



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, February 4, 2020

5:45 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 Laning, and Councilmember Bell

1. CALL TO ORDER (5:45 P.M.)* Times listed are approximate.

Mayor Dana-Bashian called the meeting to order at 5:45 p.m.

2. EXECUTIVE SESSION

2A. The City Council shall convene into Executive Session pursuant to Texas Government Code, §551.087 (Economic Development) and §551.071 (Consultation with Attorney), to discuss commercial or financial information with which the City is conducting economic development negotiations and to consult with and receive legal advice from the City Attorney relating to property located at 3813 Main Street in the Village of Rowlett Downtown. (30 minutes)

In Executive Session at 5:48 p.m.; out at 6:12 p.m.

2B. The City Council shall convene into Executive Session pursuant to Texas Government Code, §551.072, (Real Property) and §551.071 (Consultation with Attorney), to discuss the purchase, exchange, or value of real property located in the North Shore District where an open meeting may have a detrimental effect on the City's position in negotiations with a third party, and to consult with and receive legal advice from the City Attorney relating to the purchase, exchange or value of real property in the North Shore District. (30 minutes)

In Executive Session at 6:12 p.m.; out at 6:42 p.m.

3. WORK SESSION

- 3A.** Hear a presentation regarding a proposal to develop Residences at Merritt Hill, an affordable and market rate multi-family rental housing development, using a 4% housing tax credit with the Texas Department of Housing and Community Affairs. (30 minutes)

Munal Mauladad, Director of Community Development, along with Dan Allgeier with Nurock, presented the information for this project. Rick Sheffield, Executive Director of the Rowlett Housing Finance Corporation (HFC), provided comments in support of the project. Patty Turner with Keller-Williams representing the owner/seller, provided comments regarding the project. Barbara Holst, President HFC Board of Directors, provided comments in support of the project. Council asked for additional information regarding the mixed-use piece of the project required by the current zoning. Staff and developer will bring this back with additional information at a later date.

4. DISCUSS CONSENT AGENDA ITEMS

Council adjourned the Work Session at 7:25 p.m.

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

Council reconvened in the Regular Session at 7:34 p.m.

INVOCATION – Mayor Pro Tem Brown

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

5. PRESENTATIONS AND PROCLAMATIONS

- 5A.** Presentation of a proclamation in honor of Black History Month and recognizing the week of February 9 – 16, 2020 as African American Pioneers Week in the City of Rowlett.

Mayor Dana-Bashian presented the proclamation to members of the Scruggs family who were present.

- 5B.** Hear presentation for Comprehensive Monthly Financial Report (CMFR) for the period ending December 31, 2019.

Wendy Badgett, Director of Finance, provided the report.

- 5C.** Hear presentation on the first quarter investment report for December 31, 2019.

Ms. Badgett provided the report.

- 5D.** Presentation of a proclamation welcoming the City of Rowlett into the American Association of Retired Persons (“AARP”) Network of Age-Friendly States and Communities as the 431st member.

Mayor Dana-Bashian, along with Councilmember Pam Bell, provided information regarding this item. Rob Rose, Chair of the Senior Advisory Board, along with other Board members, was also in attendance. The proclamation was presented by a representative of AARP.

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

Councilmember Margolis made the following announcements:

PARKS AND RECREATION

- HOMESCHOOL TAE KWAN DO STARTING NEXT TUESDAY AT THE ROWLETT COMMUNITY CENTRE!
- YOUTH VOLLEYBALL REGISTRATION IS OPEN NOW UNTIL MARCH 8TH!
- FOR MORE INFORMATION ON THESE AND OTHER PARKS AND RECREATION PROGRAMS, VISIT THE DEPARTMENT’S PAGE ON THE CITY’S WEBSITE OR CALL 972-412-6170.

