



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 3, 2022

5:30 P.M.

Municipal Building – 4000 Main St.

Present: Mayor Pro Tem Grubisich, Deputy Mayor Pro Tem Sherrill, Councilmember Margolis, Councilmember Laning and Councilmember Bell

Absent: Councilmember Brown

1. CALL TO ORDER

Mayor Pro Tem Grubisich 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, §551.071 (Consultation with Attorney) to seek legal advice from the City Attorney regarding eminent domain for the acquisition of sanitary sewer utility easements on properties along Stonewall Road. (30 minutes)

In Executive Session at 5:32 p.m. Out at 5:51 p.m.

3. WORK SESSION (6:00 P.M.)* Times listed are approximate.

City Council may receive public input on the following items:

3A. Joint Work Session of Rowlett Youth Advisory Council and City Council. (30 minutes)

Della George, Vice Chair, called their portion of the meeting to order at 5:53 p.m. Miss George, along with Jason Aguirre – Staff Liaison, introduced members in attendance: Julianna Houston, Christine Culpepper, Melody Morgan, Christa Ninan, Halle Tovar and Akshay Michael (not present: Ashly Michael, Emily Laning, Madison Cook); reviewed accomplishments of the Council, future goals and budget requests for the upcoming fiscal year. Miss George adjourned their portion of the meeting at 6:02 p.m.

3B. Presentation on the status of the Community Investment Bond Program. (40 minutes)

Frank Payne, CIP Manager, and Munal Mauladad, Managing Director of Community Development and Engineering, presented the update.

- 3C.** Discuss supporting the Rowlett Housing Finance Corporation's Application for Reservation with the Texas Bond Review Board for a private activity bond volume cap reservation of up to \$6,000,000 of qualified mortgage revenue bonds and assign those bonds to the Texas Department of Housing and Community Affairs. (20 minutes)

Public input received from: Brian Galuardi, Rowlett.

Ms. Mauladad and Rick Sheffield, Executive Director of the Housing Finance Corporation, provided background information for this item. It will be considered as part of this meeting's agenda.

Council requested that the related item 7D be pulled for Individual Consideration.

4. DISCUSS CONSENT AGENDA ITEMS

After a short break at 6:57 p.m., Council reconvened at 7:30 p.m.

INVOCATION – Nathan Presley, First Rowlett United Methodist

PLEDGES OF ALLEGIANCE

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

5. PRESENTATIONS AND PROCLAMATIONS

- 5A.** Presentation of proclamation recognizing the week of May 15-21, 2022 as National Police Week.

Councilmember Bell presented the proclamation to Interim Police Chief Miller, Lt. McGough and Sgt. Baldwin.

- 5B.** Presentation of proclamation recognizing the week of May 1-7, 2022 as Rowlett Detention Officers Week.

Councilmember Margolis presented the proclamation to Detention Officers Jorai, Lunger and Ocanas.

- 5C.** Presentation of proclamation recognizing the month of May, 2022 as National Motorcycle Awareness Month.

Deputy Mayor Pro Tem Sherrill presented the proclamation to Interim Police Chief Miller.

- 5D.** Presentation of proclamation recognizing the week of May 9-13, 2022 as Economic Development Week.

Mayor Pro Tem Grubisich presented the proclamation to Charles Mazarakes, Economic Development Specialist, Mark Hall and Michael Gallops with the Rowlett Chamber of Commerce.

- 5E.** Presentation of the 2022 Rowlett Arts and Humanities Commission's Young Artist Exhibit winners.

Laura Tschoerner, Director of Library Services and Deborah Crosby, Chair – Arts and Humanities Commission announced the winners and presented their awards.

