



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, June 7, 2022

5:15 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 Bell and Councilmember Shinder

Absent: Councilmember Britton

1. CALL TO ORDER

Mayor Margolis called the meeting to order at 5:16 p.m.

2. EXECUTIVE SESSION (5:15 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 and the filing and institution of condemnation proceedings for the acquisition of sanitary sewer utility easements on certain properties along Stonewall Road. **THIS ITEM WILL BE DISCUSSED PRIOR TO THE WORK SESSION.** (15 minutes)

In Executive Session at 5:17 p.m. Out at 5:40 p.m.

3. WORK SESSION (5:30 P.M.)* Times listed are approximate.

City Council may receive public input on the following items:

3A. Joint Work Session of Senior Advisory Board and City Council. (30 minutes)

Kenneth Williams, Chair, called their portion of the meeting to order at 5:42 p.m. Other members present were: Virginia Denson, Alberta Reese, Wathenia Clark, Sharon Pouzar, and Dianna Lieberenz. Not present were: Susan Bell and Cheryl Smith. Mr. Williams, along with Aaron Cleaver, Director of Parks and Recreation – Staff Liaison, reviewed the Board's mission and purpose, their goals and accomplishments for the past year, Senior programming and

membership update, DART senior passes update, and goals for the upcoming year. Mr. Williams adjourned their portion of the meeting at 5:58 p.m.

- 3B.** Presentation regarding alignment options for the Chiesa Road Widening – Miller Road to Dalrock Road project. (45 minutes)

Public comments received from the following:

1. Mathel Miller, Jr., Rockwall
2. Mathel Miller, Sr., Rowlett
3. Erik Wesley, Rockwall

Jeff Cohen, Interim Director of Engineering, along with Munal Mauladad, Managing Director of Community Development and Engineering, presented the two options for the route/alignment. Discussion regarding all options explored to minimize affect, median cuts to allow for access, recognition of the history of this neighborhood; strive to not make situation worse than it is today and possibly improve the situation. It was the consensus of Council to move forward with option 1 – right-of-way acquisition on the north side.

- 3C.** Discuss the scheduled issuance and sale of City of Rowlett, Texas Series 2022 General Obligation Bonds authorized in 2021, and Series 2022 Waterworks and Sewer System Revenue Bonds. (45 minutes)

Tara Lopez, Assistant Director of Finance, along with Marty Shew, Hilltop Advisors, reviewed the bond issuances for the 2021 voter approved bond program as well as the proposed issuance for the waterworks/sewer system revenue bonds. Formal action on these bond issuances is on this agenda for Individual Consideration.

4. DISCUSS CONSENT AGENDA ITEMS

Items 7D, 7E and 7L were pulled from the Consent Agenda for Individual Consideration at the request of Councilmembers.

After a short break at 7:14 p.m., Council reconvened at 7:31 p.m.

INVOCATION – Ann Dotson, First Christian Church Rowlett

PLEDGES OF ALLEGIANCE

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

5. PRESENTATIONS AND PROCLAMATIONS

- 5A.** Presentation of Proclamation recognizing the month of June 2022 as PRIDE month, and request to light the water tower in PRIDE colors on Tuesday, June 28th in recognition of our LGBTQ community members.

Mayor Margolis presented the proclamation to members of the Rowlett Diversity, Equity and Inclusion Commission who were present.

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

Councilmember Shinder made the following announcements:

The Wet Zone will be open 7 days a week starting this weekend. Come thrill in the spill for an event-filled summer.

The Rowlett Public Library's Summer Reading program sets sail this Saturday. Register online for "Oceans" of fun events, activities, reading challenges, and clubs all summer long!

Also this Saturday is Barks, Brews & Brats at Scentral Bark Dog Park from 6-9pm. A fun evening of live music, playful pups, cold brews and food trucks. Owners must be on a leash when outside Small or Big Bark.

Don't have a dog to take? We've got you covered. The Animal Shelter is FULL!! Please help these babies find their furever homes – maybe it's yours. Remember, ADOPT – DON'T SHOP.

Are you interested in being more involved in your City?

Serving on one of our boards or commissions is a great way to give back to the community in which you live. Applications will be accepted through August 14th.

The Rowlett Housing Finance Corporation has a vacancy on their Board of Directors. If interested, please submit a board application by June 17th.

Know a Rowlett high schooler who would like to get involved? We are also 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.

Olympic Day event, Saturday June 18th from 11am-1pm at Kayak Crossing Outpost. Come meet former Olympians as they share their experiences.

Mayor Pro Tem Grubisich announced the following:

The Community Investment Program Task Force wants your input! We need your help and input in building the future of Rowlett. To meet the demands of our growing community, the need for new facilities is real. That's where YOU come in. We would like to know how you would prioritize the building of those facilities. Please take a moment to take a quick survey that can be found on the City's website, at the kiosk in City buildings or while out and about at one of our special events.

For any questions or more information, email BuildingOurFuture@Rowlett.com.

