



# 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 2, 2021

5:00 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 (Remotely): Mayor Dana-Bashian, Mayor Pro Tem Grubisich, Deputy Mayor Pro Tem Bell, Councilmember Margolis, Councilmember Sherrill, Councilmember Laning and Councilmember Brown**

**1. CALL TO ORDER**

Mayor Dana-Bashian called the meeting to order at 5:00 p.m.

**2. EXECUTIVE SESSION (5:00 P.M.)\* Times listed are approximate.**

- 2A.** 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 lease renewal and lease terms with the Rowlett Chamber of Commerce for property located at 4418 Main Street. (30 minutes) **THIS ITEM WILL BE DISCUSSED FOLLOWING THE REGULAR PORTION OF THE MEETING.**

In Executive Session at 7:06 p.m. Out at 7:30 p.m.

- 2B.** 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 amendments to the Hotel Development Agreement and to consult with and receive legal advice from the City Attorney relating to the Sapphire Bay project. (45 minutes)

In Executive Session at 5:01 p.m. Out at 5:31 p.m.

**3. WORK SESSION (5:45 P.M.)\* Times listed are approximate.**

To provide comment for any Work Session or agenda item, please send an email to [CitizenInput@rowlett.com](mailto:CitizenInput@rowlett.com) by 3:30 p.m. the day of the meeting. There will be no comments taken during the meeting (public hearing information shown below).

- 3A.** Discuss a proposal from Enterprise Fleet Management for the City of Rowlett Fleet Management. (45 minutes)

Angie Smith, Deputy City Manager, along with Nick Hardwick of Enterprise, provide a review of program details and clarification of questions posed at the previous presentation. After further discussion, it was the consensus of Council to proceed for consideration. It is on the Consent Agenda for this meeting.

- 3B.** Discuss an ordinance calling for a May 2021 Bond Election as recommended by the Community Investment Advisory Board. (20 minutes)

Ms. Smith reviewed the package finalized by Council and provided details for an alternative funding consideration for the public safety proposition involving engineering and design only for the Sapphire Bay Fire/Police Station with the construction portion considered in November. This would change the bond package to \$29 million for the public safety package in May.

- 3C.** Discuss COVID 19 and take any necessary action. (20 minutes)

Ms. Smith provided an update to case counts, vaccine distribution and doses provided to the public and public meeting options. After further discussion, it was the consensus of Council to begin a hybrid meeting format – Councilmembers and select staff in person with presenters and the public virtual, for their first meeting in March.

#### **4. DISCUSS CONSENT AGENDA ITEMS**

After a short break at 7:30 p.m., Council reconvened at 7:33 p.m.

**INVOCATION** – Larry Traylor, Church in the City

**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.

Brian Funderburk, City Manager, provided information on the COVID-19 vaccine. Information can be found on the City's website at: [www.rowlett.com/vaccine](http://www.rowlett.com/vaccine).

Councilmember Brown announced the following Keep Rowlett Beautiful events:

1. Spring Clean, April 24<sup>th</sup>
2. Document shredding/electronics recycling, May 8<sup>th</sup>

For more information, visit [www.keepprowlettbeautiful.org](http://www.keepprowlettbeautiful.org).

Mayor Dana-Bashian introduced members of the Webelos 2 Den out of Pack 52 of Rowlett. Isaiah Franco, Alden Guzman and Den Leader Chris Franco were in attendance for their "Building a Better World" badge.

**6. CITIZENS' INPUT**

There were no comments submitted.

**7. CONSENT AGENDA**

**7A. Consider approving the minutes.**

Consider action to approve minutes from the following City Council meetings: January 11, 2021 Special Meeting and January 19, 2021 Regular Meeting.

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

**7B. Consider a resolution authorizing a contract extension for comprehensive disaster recovery management services.**

Consider action to approve a resolution authorizing a twelve-month contract extension for comprehensive disaster recovery management services with CDR Maguire Inc.

**This item was approved on the Consent Agenda as RES-013-21.**

**7C. Consider a resolution authorizing a contract extension for emergency disaster related services.**

Consider action to approve a resolution authorizing a twelve-month contract extension for emergency disaster debris removal, reduction, disposal and other debris related services with Crowder Gulf, LLC.

**This item was approved on the Consent Agenda as RES-014-21.**

**7D. Consider a resolution authorizing a contract extension for disaster debris monitoring and consulting services.**

Consider action to approve a resolution authorizing a twelve-month contract extension for disaster debris monitoring and consulting services with True North Emergency Services, LLC.

**This item was approved on the Consent Agenda as RES-015-21.**

**7E. Consider a resolution approving an emergency construction contract for replacement of a sanitary sewer line.**

Consider action to approve a resolution approving and ratifying an emergency construction contract with Wilson Contractor Services, LLC in an amount of \$173,175.50 for replacement of 170' of 36-inch sanitary sewer line.

**This item was approved on the Consent Agenda as RES-016-21.**

- 7F. Consider a resolution approving a Master Lease Agreement for fleet services and maintenance.**

Consider action to approve a resolution authorizing a Master Lease Agreement and supporting documents for fleet services and maintenance with Enterprise Fleet Management.

