



# 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, May 18, 2021

5:00 P.M.

Municipal Building – 4000 Main Street

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 Grubisich, Deputy Mayor Pro Tem Bell, Councilmember Margolis, Councilmember Sherrill, Councilmember Laning (remotely) 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, Sec. 551.071 (Consultation with City Attorney), to consult with and receive legal advice from the City Attorney regarding the Waterview Golf Club contract with American Golf. (30 minutes) **THIS ITEM WILL BE DISCUSSED AFTER THE REGULAR SESSION.**

In Executive Session at 9:28 p.m. Out at 10:22 p.m.

- 2B.** 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 Private Letter Ruling from the Texas Comptroller's Office relating to the Sapphire Bay Project. (20 minutes) **THIS ITEM WILL BE DISCUSSED AFTER THE REGULAR SESSION.**

In Executive Session at 10:22 p.m. Out at 10:57 p.m.

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

- 3A.** Joint Work Session of Rowlett Golf Advisory Board and City Council. (30 minutes)

Brend Dorenbecker, Chair called their portion of the meeting to order at 5:02 p.m. He introduced Board members: Brad Marshall, Larry Glick, Jerry Daniels, Michael Daffin, Jonathan Andron, (not present: Barbara Holst, Becky Sebastian and Carter Holston). He reviewed the course metrics, goals and accomplishments for 2019/20 and 2020/21, budget requests and future concerns. After further discussion, he adjourned their portion of the meeting at 5:42 p.m.

- 3B.** Presentation by Emergency Services Consulting International (ESCI) regarding the Rowlett Fire Department Long-Range Master Plan document, findings and recommendations. (45 minutes)  
This item was discussed last.

This item was discussed last.

Tim Gauthier, Assistant Fire Chief, introduced Sheldon Gilbert with ESCI, who presented the findings, which included: scope of work, analysis included a review of RFD background information, study area, population growth, community risks, incident history and by type, temporal analysis (times of calls), incident density, predicted travel response times, actual travel time performance, effective response force, response time analysis and components, support program observations, service demand projections, recommended improvements: short-term administrative, staffing goals, facilities and apparatus, service demand, training and life safety, fire station location analysis, staffing cost estimates for Fire Station #5 (Sapphire Bay) and Fire Station #6 (Trails at Cottonwood Creek) and staff addition suggestions.

Council discussion regarding SAFER grants specifics, ongoing apparatus maintenance issues and mutual aid agreements. Josh Brock, Rowlett Firefighters Association President, will bring a follow up discussion regarding possible shift schedule changes to Council at a later date.

- 3C.** Receive a presentation and discuss substantial amendments related to the City's Community Development Block Grant Programs. (30 minutes)

Munal Mauladad, Director of Community Development, provided a recap of previous allocations, proposed amendments and next steps. It was the consensus of Council to proceed with recommendations.

- 3D.** Provide City Council with a one year update on the Rowlett Community Organizations Active in Disaster (RCOAD) Committee. (30 minutes)

Ed Balderas, Emergency Management Coordinator and Michael Gallops, President – Rowlett Chamber of Commerce, provided the purpose, structure, year one accomplishments (governance, outreach, community assistance and financial sustainability), plan for year two and factors for continued success.

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

Mayor Dana-Bashian read into the record two comments received from Debra Littlejohn Shinder and Pat Riaboy regarding the City's re-opening strategies.

Angie Smith, Deputy City Manager, reviewed upcoming events, June re-opening plan, face masks and public meeting protocol. It was the consensus of Council to make masks optional immediately. After further discussion, it was the consensus of Council that public meetings will revert back to pre-pandemic functionality beginning in June and retain the public comments submission via email ([CitizenInput@rowlett.com](mailto:CitizenInput@rowlett.com)) feature utilized during the past year.

After a short break at 6:42 p.m., Council reconvened at 6:49 p.m. to discuss Item 3B.

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

After a short break at 7:37 p.m., Council reconvened at 7:43 p.m.

**INVOCATION** – Nathan Presley, First Rowlett United Methodist Church

**PLEDGES OF ALLEGIANCE** – led by Council

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

#### **5. PRESENTATIONS AND PROCLAMATIONS**

- 5A.** Presentation of Proclamation recognizing the week of May 16 – 22, 2021, as American Public Works Association National Public Works Week.

Councilmember Sherrill presented the proclamation (virtually) to Gary Enna, Director of Public Works, Ronnie OBrien, Assistant Director of Public Works, Thomas Harris, City Engineer and Mark Leal, Utility Operations Manager.

- 5B.** Presentation of Proclamation recognizing May 22 – 28, 2021 as Safe Boating Week.

Councilmember Brown presented the proclamation.

- 5C.** Presentation of Comprehensive Monthly Financial Report (CMFR) for the period ending March 31, 2021.

Robert Cone, Budget Officer, presented the report.

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

Councilmember Brown provided follow up information regarding the electronic recycling/document shredding event sponsored by Keep Rowlett Beautiful, stating it was the largest turnout they've had for this event. ([www.keepprowlettbeautiful.org](http://www.keepprowlettbeautiful.org))

Councilmember Margolis announced the City Academy is now taking applications for its upcoming session. More information can be found on the City's website: <https://www.ci.rowlett.tx.us/1484/Rowlett-City-Academy>.

