



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 17, 2022

5:30 P.M.

Municipal Building – 4000 Main St.

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 Margolis, Mayor Pro Tem Grubisich, Councilmember Galuardi, Councilmember Winget, Councilmember Britton, Councilmember Bell and Councilmember Shinder

1. CALL TO ORDER

Mayor Margolis 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, Sec. 551.071 (Consultation with City Attorney), to consult with and receive legal advice from the City Attorney regarding the contractual renewal of Stop Loss Coverage provisions with United Healthcare. (15 minutes)

In Executive Session at 5:32 p.m. Out at 5:47 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 a referendum petition received to repeal zoning ordinance number ORD-008-22. (15 minutes)

In Executive Session at 5:47 p.m. Out at 6:06 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 Golf Advisory Board and City Council. (30 minutes)

Brad Marshall, Board Chair called their portion of the meeting to order at 6:07 p.m. He then introduced the other members of the board who were all present: Larry Glick, Carter Holston, Jonathan Andron, Michael Daffin, Barbara Holst, Noel Wardrope, Becky Sebastian and Larry Young. He, along with Angie Smith – Deputy City Manager, reviewed the mission of the Golf Advisory Board (GAB); the responsibilities of American Golf Corporation (AGC) in the operations/upkeep of Waterview Golf Club and a history of the AGC contract; golf course metrics (number of tournaments, rounds played, pavilion rentals, players club members); accomplishments of the GAB over the past year; photos of some of the improvements at the course; GAB's goals for the upcoming year; future concerns and FY23 budget requests. He adjourned their portion of the meeting at 6:40 p.m.

3B. Presentation of Finalists for Fire Station #2 Sculpture. (30 minutes)

Deborah Crosby – Chair of the Arts and Humanities Commission, along with Laura Tschoerner – Director of Library Services, reviewed the public art program, the process for project submittal and selection and the options presented by the artists. It was the consensus of Council to proceed with the piece submitted by Jon Millet. Formal action of acceptance will be presented at a future meeting.

3C. Discuss and receive input regarding updates to the following codes: International Building Code, International Fire Code, International Residential Code, International Mechanical Code, International Plumbing Code, International Fuel Gas Code International Swimming Pool and Spa Code and the International Energy Code. (30 minutes)

Dale Jackson, Building Official, along with Munal Mauladad, Managing Director of Community Development and Engineering, reviewed the codes to be updated. Discussion of the review process through the North Central Texas Council of Governments and current practices. Official action for adoption will be presented at a future meeting.

After a short break at 7:21 p.m., Council reconvened at 7:30 p.m.

4. DISCUSS CONSENT AGENDA ITEMS

INVOCATION – Cole Hedgecock, First Baptist Church

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 American Public Works Association National Public Works Week.

This item was presented in conjunction with Item 5B.

5B. Presentation of American Public Works Association (APWA) Re-Accreditation to the Public Works Department.

Mayor Pro Tem Grubisich presented the proclamation to Ronnie Obrien – Interim Director of Public Works, Mike Lasby – Asset Manager, and several Public Works employees who were in attendance. A framed re-accreditation award was also presented.

5C. Presentation of Comprehensive Monthly Financial Report (CMFR) for the period ending March 31, 2022.

Wendy Badgett, Director of Finance, 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 Winget made the following announcements:

If you've been pawndering the pitter patter of four paws, the Animal Shelter is a GREAT place to start your search. They always have a cat, dog or sometimes something more exotic from which you may choose to find the right fit to expand your family. Please help these babies find their furever homes. ADOPT – DON'T SHOP.

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.

The Wet Zone opens THIS Saturday!!! Come thrill in the spill for an event-filled summer.

All are welcome for our special Memorial Day ceremony honoring those soldiers who have made the ultimate sacrifice for freedom around the world. This will be held Saturday, May 28th at Veterans Park from 10-11 a.m.

City offices and facilities will be closed Monday, May 30th for the Memorial Day holiday.

We are now accepting applications for the Rowlett Youth Advisory Council through June 17th.

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

Mayor Margolis provided comments regarding the petition that had been presented to the City to repeal Ordinance ORD-008-22. David Berman, City Attorney, provided additional legal explanation as to how a referendum does not apply to zoning ordinances in the State of Texas – thereby making the petition invalid.

