



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, March 16, 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: Mayor Dana-Bashian, Deputy Mayor Pro Tem Bell, Councilmember Margolis, Councilmember Sherrill, Councilmember Laning and Councilmember Brown (virtual)

Absent: Mayor Pro Tem Grubisich

1. CALL TO ORDER

Mayor Dana-Bashian called the meeting to order at 5:01 p.m.

2. EXECUTIVE SESSION

- 2A.** The City Council shall convene into Executive Session pursuant to Texas Government Code, Sec. 551.071 (Consultation with City Attorney), to consult with and receive legal advice from the City Attorney regarding the City's request for a private letter ruling from the Texas Comptroller's Office for tax rebates for the Sapphire Bay Project. (30 minutes) **THIS ITEM WILL BE DISCUSSED FOLLOWING THE REGULAR PORTION OF THE MEETING.**

In Executive Session at 7:51 p.m. Out at 8:25 p.m.

3. WORK SESSION (5:00 P.M.)* Times listed are approximate.

- 3A.** Hear a presentation and discuss design options for the Dalrock Road 24-inch Waterline. (45 minutes).

Gary Enna, Director of Public Works, along with Sam Meisner and Mike Hagen with Freese & Nichols, reviewed options for line placement presented previously and preented a new option that was devised after previous discussions with Council. There was consensus among Councilmembers to proceed with the new proposal.

- 3B.** Receive an update regarding the Trails at Cottonwood Creek Public Improvement District and discuss actions needed to issue bonds to fund the public improvements. The subject site is located at the northeast corner of Vinson Road and Stonewall Road. (30 minutes)

Munal Mauladad, Director of Community Development, along with Jim Sabonis with Hilltop Securities, reviewed what PIDs are, the details of this PID and the PID bond/payment process, rates and phases, and next steps/schedule for bond issuance. Drew Slone – representative for the developer, was available for additional information.

- 3C.** Discuss a proposal for a Rowlett Business Stimulus (ROBUST) nonprofit grant program and take any necessary action. (15 minutes)

Ed Balderas, Emergency Management Coordinator, outlined the funding amount, criteria requirements and exclusions. Discussion regarding faith-based organizations and further parameters to ensure community-based programming and clarification of non-profit status verbiage clarification.

- 3D.** Presentation of FY2021 City of Rowlett Employee Climate Assessment Survey Results. (45 minutes)

Richard Jones, Director of Human Resources, reviewed the results with comparisons to previous years. Discussion and comments regarding the positive results overall.

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

Angie Smith, Deputy City Manager, provided an update from the Governor's press conference on March 2nd and the City's plans, at this time, going forward for the remainder of March, April, May and June.

4. DISCUSS CONSENT AGENDA ITEMS

Mayor Dana-Bashian had questions about Consent Agenda Item 7B and 7H, which were addressed by staff. Councilmember Brown requested that Item 7J-III be pulled for individual consideration.

After a short break at 7:23 p.m., Council reconvened at 7:30 p.m.

INVOCATION – Councilmember Brown

PLEDGES OF ALLEGIANCE – led by Council

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.

Councilmember Sherrill announced Prescription Take Back on Saturday, April 24th at the Rowlett Community Centre from 10:00 a.m. to 2:00 p.m. Residents will be able to drive through and drop off prescription medications and “sharps.”

Councilmember Brown announced the following Keep Rowlett Beautiful (KRB) events:

- Great American Clean up on April 24th
- Electronic recycling/document shredding on May 8th

For additional information, visit www.KeepRowlettBeautiful.org.

6. CITIZENS' INPUT

There were no comments received.

7. CONSENT AGENDA

7A. Consider approving the minutes.

Consider action to approve minutes from the following City Council meeting(s): March 2, 2021 Regular Meeting.

This item was approved on the Consent Agenda.

7B. Consider a resolution executing a task authorization for engineering design work.

Consider action to approve a resolution executing Task Authorization FY21-RJN-03 in the amount of \$124,100 with RJN Group, Inc. for engineering design work associated with the Right Turn Lanes, Rowlett Road at Lakeview Parkway and Lakeview Parkway at Kenwood Drive (ST2131) and authorizing the Mayor to execute the necessary documents for said services.

This item was approved on the Consent Agenda as RES-032-21.

7C. Consider a resolution approving a bid for alley reconstruction.