**This item was approved on the Consent Agenda as RES-017-21.**

- 7G. Consider a resolution approving a tree mitigation plan and tree removal permit.**

Consider action to approve a resolution for a Tree Mitigation Plan and related Tree Removal Permit on property zoned Single-Family (SF-9) District. The 17.07-acre site is located 2,601 feet east of the Intersection of Rowlett Road and Big A Road in the City of Rowlett, Dallas County, Texas.

**This item was approved on the Consent Agenda as RES-018-21.**

- 7H. Consider a resolution approving a task authorization for engineering design work.**

Consider action to approve a resolution executing Task Authorization FY21-GAR-01 in the amount of \$226,044 with Garver LLC for engineering design work associated with the Right Turn Lanes at Miller Road and PGBT Project (ST2131), and authorizing the Mayor to execute the necessary documents for said services.

**This item was approved on the Consent Agenda as RES-019-21.**

- 7I. Consider a resolution approving a task authorization for engineering design work.**

Consider action to approve a resolution executing Task Authorization FY21-NS-01 in the amount of \$220,400 with Neel-Schaffer, Inc. for the additional engineering design work associated with the SH 66 East Sewer Line Improvements Project (SS1134), and authorizing the Mayor to execute the necessary documents for said services.

**This item was approved on the Consent Agenda as RES-020-21.**

#### **Passed the Consent Agenda**

**A motion was made by Councilmember Margolis, seconded by Councilmember Brown, 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**

To provide comment during a public hearing, call 1-833 568 8864 and enter Meeting ID#: 160 429 9023.

**Please note: using the Zoom app may experience technical issues. Preferred method is calling the toll-free number.**

- 8A.** Conduct a public hearing and take action on an ordinance regarding an application by Adam Shiffer, Skorburg Company, to rezone the subject property from Single-Family Residential (SF-40) District to Planned Development (PD) District for Single-Family Residential (SF-5) and Limited Commercial/Retail (C-1) Uses and approval of concept plan to develop a portion of the site with 58 single-family homes. The approximately 19.89-acre site is located on the southeast corner of Rowlett Road and Miller Road, in the City of Rowlett, Dallas County, Texas.

Munal Mauladad, Director of Community Development, provided the information for this item. John Arnold with Skorburg and Kathryn Jerome – landowner, provided additional information. The public hearing opened and closed with the following speakers/statements:

1. Dennis O'Reilly
2. Terry Millican
3. Sandy Maltese
4. J.R. Skola
5. Laura Skola – submitted comment read into the record

**Motion by Councilmember Margolis, seconded by Mayor Pro Tem Grubisich, to approve the item as presented. The motion FAILED with a vote of two in favor (Margolis/Grubisich) and five opposed (Dana-Bashian, Bell, Sherrill, Laning, Brown). This item DID NOT PASS.**

- 8B.** Conduct a public hearing and take action on an ordinance regarding an application by Austin Entrop for the approval of a Special Use Permit to allow for a 1,500 square foot accessory structure on property zoned Single-Family Residential (SF-40) District. The approximately 1-acre site is located approximately 730 feet west of the intersection of Toler Road and Liberty Grove Road, in the City of Rowlett, Dallas County, Texas.

Alex Koenig, Planning Manager, provided the information for this item. The public hearing opened and closed with no speakers.

**Motion by Councilmember Brown, seconded by Deputy Mayor Pro Tem Bell, to approve the item as presented. The motion passed with a unanimous vote of those members present. This item was approved as ORD-003-21.**

- 8C.** Consider action to approve a resolution to amend the Development Agreement (Hotel and Convention Center Project) with Sapphire Bay Land Holdings I, LLC for the Sapphire Bay project.

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

**Motion by Mayor Pro Tem Grubisich, seconded by Councilmember Sherrill, to approve the item as presented. The motion passed with a unanimous vote of those members present. This item was approved as RES-021-21.**

- 8D. Consider an ordinance calling a Special Election for amendments to the Home Rule Charter to be held on May 1, 2021, and establishing the ballot language for the propositions therein.

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

**Motion by Councilmember Brown, seconded by Councilmember Sherrill, to approve the item as presented. The motion passed with a unanimous vote of those members present. This item was approved as ORD-004-21.**

- 8E. Consider action to approve an ordinance calling a special bond election to be held on May 1, 2021, and establishing the ballot language for the propositions therein as recommended by the City Council and the Community Investment Advisory Board.

Ms. Hallmark provided the information for this item.

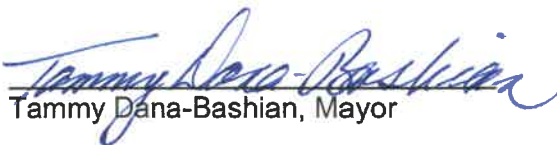
**Motion by Councilmember Margolis, seconded by Deputy Mayor Pro Tem Bell, to approve the item as presented. The motion passed with a unanimous vote of those members present. This item was approved as ORD-005-21.**


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

There was no action taken.

**9. ADJOURNMENT**

The meeting adjourned at 10:34 p.m.

  
Tammy Dana-Bashian, Mayor

  
Laura Hallmark, City Secretary

Approved on: February 24, 2021