARY IS CONDUCTING A SURVEY TO FIND OUT WHAT PEOPLE WANT IN THEIR FUTURE LIBRARY. THE SURVEY IS AVAILABLE ONLINE, BUT PAPER COPY IS ALSO AVAILABLE. THE DEADLINE FOR REPLIES IS JANUARY 10, 2020.
- FOR MORE INFORMATION ON THE SURVEY AND ALL THE EXCITING PROGRAMS AVAILABLE THIS MONTH, VISIT THE LIBRARY AT 3900 MAIN STREET, CALL 972.412-6161 OR VISIT THE CITY'S WEBSITE.

## LIGHT UP ROWLETT!

- DON'T FORGET TO CAST YOUR VOTE BY DECEMBER 19<sup>TH</sup> FOR OUTSTANDING HOLIDAY DISPLAYS. 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.
- ALL CITY OFFICES AND FACILITIES WILL BE CLOSED DEC. 24-25 AND JAN.1 FOR THE CHRISTMAS & NEW YEAR'S HOLIDAYS.
- FCC WILL BE CLOSED WEDNESDAY, DECEMBER 25 AND WEDNESDAY, JANUARY 1. GARBAGE COLLECTION WILL BE PUSHED BACK ONE DAY DURING THOSE TWO WEEKS

## 6. CITIZENS' INPUT

1. Scott Fundling, 3900 Main Street, Rowlett; spoke regarding Item 7D.
2. Stanley Pollard, 3110 Sycamore, Rowlett; spoke regarding apartments.
3. Ryan Basinger, 4902 Bayport Circle, Rowlett; spoke regarding proposed affordable housing development.

## 7. CONSENT AGENDA

### 7A. Approving minutes.

Consider action to approve minutes from the December 3, 2019 City Council meeting.

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

### 7B. Consider approving an agreement with the National Cooperative Purchasing Alliance.

Consider action to approve a resolution authorizing a purchase order to a major cybersecurity firm in the amount of \$65,186.18 for cybersecurity monitoring and mitigation and authorizing the City Manager to execute the necessary documents to purchase said services.

**This item was approved on the Consent Agenda as RES-141-19.**

**7C. Consider 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 approved on the Consent Agenda as RES-142-19.**

**7D. Consider removing a member of the Community Investment Advisory Board.**

Consider the removal of a member from the Community Investment Advisory Board in accordance with Sections 3.7 and 3.8 of the City of Rowlett Boards and Commissions Handbook.

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

Mayor Dana-Bashian provided information for this item.

**A motion was made by Councilmember Margolis, seconded by Deputy Mayor Pro Tem Grubisich, to approve the item as presented. The motion carried with a unanimous vote of those members present. This item was approved as RES-143-19.**

**7E. Consider ratifying an appointment to the Planning and Zoning Commission.**

Consider ratifying an appointment of an Alternate Member to a Regular Member position on the Planning and Zoning Commission.

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

**7F. Consider approving an Interlocal Agreement for Rockwall County Municipal Judge Services.**

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

**This item was approved on the Consent Agenda as RES-144-19.**

**7G. Consider approving a purchase order for equipment purchase.**

Consider action to approve a resolution accepting the bid of and authorizing staff to issue a purchase order for the equipment purchase from the Utility Fund in the total amount of \$377,392.75 for a Vac-Con vacuum truck.

**This item was approved on the Consent Agenda as RES-145-19.**

**7H. Consider payment approval to the Texas Commission on Environmental Quality.**

Consider action to approve a resolution authorizing payment to the Texas Commission on Environmental Quality (TCEQ) for Services to Drinking Water System of the City of Rowlett in the amount of \$50,521.45.

**This item was approved on the Consent Agenda as RES-146-19.**

**7I. Consider approving purchasing water meters from Aqua Metric Sales Company.**

Consider action to approve a resolution for the purchase of 1,832 Sensus water meters from Aqua Metric Sales Company in the amount of \$309,703.16.

**This item was approved on the Consent Agenda as RES-147-19.**

**7J. Consider approving purchase order for Wet Zone playground equipment.**

Consider action to approve a resolution authorizing a purchase order to Sunbelt Pools, through BuyBoard Contract 533-17, in the amount of \$207,648 for the purchase and installation of a new playground feature at Wet Zone Waterpark.

**This item was approved on the Consent Agenda as RES-148-19.**

**Passed the Consent Agenda**

**A motion was made by Councilmember Margolis, 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 Rogelio Martinez, Colimas Company, on behalf of property owner Carla J. Adams, for a Special Use Permit (SUP) for an accessory building on property zoned Single-Family Residential (SF-8) District. The 0.50-acre site is bounded by Dalrock Road, Quail Ridge Drive, and Quail Creek Drive, in the City of Rowlett, Dallas County, Texas.**

Ms. Mauladad provided the information for this item. Rogelio Martinez spoke on behalf of the applicant.

**A motion was made by Councilmember Sherrill, seconded by Deputy Mayor Pro Tem Grubisich, to approve the item as presented. The motion carried with a unanimous vote of those members present. This item was approved as ORD-033-19.**

- 8B.** Conduct a public hearing and consider action on an ordinance adopting the City's Roadway, Water and Wastewater Impact Fee Update Study, including the Land Use Assumptions, Capital Improvements Plan, and Maximum Assessable Fees established by the study.

Jeff Cohen, City Engineer, presented the information for this item. The public hearing opened and closed with no speakers.

**A motion was made by Councilmember Margolis, 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 ORD-034-19.**

- 8C.** Consider action to approve an amendment to the Master Fee Schedule of the City of Rowlett to establish new impact fee rates based on the Roadway, Water & Wastewater 2019 Impact Fee Update study.

Mr. Cohen presented the information for this item.

**A motion was made by Councilmember Sherrill, seconded by Councilmember Laning, to approve the item as presented. The motion carried with a unanimous vote of those members present. This item was approved as ORD-035-19.**

- 8D.** Consider action to approve a resolution amending the City of Rowlett's Master Fee Schedule.

Ms. Mauladad presented the information for this item.

**A motion was made by Councilmember Sherrill, 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-149-19.**

- 8E.** Consider action to approve an amendment to the 2015 International Building Code and the 2015 International Residential Code requiring permits for all accessory structures.

Ms. Mauladad 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-036-19.**

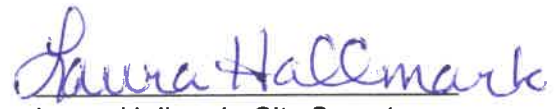
**TAKE ANY NECESSARY OR APPROPRIATE ACTION ON CLOSED/EXECUTIVE SESSION MATTERS**

There was no action taken.

**9. ADJOURNMENT**

The meeting was adjourned at 9:05 p.m.

  
Tammy Dana-Bashian, Mayor

  
Laura Hallmark, City Secretary

Approved on: January 7, 2020