



**CITY COUNCIL STRATEGY AND PLANNING SESSION MINUTES
ROWLETT FIRE STATION #2 ~ 8602 SCHRADE RD. ~ ROWLETT, TEXAS 75088
MAY 27, 2022**

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

Arrival and Breakfast

Mayor Margolis called the meeting to order at 8:15 a.m.

Public Input on Posted Agenda Items

No public input was received.

Opening Remarks and Review of Goals

Brian Funderburk, City Manager, reviewed the agenda for the day, including the goals of: brainstorm ideas, desires and initiatives to be used in developing goals this Council would like to achieve or advance over the next two years; and develop a preliminary ranking to help narrow the list for additional staff analysis for future discussion with Council.

Hot Topics Coming to a Theater Near You

North Texas Municipal Water District (NTMWD): Mr. Funderburk reviewed a brief history of "take or pay" provision, current status of agreement and contract, desire to pursue membership and the obstacles to do that.

Sapphire Bay: Mr. Funderburk provided an update on the development, the financial terms of the amended agreement, projected revenues and future obligation to the City of Dallas.

North Shore: Libbey Tucker, Interim Director of Economic Development, reviewed a development opportunity for 250 acres as well as marketing efforts for targeted industries and current interest and activity.

Property Tax: Wendy Badgett, Director of Finance, reviewed the property tax rate and the components that comprise it – I&S (debt), M&O (operations); explanation of "No New Revenue" rate, "Unused Increment" rate and "Voter Approval" rate. She also explained the limitations on revenue including Senate Bill 2, senior tax freeze and exemptions.

Utility Rates: Ms. Badgett related NTMWD plans for a significant rate increase, the combination of slightly lower usage and significantly greater NTMWD costs results in need for adjustment to 2021 rate plan, funds of \$1 million were retained last year for rate relief to help alleviate some of the increase.

Facilities Bond: Angie Smith, Deputy City Manager, provided an update on the Community Investment Program Task Force (CIPTF) – their purpose and charge from Council; and their progress thus far.

Fire Station #5: Mr. Funderburk reviewed the 1-acre lot set aside by Sapphire Bay developers for a joint public safety facility for fire and police; options for General Obligation bonds (GOs) – voted on by the electorate or Certificates of Obligation (COs) – vote by Council.

Break at 10:25 a.m. and reconvened at 10:36 a.m.

Compensation: Richard Jones, Director of Human Resources, presented the results of the annual market study of 18 comparison cities and a review of the variances for the last six years and options for implementation. Mr. Funderburk proposed working toward a multi-year plan to bring rates equal to or just above comparisons.

Waterview Golf Club: Ms. Smith reviewed a brief history of the lease agreement with American Golf Corporation (AGC), terms and obligations, FY23 budget requests and additional projects ranked by the Golf Advisory Board, and a current snapshot of the Golf Fund.

Multi-Family: Munal Mauladad, Managing Director of Community Development and Engineering, reviewed the definition of multi-family, the requirement for a Special Use Permit (SUP), drivers for multi-family development, existing/permitted/approved projects and current occupancy rates.

Master Thoroughfare Plan/Current Truck Route: Ms. Mauladad reviewed the current truck route ordinance.

88th Texas Legislative Session: Mr. Funderburk reviewed the dates for the upcoming session, Rowlett's development of a legislative agenda and the priorities outlined for the 87th session.

Department of Justice COPS Hiring Program: Ms. Smith outlined the parameters of the grant – much like the Fire Department SAFER Grant, the Police Department's request for 8 officers and costs for City if grant received.

Bond Financing: Ms. Badgett outlined the process for issuance of bonds, an explanation of a "parameter" ordinance, the qualifications in order to issue and its benefits.

Working Lunch – Council Governance

Break at 12:03 p.m. and reconvened at 12:08 p.m.

David Berman, City Attorney, reviewed rules outlining rezoning and comprehensive plan amendments, eminent domain and issues regarding the Open Meetings Act, Public Information Act, conflicts of interest and code of ethics.

Laura Hallmark, City Secretary, reviewed citizen input process implemented during COVID and processes used by comparison cities. Council discussion regarding implementation of an online form submission and allowance of a group speaker for large groups.

Break at 1:13 p.m. and reconvened at 1:24 p.m.

Review Strategic Plan and Discuss Goals for FY2023 / FY2024 Goals Exercise

Ms. Smith provided a review of the Strategic Plan and Mr. Funderburk reviewed the process for the exercise. Each Councilmember then provided goals. Councilmembers then indicated their top choices out of the list generated. Staff will then compile the results and provide additional information, which will then be presented to Council at a future date.

Decision Points, Wrap up & Closing Remarks

Mr. Funderburk and the Mayor thanked everyone for their participation.

The meeting adjourned at 2:22 p.m.



Blake Margolis, Mayor



Laura Hallmark, City Secretary

Approved on: June 21, 2022