6. CITIZENS' INPUT

1. Dave Holl, Rowlett; Miller Road
2. Jon Gillen, Rowlett; warehouse dev.
3. Carolyn Boros, Rowlett; warehouse dev.
4. Jeremy Smith, Rowlett; warehouse dev.
5. Jenny Peterson, Rowlett; warehouse dev.
6. Albert Shackelford; warehouse dev.
7. Tim Bender, Rowlett; warehouse dev.
8. Joyce Bradley, Rowlett; warehouse dev.
9. Christa Osborn, Rowlett; warehouse dev.
10. Susanne Herrera, Rowlett; City planning
11. Terry Millican, Rowlett; City planning
12. Adrian Ray, Rowlett; warehouse dev.
13. Gautam Poddar, warehouse dev.

Emailed comments received by those listed below regarding the warehouse development were read into the record by Mayor Margolis and Mayor Pro Tem Grubisich and comments from Pam Liston, Rowlett; regarding outgoing Councilmember Martha Brown.

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| 1. Anita Lopez | 18. Virginia Pool | 35. Ed Morrow |
| 2. Kent Ross | 19. Joanne Holt | 36. Jacob Stahler |
| 3. Jodie Young | 20. Nolan Bailey | 37. Bill Cornell |
| 4. Sue Sommer | 21. Gene & Gloria Barnes | 38. Lynne Najera |
| 5. Judy McCallum | 22. James & Tracy
Sellers | 39. Shane Shepherd |
| 6. Bruce & Brenda
Brazzell | 23. Juliet Coy | 40. Stacie & Jason Griffin |
| 7. Gilbert & Sue
Yarbrough | 24. Todd Renz | 41. Bill Wright |
| 8. Marisa & Chad Perry | 25. Michael LeProhon | 42. Dalton Sullivan |
| 9. Jonathan Killingsworth | 26. Thomas Hopkins | 43. Jafet Ortiz |
| 10. James Andrew Steele | 27. Tammy Lancaster | 44. Jose Soto |
| 11. Grant Lovaasen | 28. Frances Bevilacqua | 45. Chris Sickler |
| 12. James Spencer | 29. Susan Watkins | 46. Jill Reilly |
| 13. Courtney Hubbard | 30. Sue & Richard
Rabinowitz | 47. Jennifer Castro |
| 14. Lee Kennemer | 31. Jim & Donna Baldwin | 48. Matt Mozingo |
| 15. Aju Thomas | 32. Robert Vernon | 49. Asmeret Endrias |
| 16. Jim Green | 33. Randon Crowell | 50. William & Jennifer
Wilson |
| 17. Greg Duncan | 34. Lynda Morrow | |

7. CONSENT AGENDA

7A. Consider approving the minutes.

Consider action to approve minutes from the following City Council meeting(s): May 3, 2022 Regular Meeting.

This item was approved on the Consent Agenda.

7B. Consider a resolution approving an employee benefits contract renewal for stop loss coverage.

Consider action to approve a resolution for a contract renewal for employee benefits for Fiscal Year 2022-2023 (FY2023) to UnitedHealthcare for stop loss coverage in an estimated amount of \$1,200,440 and authorizing the City Manager to execute all necessary documents.

This item was approved on the Consent Agenda as RES-050-22.

7C. Consider a resolution approving the purchase of foam injection services.

Consider action to approve a resolution authorizing the City of Rowlett to purchase foam injection services from Nortex Concrete Lift and Stabilization, Inc. in the amount of \$200,000 through an interlocal agreement with the City of Grand Prairie utilizing their Annual Contract for Pavement Leveling Services (RFB 21158).

This item was approved on the Consent Agenda as RES-051-22.

7D. Consider a resolution approving the payment for emergency communications center workstations.

Consider action to approve a resolution approving an agreement with ErgoFlex Systems, Inc. d/b/a Xybix Systems, Inc. for the purchase of Communications Center workstations for the Police and Fire Emergency Communications Center in the amount of \$97,487.77.

This item was approved on the Consent Agenda as RES-052-22.

7E. Consider action approving the execution of standby contracts for disaster debris removal services.

Consider action authorizing the City Manager to negotiate and execute standby contracts for disaster debris removal services with CrowderGulf, LLC., as the primary service provider; Ceres Environmental Services, Inc., as the secondary service provider; and DRC Emergency Services, as the tertiary service provider in an amount not to exceed \$6,000,000 and for a one-year period, with four additional one-year renewal options.