Councilmember Sherrill announced the Citizen's Police Academy is taking applications for its upcoming session. More information can be found on the City's website: <https://www.ci.rowlett.tx.us/210/Citizen-Police-Academy>.

Mayor Dana-Bashian announced The Thorlos Rowlett Rumble Pickleball Tournament will be held at Herfurth Park this weekend with almost 450 pickleball players from across the nation registered to play. More information can be found on the City's website: <https://www.ci.rowlett.tx.us/1575/Pickleball>.

**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): May 4, 2021 Regular Meeting, May 6, 2021 Special Meeting and May 11, 2021 Special Meeting.

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

**7B. Consider a resolution authorizing annual maintenance payments to a 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.

**This item was approved on the Consent Agenda as RES-063-21.**

**7C. Consider a resolution agreeing to terms of an agreement with Dallas County.**

Consider action to approve a resolution agreeing to the terms of the Dallas County Major Capital Improvement Program (MCIP) Master Agreement.

**This item was pulled for individual consideration.**

**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-064-21.**

**Passed the Consent Agenda**

**A motion was made by Mayor Pro Tem Grubisich, seconded by Deputy Mayor Pro Tem Bell, 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 action to approve a resolution approving a development agreement with Warner Land Advisors, L.P. (Warner Land), regarding the construction of an EMS/Fire Facility and the dedication of a 1.5-acre tract of land within the Trails at Cottonwood Creek Development generally located at the northeast corner of Stonewall and Vinson Road.

Ms. Mauladad presented the information for this item. Preston Walhood – developer, provided additional information. Further discussion and clarification of developer's responsibility.

**Motion by Mayor Pro Tem Grubisich, seconded by Councilmember Margolis, to approve the item under the condition that if there is a cost underrun under the \$850,000 pledged by the developer, the balance will be put towards the City's responsibility costs listed in Exhibit B. The motion passed with a unanimous vote of those members present. This item was approved as RES-065-21.**

- 8B. Conduct a public hearing and consider the adoption of an ordinance accepting and approving a service and assessment plan and assessment rolls for the Trails at Cottonwood Creek Public Improvement District, levying special assessments against certain property in the District and making certain findings and determinations relating to the District. The subject site is located at the northeast corner of Vinson Road and Stonewall Road.

Ms. Mauladad presented the information for this item as well as items 8C and 8D. Jim Sabonis with Hilltop Securities provided additional information. Preston Walhood, Drew Slone and Rick Rosenberg, for the developer, were also present to provide additional information. The public hearing opened and closed with no speakers.

**Motion by Councilmember Sherrill, seconded by Councilmember Margolis, to adopt an ordinance accepting and approving a service and assessment plan and assessment rolls for the Trails at Cottonwood Creek Public Improvement District, levying special assessments against certain property in the District and approving all other matters related thereto. The motion passed with a unanimous vote of those members present. This item was approved as ORD-023-21.**

- 8C. Consider the adoption of an ordinance approving the issuance and sale of "City of Rowlett, Texas, Special Assessment Revenue Bonds, Series 2021 (Trails at Cottonwood Creek Public Improvement District Major Improvement Area Project)" and approving various documents related to such bonds for the property known as Trails at Cottonwood Creek.

**Motion by Councilmember Brown, seconded by Deputy Mayor Pro Tem Bell, to adopt an ordinance approving the issuance and sale of "City of Rowlett, Texas, Special Assessment Revenue Bonds, Series 2021 (Trails at Cottonwood Creek Public Improvement District Major Improvement Area Project)" in the principal amount of \$5,065,000, and approving various documents related to such bonds for the property known as the Trails at Cottonwood Creek. The motion passed with a unanimous vote of those members present. This item was approved as ORD-024-21.**

- 8D. Consider the adoption of an ordinance approving the issuance and sale of "City of Rowlett, Texas, Special Assessment Revenue Bonds, Series 2021 (Trails at Cottonwood Creek Public Improvement District Neighborhood Improvement Area #1 Project)" and approving various documents related to such bonds for the property known as Trails at Cottonwood Creek.

**Motion by Councilmember Margolis, seconded by Councilmember Sherrill, to adopt an ordinance approving the issuance and sale of "City of Rowlett, Texas, Special Assessment Revenue Bonds, Series 2021 (Trails at Cottonwood Creek Public Improvement District Neighborhood Improvement Area #1 Project)" in the principal amount of \$2,543,000, and approving various documents related to such bonds for the property known as the Trails at Cottonwood Creek. The motion passed with a unanimous vote of those members present. This item was approved as ORD-025-21.**

- 8E. Discuss and take action based on recommendation by Court Governance Committee for the appointment of Rajish K. Jose as an Associate Judge.

This item was discussed first. Councilmember Brown presented the information on behalf of the Court Governance Committee. Judge Liston and Mr. Jose provided additional information.

**Motion by Councilmember Sherrill, seconded by Mayor Pro Tem Grubisich, to approve the item as presented. The motion passed with a unanimous vote of those members present. This item was approved as ORD-026-21.**

After a short break at 9:20 p.m., Council reconvened in Executive Session at 9:28 p.m.

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

There was no action taken.

9. **ADJOURNMENT**

The meeting adjourned at 11:00 p.m.

  
Tammy Dana-Bashian, Mayor

  
Laura Hallmark, City Secretary

Approved on: June 1, 2021