Winners are as follows:

First Place Winners

Two Dimensional, Grades 6-8 Division - Ocean by Georgia Muskoph
Two Dimensional, Grades 9-12 Division – Disquiet by Jade Taylor
Two Dimensional, Special Needs Division – One Up by Andrew Townsend
Three Dimensional, Grades 6-8 Division – Key to My Heart by Abby Ceballos
Three Dimensional, Grades 9-12 Division – Aquarium by Jennifer Luna

Second Place Winners

Two Dimensional, Grades 6-8 Division – Tyler by Iyanna Washington
Two Dimensional, Grades 9-12 Division – Melting Figure by Dilia Sierra
Two Dimensional, Special Needs Division – Magic School Bus by Hannah Foreman
Three Dimensional, Grades 9-12 Division – Kindness by Dulce Martinez

Third Place Winners

Two Dimensional, Grades 6-8 Division - Maryland State Flag Zentangle by Varunya Pongvaramitchai
Two Dimensional, Grades 9-12 Division – Tree of Many Colors by Baruch Espinoza
Two Dimensional, Special Needs Division – My Base by Justus Matthews
Three Dimensional, Grades 9-12 Division – Rose by Jennifer Luna

- 5F.** Presentation of the second quarter investment report for March 31, 2022.

Robert Cone, Budget Officer and Nathan Smith, PFM Asset Management presented the report.

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

Deputy Mayor Pro Tem Sherrill made the following announcements:

Election Day is this Saturday, May 7th for the City's General and Special Elections for City Council. Rowlett residents will vote in their respective counties.

If you've been pawndering the pitter patter of four paws, the Animal Shelter is full of dogs from which you may find the right pup to expand your family. They are still VERY Code Red for dogs. Please help these pups find their forever homes. One of the cuties available is Zeke – he's been with us since October. Look at that derp!

HOW do they do that?

Now's the time to find out how your local government works, directly from the people who serve the citizens of Rowlett. Rowlett City Academy is now open for registration for this summer's session beginning June 2nd.

In partnership with the Rowlett Fire Department, American Red Cross North Texas is offering a free home fire safety information event on Thursday, May 5th from 9am to 11am. You can also register for free smoke alarm installation. The first 300 families also receive a family food box from the North Texas Food Bank.

For more information on these and all other City-related events, please visit Rowlett.com or call the Action Center at 972-412-6100.

6. CITIZENS' INPUT

1. Debra Shinder, Rowlett; Proclamations
2. Dave Holl, Rowlett; Miller Road Closure
3. Jeff Winget, Rowlett; Sapphire Bay
4. Dan Gleason, Rowlett; Sapphire Bay
5. Stephanie Higgins, Rowlett; Sapphire Bay

Mayor Pro Tem Grubisich read emailed comments into the record received from the following:

1. Jill Reilly, Rowlett; Sapphire Bay
2. Brian Galuardi, Rowlett; Sapphire Bay

7. CONSENT AGENDA

7A. Consider approving the minutes.

Consider action to approve minutes from the following City Council meeting(s): April 19, 2022 and April 26, 2022 Special Meeting.

This item was approved on the Consent Agenda.

7B. Consider a resolution approving a Task Authorization for engineering design work.

Consider action to approve a resolution approving Task Authorization FY22-FNI-03 in the amount of \$833,000 with Freese and Nichols, Inc. (FNI) for engineering design work associated with the Merritt Road 36-Inch and 30-Inch Waterline Project and authorizing the Mayor to execute the necessary documents for said services.

This item was approved on the Consent Agenda as RES-044-22.

7C. Consider action approving a tree removal permit.

Consider and take action on a request by Danny Giesbrecht, 151 Coffee, on behalf of property owner Lakeview Parkway Ventures, LLC., for approval of a Tree Removal Permit application on a portion of an approximately 5.52-acre property zoned General Commercial/Retail (C-2) District. The subject property is located approximately 360 feet east of the intersection of

Lakeview Parkway and Rowlett Road, being a portion of Lot 2, Block 1 of the A.S.P.I Addition, in the City of Rowlett, Dallas County, Texas.

This item was approved on the Consent Agenda as RES-045-22.

7D. Consider a resolution supporting the reservation of qualified mortgage revenue bonds for the Rowlett Housing Finance Corporation.

Consider and take action on a resolution supporting the Rowlett Housing Finance Corporation's Application for Reservation with the Texas Bond Review Board for a private activity bond volume cap reservation of up to \$6,000,000 of qualified mortgage revenue bonds and assign those bonds to the Texas Department of Housing and Community Affairs.

This item was pulled for Individual Consideration.

Mr. Sheffield provided the information for this item.

A motion was made by Deputy Mayor Pro Tem Sherrill, seconded by Councilmember Bell, to approve the item as presented. The motion passed with a unanimous vote of those members present. This item was approved as RES-046-22.