This item was approved on the Consent Agenda as RES-053-22.

Passed the Consent Agenda

A motion was made by Councilmember Galuardi, seconded by Councilmember 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. Conduct a public hearing and take action to approve a Special Use Permit for property owners Shelly Bland and Patrick Boux, allowing the construction of an accessory structure covering more than 35 percent of the rear yard, and to amend the Comprehensive Plan and Zoning Map

of the City of Rowlett for a 0.17 +/- acre site located at 8110 Columbia Drive, in the City of Rowlett, Rockwall County, Texas.

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

A motion was made by Councilmember Britton, seconded by Councilmember Winget, to approve the item as presented. The motion passed with a unanimous vote of those members present. This item was approved as ORD-017-22.

- 8B.** Conduct a public hearing and take action to approve an ordinance granting a zoning change for the Crawford Trust, Marilyn Wyrick Ingram, and Phyllis Wyrick Patterson, to rezone the subject property from General Commercial/Retail (C-2), General Manufacturing (M-2) District, and General Manufacturing (M-2)/Industrial Overlay (IO) to Planned Development (PD) District for General Manufacturing (M-2) Uses and approval of a Concept Plan to construct approximately 364,500 square feet of office/industrial space; and to amend the Comprehensive Plan Zoning Map of the City of Rowlett for a 24.5 +/- acre site located at the southwest corner of the intersection of Dexham Road and Lakeview Parkway, situated in the Reason Crist Survey, Abstract Number 225, in the City of Rowlett, Dallas County, Texas.

The public hearing opened and closed with the following speakers:

1. Bill Dahlstrom
2. Larry Perkins
3. Mark Hempkins
4. Susanne Herrera
5. Terry Millican

A motion was made by Mayor Pro Tem Grubisich, seconded by Councilmember Galuardi, to table this item to the July 19th City Council meeting. The motion passed with a unanimous vote of those members present.

- 8C.** Conduct a public hearing and take action to approve Major Warrants under the Form-Based Code for Sapphire Bay Marina, LLC, to Article 2.4 to allow for single-story building, Articles 2.4.1.f and 3.1.3.a.1 to allow parking lots to dominate the street, and Article 2.4.3.b.2.i and Appendix 2.1 to eliminate the requirement for 80% continuous street frontage and allow for buildings to front on the lake shore instead of on the street on a 3.24 +/- acre site located south of the intersection of Marina Vista and East Access Drive, situated on lot 54, Block A of the Sapphire Bay Addition, in the City of Rowlett, Rockwall County, Texas.

Ms. Mauladad presented the information for this item. Maxwell Fisher and Tony Dieste – for the applicant, presented additional information. The public hearing opened and closed with no speakers.

A motion was made by Councilmember Shinder, seconded by Councilmember Winget, to approve the item as presented. The motion passed with a unanimous vote of those members present. This item was approved as ORD-018-22.

- 8D. Conduct a public hearing and consider approval of an ordinance to: 1) rezone the subject property from Limited Commercial/Retail (C-1) District, to Planned Development (PD) District for Limited Commercial/Retail (C-1) and Self-Storage Uses, and approval of a Concept Plan to construct approximately 17,000 square feet of Retail Commercial space and 115,000 of self-storage space; 2) amend the Comprehensive Plan; and 3) amend the Zoning Map of the City of Rowlett for a 6.94 +/-acre tract of land located at the southwest corner of the intersection of Miller Road and Rowlett Road, in the City of Rowlett, Dallas County, Texas.

Mr. Koenig presented the information for this item. Mr. Fisher – for the applicant, presented additional information. The public hearing opened and closed with the following speaker: Beverly Rahlf.

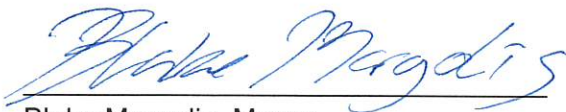
A motion was made by Councilmember Winget, seconded by Councilmember Bell, to approve the item as presented. The motion passed with a vote of six in favor and one opposed (BRITTON). This item was approved as ORD-019-22.

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

There was no action taken.

9. **ADJOURNMENT**

The meeting adjourned at 10:48 p.m.



Blake Margolis, Mayor



Laura Hallmark, City Secretary

Approved on: June 7, 2022

