



## 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, July 7, 2020

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.

**Due to the public health emergency and to conform with the social distancing requirements, the City Council meetings will be held via teleconferencing. The public can view live on the City's website (<https://www.ci.rowlett.tx.us/397/Streaming-Video>) or via RTN16.**

**Present (Remotely): Mayor Dana-Bashian, Mayor Pro Tem Brown, Councilmember Margolis, Councilmember Sherrill, Councilmember Laning, and Councilmember Bell**

**Absent: Deputy Mayor Pro Tem 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 Texas Government Code, §551.087 (Economic Development) and §551.071 (Consultation with Attorney), to discuss commercial or financial information that has been received from a business prospect that the City seeks to have locate, stay or expand in the City and with which the City is conducting economic development negotiations, and to consult with and receive legal advice from the City Attorney relating to the Sapphire Bay project. (60 minutes)

In Executive Session at 5:34 p.m. Out at 6:51 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 proposed Residences at Merritt Hill development and

litigation related to the project. (30 minutes) **THIS ITEM MAY BE DISCUSSED FOLLOWING THE REGULAR PORTION OF THE MEETING.**

In Executive Session at 8:42 p.m. Out at 9:10 p.m.

**3. WORK SESSION (6:30 P.M.)\* Times listed are approximate.**

- 3A.** Discuss the scheduled issuance and sale of City of Rowlett, Texas Series 2020 General Obligation Bonds authorized in 2018. (30 minutes)

Wendy Badgett – Finance Director and Jason Hughes – Hilltop Securities (financial advisors) reviewed current bond market conditions and the process for the rating agencies' calls.

After further discussion, it was the consensus of Council to issue the remaining \$20 million dollars for the 2018 bond program.

- 3B.** Presentation of FY2020 City of Rowlett Employee Climate Assessment Survey Results. (30 minutes)

Richard Jones – Director of Human Resources presented the results stating it was the fifth climate assessment conducted and the results shown used the last three years as a benchmark.

**4. DISCUSS CONSENT AGENDA ITEMS**

After a short break at 7:36 p.m., Council reconvened at 7:42 p.m.

**INVOCATION** – Kason Huddleston, Freedom Place Church

**CONVENE REGULAR SESSION (7:30 P.M.)\* Times listed are approximate.**

**5. PRESENTATIONS AND PROCLAMATIONS**

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

There were no announcements.

**6. CITIZENS' INPUT**

There were no comments received.

**7. CONSENT AGENDA**

**7A. Approving minutes.**

Consider action to approve minutes from the following City Council meetings: June 16, 2020, June 24, 2020 Special Meeting and June 30, 2020 Special Meeting.

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

**7B. Consider action to approve a guaranteed maximum price proposal.**

Consider action to approve a resolution approving a Construction Manager at Risk Contact with a Guaranteed Maximum Price proposal of \$7,131,000, plus a \$200,000 contingency, with Speed Fab-Crete Corp., for the construction of City of Rowlett Fire Station #2.

**This item was approved on the Consent Agenda as RES-072-20.**

**7C. Consider a resolution approving veterinary services contract.**

Consider action to approve a resolution approving a contract with Rowlett Veterinary Clinic to provide veterinary services for a term of three-years in an estimated annual amount not to exceed \$75,000, and authorizing the City Manager to execute the necessary documents for said services.

**This item was approved on the Consent Agenda as RES-073-20.**

**7D. Consider a resolution authorizing an alley reconstruction contract.**

Consider action to approve a resolution accepting the bid of and awarding a contract to Tri Con Services, LLC in the amount of \$818,142.00 and a ten percent (10%) contingency amount of \$81,814.20 and up to \$15,000 for an early completion bonus, resulting in a total project budget of \$914,956.20 for alley reconstruction.