7E. Consider a resolution approving 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 utilizing their Annual Contract for Fuel (Bid No. 2022-063) from Primary Vendor Jack Ray Oil Co. and Secondary Vendor Douglass Distributing for an estimated annual amount of \$495,000.

This item was approved on the Consent Agenda as RES-047-22.

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 action to approve a resolution approving the First Amendment to Master Development Agreement and the Second Amendment to Hotel Development Agreement with Sapphire Bay Land Holdings I, LLC for the Sapphire Bay project.

Brian Funderburk, City Manager, presented the information for this item.

A motion was made by Deputy Mayor Pro Tem Sherrill, seconded by Councilmember Bell, to approve the item as presented. The motion passed with a unanimous vote of those members present. This item was approved as RES-048-22.

Items 8D-E-F were taken out of order and presented next.

- 8B.** Conduct a public hearing and take action to approve an ordinance amending Chapter 77-803.F of the Rowlett Development Code to clarify and revise requirements for mailing, posting and publishing notices of public hearings and to comply with state law.

Alex Koenig, Planning and Urban Design Manager, presented the information for this item. The public hearing opened and closed with the following speaker: Jennifer Dickson, Rowlett.

A motion was made by Deputy Mayor Pro Tem Sherrill, seconded by Councilmember Margolis, to approve the item as presented. The motion passed with a unanimous vote of those members present. This item was approved as ORD-012-22.

- 8C.** Conduct a public hearing and consider action to approve an ordinance amending Section 77-508 "Residential Building Standards" of the City of Rowlett Code of Ordinances – Rowlett Development Code repealing provisions relating to building materials and revising building orientation standards for residential buildings.

Mr. Koenig presented the information for this item. The public hearing opened and closed with no speakers.

A motion was made by Deputy Mayor Pro Tem Sherrill, seconded by Councilmember Bell, to approve the item as presented. The motion passed with a unanimous vote of those members present. This item was approved as ORD-013-22.

- 8D.** Conduct a public hearing and take action to approve an ordinance on a request by Sapphire Bay Land Holdings, LLC, approving Major Warrants and revising the Regulating Plan to revise requirements relating to parking lots, drive-through facilities, building orientation, front-entry garages, trail lighting standards, sidewalks, trails, signage and gas pumps on a 115.32 +/- acre site located in the Sapphire Bay peninsula.

Ms. Mauladad presented the information for items 8D-E-F. Sidney Stratton for the applicant provided additional information. The public hearings were opened and closed concurrently with the following speaker: Brian Galuardi, Rowlett; and emailed comments from Laurie Galuardi, Rowlett.

A motion was made by Councilmember Margolis, seconded by Councilmember Laning, to approve the item as presented. The motion passed with a vote of 4 in favor and 1 opposed (SHERRILL). This item was approved as ORD-014-22.

- 8E.** Conduct a public hearing and take action to approve an ordinance on a request by Sapphire Bay Land Holdings, LLC, approving Major Warrants for a restaurant to revise façade glazing requirements and to allow for a single-story building on a 2.6 +/- acre site located approximately 400 feet northwest of the intersection of Meigan Elise Drive and Katie Drive, in the Sapphire Bay peninsula.

A motion was made by Deputy Mayor Pro Tem Sherrill, seconded by Councilmember Bell, to approve the item as presented. The motion passed with a unanimous vote of those members present. This item was approved as ORD-015-22.

- 8F. Conduct a public hearing and take action to approve an ordinance on a request by Sapphire Bay Land Holdings, LLC, approving Major Warrants to revise stoop entry, sidewalk location, and tree spacing requirements on a 2.93 +/- acre site located approximately along the eastern boundary of Marc Place and a portion of Easy Street, in the Sapphire Bay peninsula.

A motion was made by Deputy Mayor Pro Tem Sherrill, seconded by Councilmember Margolis, to approve the item as presented. The motion passed with a unanimous vote of those members present. This item was approved as ORD-016-22.

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

There was no action taken.

9. ADJOURNMENT

The meeting adjourned at 10:18 p.m.



Blake Margolis, Mayor

Laura Hallmark, City Secretary

Approved on: May 17, 2022