Consider action to approve a resolution accepting the bid of and awarding a contract to Texas Civil Construction in the amount of \$502,288.50 and a ten percent (10%) contingency amount of \$50,228.85 and up to \$10,000 for an early completion bonus, resulting in a total project budget of \$562,517.35 for the Dandelion Lane/Trumpet Drive and Thistle Lane/Daisy Lane alley reconstruction.

This item was approved on the Consent Agenda as RES-033-21.

7D. Consider a resolution authorizing the purchase of fuel.

Consider action to approve a resolution authorizing the City of Rowlett to purchase fuel through a cooperative purchasing agreement with Tarrant County from its contract vendor, Martin Eagle Oil Company, Inc. (Martin Eagle), for an estimated annual amount of \$325,000.

This item was approved on the Consent Agenda as RES-034-21.

7E. Consider a resolution approving the purchase of furniture, fixtures and equipment for Fire Station #2.

Consider action to approve a resolution accepting the bids of and awarding contracts to various vendors for furniture, fixtures, and equipment (FF&E) needed to outfit Rowlett Fire Station #2.

This item was approved on the Consent Agenda as RES-035-21.

7F. Consider a resolution approving a lease agreement with the Rowlett Chamber of Commerce.

Consider action to approve a resolution to enter into a lease agreement with the Rowlett Chamber of Commerce for property located at 4418 Main Street.

This item was approved on the Consent Agenda as RES-036-21.

7G. Consider a resolution authorizing the purchase of five Police Department workstations and associated equipment.

Consider action to approve a resolution authorizing a purchase order in the amount of \$58,164.58 to Motorola Solutions Inc. for the purchase of five (5) Police Department Communication Emergency CallWorks workstations and associated equipment.

This item was approved on the Consent Agenda as RES-037-21.

7H. Consider a resolution approving screening wall repair contract.

Consider action to approve a resolution accepting the bid of and awarding a one-year contract to Waterton Construction Group in the annual amount of \$150,000.00 with four optional one-year renewals for screening wall repairs.

This item was approved on the Consent Agenda as RES-038-21.

7I. Consider an ordinance authorizing the creation of a Building and Standard Commission.

Consider and take action on an ordinance authorizing the creation of a Building and Standards Commission and designating the Board of Adjustment as the Building and Standards Commission.

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

7J. Consider ordinances adopting various building regulations.

- I. Consider and take action on an ordinance to adopt the 2020 National Electrical Code with amendments.

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

- II. Consider and take action on an ordinance to adopt the 2018 edition of the International Property Maintenance Code with amendments.

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

- III. Consider and take action on an ordinance establishing Lawn Irrigation Regulations.

This item was pulled for Individual Consideration.

Dale Jackson, Building Official, provided an overview of the proposed regulations.

Motion by Councilmember Sherrill, 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-016-21.

- IV. Consider and take action on an ordinance amending the City's Swimming Pool, Spa and Hot Tub Code by adopting the 2018 edition of the International Swimming Pool, Spa and Hot Tub Code.

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

7K. Consider a resolution approving a Payment In Lieu of Taxes (PILOT) Agreement.

Consider and take action to adopt a resolution approving a Payment In Lieu of Taxes (PILOT) Agreement with Enclave Rowlett, LP., for the residential development known as One90 Main Apartments, located in Lot 1, Block B, Downtown Rowlett East Addition and generally located at the southeast corner of Centennial Drive and Main Street, in the City of Rowlett, Dallas County, Texas.

This item was approved on the Consent Agenda as RES-039-21.

Passed the Consent Agenda

A motion was made by Councilmember Sherrill, seconded by Councilmember Margolis, 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.** Conduct a public hearing and take action to adopt an ordinance regarding a request by Arlyn Samuelson, Westwood Professional Services, on behalf of property owner Lidl US Operations LLC., to rezone the subject property from Regional Retail (C-2) District with a Special Use Permit for Medical Office, Retail, and Professional Office Uses to General Commercial/Retail (C-2) District. The approximately 1.05-acre tract is located on a portion of Lot 2, Block A Amesbury Addition and Lot 2R, Block A Amesbury Addition Phase II, approximately 300 feet northeast of the intersection of Richmond Drive and Lakeview Parkway, 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.

Motion by Councilmember Sherrill, 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-018-21.

After a short break at 7:48 p.m., Council reconvened in Executive Session at 7:51 p.m.

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

There was no action taken.

9. ADJOURNMENT

The meeting adjourned at 8:25 p.m.


Tammy Dana-Bashian, Mayor


Laura Hallmark, City Secretary

Approved on: April 6, 2021