**This item was approved on the Consent Agenda as RES-074-20.**

**7E. Consider a resolution authorizing engineering design and coordination services.**

Consider action to approve a resolution executing a Task Authorization (FY20 FNI 04-SUPP1) with Freese and Nichols, Inc. (FNI) for engineering design and utility relocation coordination associated with the IH-30 expansion project in the amount of \$68,348.00, and authorizing the Mayor to execute the necessary documents for said services.

**This item was approved on the Consent Agenda as RES-075-20.**

**7F. Consider a resolution approving annual maintenance payments to software vendor.**

Consider action to approve a resolution for continued annual maintenance payments to a

software vendor, as provided in the annual Information Technology budget, and authorizing the City Manager to execute the necessary documents to continue said services.

**Motion by Mayor Pro Tem Brown, seconded by Councilmember Laning, to approve the item as presented with the addition of \$2,304.07. The motion passed with a unanimous vote of those members present. This item was approved as RES-076-20.**

**7G. Consider a resolution approving purchase of computer equipment.**

Consider action to approve a resolution authorizing a purchase order to a major hardware and software vendor to replace 36 desktop computers and 29 laptop computers through the interlocal cooperative purchasing agreement with the Texas Comptroller of Public Accounts and the Department of Information Resources (DIR), and authorizing the City Manager to execute the necessary documents for said purchase.

**This item was approved on the Consent Agenda as RES-077-20.**

**7H. Consider a resolution approving purchase of patrol vehicle.**

Consider action to approve a resolution authorizing the purchase of one 2020 Chevrolet Tahoe police patrol vehicle in the amount of \$52,055.46 from Lake Country Chevrolet through the City Cooperative Purchasing Agreement with the Houston Galveston Area Council (HGAC).

**This item was approved on the Consent Agenda as RES-078-20.**

**7I. Consider a resolution authorizing Task Authorization for design services.**

Consider action to approve a resolution executing a Task Authorization (FY20-SO-01) with Studio Outside for landscape and architectural design services associated with Lakefront at Pecan Grove Park in the amount of \$51,500, and authorizing the Mayor to execute the necessary documents for said services.

**This item was approved on the Consent Agenda as RES-079-20.**

**7J. Consider a resolution authorizing payment for legal services.**

Consider action to approve a resolution authorizing payment to McGinnis Lochridge LLP for legal services related to a Petition of the Cities of Garland, Mesquite, Plano and Richardson Appealing the Decision by North Texas Municipal Water District Affecting Wholesale Water Rates, PUC Docket No. 46662 up to an amount not to exceed \$75,000.00.

**This item was approved on the Consent Agenda as RES-080-20.**

**7K. Consider a resolution authorizing payment for legal services.**

Consider action to approve a resolution authorizing payment to Jackson Walker LLP for legal services related to a Petition of the Cities of Garland, Mesquite, Plano and Richardson Appealing the Decision by North Texas Municipal Water District Affecting Wholesale Water Rates, PUC Docket No. 46662 up to an amount not to exceed \$175,000.00.

**This item was approved on the Consent Agenda as RES-081-20.**

**Passed the Consent Agenda**

A motion was made by Councilmember Margolis, seconded by Councilmember Laning, including all the preceding item(s) marked as having been approved on the Consent Agenda. The motion carried with a unanimous vote of those members present.

**8. INDIVIDUAL CONSIDERATION**

- 8A.** Consider and take action on a resolution approving a development agreement for the 765-unit residential development known as Trails at Cottonwood Creek. The 226.58-acre site is generally located at the northeast corner of Vinson Road and Stonewall Road, in the City of Rowlett, Dallas County, Texas.

**Motion by Councilmember Margolis, seconded by Councilmember Sherrill, to approve the item with revisions discussed during the meeting, subject to City Attorney approval. The motion passed with a unanimous vote of those members present. This item was approved as RES-082-20.**

After a short break at 8:37 p.m., Council reconvened in the Executive Session at 8:42 p.m.

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

**9. ADJOURNMENT**

The meeting adjourned at 9:10 p.m.

  
Tammy Dana-Bashian, Mayor

  
Laura Hallmark, City Secretary

Approved on: July 21, 2020