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

- ROWLETT PUBLIC LIBRARY HAS PROGRAMS FOR EVERYONE!
- IN 2020, THE LIBRARY WILL HOST SECOND SATURDAY SEMINARS FOR ADULTS AT 3 PM.
- MONDAY THROUGH THURSDAY AT 4 PM, SCHOOL AGE KIDS CAN PARTICIPATE IN CHALLENGING ACTIVITIES AT S.T.E.M. CAFÉ AND RELAX WITH A MOVIE ON FRIDAYS AT 3:30 PM.
- THE ARTS AND HUMANITIES COMMISSION HAS MANY GREAT CONTESTS HAPPENING NOW! ENTER THE WRITING CONTEST, THE YOUNG ARTISTS’ EXHIBIT, OR ROWLETT SINGS BY VISITING THE CITY’S WEB SITE!
- FOR MORE INFORMATION ON ALL THE PROGRAMS AVAILABLE, VISIT THE LIBRARY AT 3900 MAIN STREET OR CALL 972.412-6161.
- LIKE US ON FACEBOOK!

- 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 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 OR CALL THE ACTION CENTER.

Councilmember Sherrill announced that the national average live release rate for an animal shelter is 30-35%. The Rowlett Animal Shelter typically maintains a 97-98% live release rate, but during the months of November-December, 2019, they had a 100% live release rate. He expressed thanks to all the staff and volunteers at the shelter. The Mayor reminded everyone that the animals featured tonight still needed homes.

Councilmember Margolis wished the Mayor a Happy Birthday.

6. CITIZENS' INPUT

There were no speakers.

7. CONSENT AGENDA

7A. Approving minutes.

Consider action to approve minutes from the January 21, 2020 City Council meeting.

This item was approved on the Consent Agenda.

7B. Consider Approval of Bulk Fuel Purchase for \$440,000.

Consider action to approve a resolution authorizing the issuance of a purchase order to Martin Eagle Oil Company, Inc. (Martin Eagle) in an estimated amount of \$440,000 for the purchase of fuel.

This item was approved on the Consent Agenda as RES-016-20.

7C. Consider an Ordinance Calling for the May 2nd General Election.

Consider approving an ordinance calling the General Election for Saturday, May 2, 2020 to elect Councilmembers for Places One, Three and Five and any possible resulting run-off election to be held on Saturday, June 20, 2020.

This item was approved on the Consent Agenda as ORD-007-20.

7D. Consider Approval of a Contract for the Miller Road Water/Sewer Upgrade Project in the Amount of \$6,925,248.79.

Consider action to approve a resolution accepting the bid of and awarding a contract to Wilson Contractor Services, LLC in the amount of \$6,250,226.17 with a ten percent (10%) contingency amount of \$625,022.62 and up to \$50,000 for an early completion bonus, resulting in a total project budget of \$6,925,248.79 for construction of the 20-inch Force Main and 24 inch Gravity Sewer, and authorizing the Mayor to execute the necessary documents for said services.

This item was approved on the Consent Agenda as RES-017-20.

7E. Consider Approval of a Contract for the Rowlett Road Lift Station Upgrade in the Amount of \$442,350.

Consider action to approve a resolution accepting the bid of and awarding a contract to Felix Construction Company in the amount of \$388,500.00 with a ten percent (10%) contingency amount of \$38,850.00 and up to \$15,000 for an early completion bonus, resulting in a total project budget of \$442,350.00 for construction of the Rowlett Road Lift Station Upgrade, and authorizing the Mayor to execute the necessary documents for said services.

This item was approved on the Consent Agenda as RES-018-20.

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 an unanimous vote of those members present.

8. ITEMS FOR INDIVIDUAL CONSIDERATION

8A. Conduct a public hearing and act on a request by Bryan Burger, Burger Engineering, LLC, to amend a Planned Development (PD-C-2) District (ORD-003-06) to increase the maximum permitted building area and decrease the parking requirement. The 1.5-acre site is located on the north side of Lakeview Parkway and approximately 437 feet east of Kenwood Drive, in the City of Rowlett, Dallas County, Texas.

Ms. Mauladad 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 Sherrill to approve the item as presented. The motion carried with an unanimous vote of those members present. This item was approved as ORD-008-20.

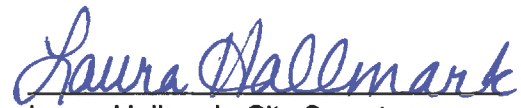
TAKE ANY NECESSARY OR APPROPRIATE ACTION ON CLOSED/EXECUTIVE SESSION MATTERS

No actions were taken for the Executive Session items.

9. ADJOURNMENT

The meeting adjourned at 12:58 a.m.


Tammy Dana-Bashian, Mayor


Laura Hallmark, City Secretary

Approved on: February 18, 2020