6. CITIZENS' INPUT

1. Rebecca Bice, Wylie; sewer easement
2. Dave Holl, Rowlett; 6917 Miller Road
3. Joyce Bradley, Rowlett; zoning change
4. Kason Huddleston, Rowlett; PRIDE proclamation

7. CONSENT AGENDA

7A. Consider approving the minutes.

Consider action to approve minutes from the following City Council meeting(s): May 16, 2022 Special Meeting and May 17, 2022 Regular Meeting.

This item was approved on the Consent Agenda.

7B. Consider action awarding auditing services.

Consider action to approve a resolution awarding auditing services of the financial statements of the City of Rowlett for the fiscal years ending September 30, 2022, through 2026 to Weaver and Tidwell, LLC.

This item was approved on the Consent Agenda as RES-054-22.

7C. Consider action for the suspension of Oncor's rate increase.

Consider action to approve a resolution to suspend the June 17, 2022, effective date of the Oncor Electric Delivery Company (Oncor) rate increase for the maximum period permitted by law to allow the City to evaluate the filing.

This item was approved on the Consent Agenda as RES-055-22.

7D. Consider action for a task authorization for architectural and engineering services.

Consider action to approve a resolution approving a Task Authorization with EIKON Consulting Group, LLC (EIKON) for architectural and engineering services associated with the design of Rowlett Fire Station #5 in an amount not to exceed \$700,000.

This item was pulled for Individual Consideration.

Fire Chief Neil Howard presented the information for Items 7D and 7E. Brian Funderburk, City Manager, provided additional information.

A motion was made by Mayor Pro Tem Grubisich, 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 RES-056-22.

7E. Consider action for a task authorization for professional project management services.

Consider action to approve a resolution approving a task authorization for Fitzpatrick Design Construction Services Group, LLC, in the amount of \$250,000, for professional project management services related to the design and construction of Fire Station #5 Sapphire Bay.

This item was pulled for Individual Consideration.

A motion was made by Councilmember Bell, seconded by Councilmember Shinder, to approve the item as presented. The motion passed with a unanimous vote of those members present. This item was approved as RES-057-22.

7F. Consider action for a contract for sidewalk, curb, gutter and utility cut repairs.

Consider action to approve a resolution authorizing the City of Rowlett to add funds to the existing contract for concrete sidewalk, curb, gutter, and utility cut repair through the City's Annual Contract (Bid #2018-10, Contract #32200008) with Austin Raymond Construction for an amount of \$65,646.25.

This item was approved on the Consent Agenda as RES-058-22.

7G. Consider action for the use of budgeted funds for the purchase of uniforms.

Consider action to approve a resolution approving the purchase of uniforms through Galls to fund an annual recurring uniform cost and new uniforms associated with onboarding of the (9) new 2020 SAFER Grant firefighters using Fire Department budgeted funds.

This item was approved on the Consent Agenda as RES-059-22.

7H. Consider action for the use of budgeted funds for the purchase of bunker gear.

Consider action to approve a resolution approving the purchase of bunker gear associated with onboarding of 17 new firefighters, including nine funded via the 2020 SAFER Grant, in the amount of \$98,986 from Casco Industries, Inc.

This item was approved on the Consent Agenda as RES-060-22.

7I. Consider action for the replacement of critical technology equipment in public safety vehicles.

Consider action to approve a resolution authorizing purchase orders to major hardware and software vendors in the amount of \$137,647.23 to replace critical technology equipment in public safety vehicles through multiple government approved purchasing contracts and authorizing the City Manager to execute the necessary documents for said purchase.

This item was approved on the Consent Agenda as RES-061-22.

7J. Consider action for equipment, software licensing with maintenance and support for network infrastructure.

Consider action to approve a resolution authorizing a purchase order in the amount of \$170,130 to a major hardware and software vendor to purchase Information Technology (IT) equipment, software licensing with maintenance and support for our network infrastructure environment.

This item was approved on the Consent Agenda as RES-062-22.

7K. Consider action for a contract to build and install a sculpture at Fire Station No. 2.

Consider action to approve a resolution approving an agreement with Jon Millet commissioning the design, construction and installation of a sculpture for Fire Station #2 in an aggregate amount not to exceed \$48,000.

This item was approved on the Consent Agenda as RES-063-22.

7L. Consider action for the filing of condemnation proceedings for acquisition of wastewater utility easements.

Consider action to approve a resolution authorizing the filing and institution of condemnation proceedings for the acquisition of wastewater utility easements on properties along Stonewall Road in Dallas County, Texas.

This item was pulled for Individual Consideration.

Mr. Cohen provided the information for this item.

A motion was made by Councilmember Winget, 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-064-22.

7M. Consider action for a task authorization for surveying work for right-of-way acquisition.

Consider action to approve a resolution authorizing and approving Task Authorization FY21-RJN-05-SUPP01 to PO#22100637 in the amount of \$79,250 with RJN Group, Inc. for surveying work for right-of-way (ROW) acquisition documents for the East Industrial Street Project and authorizing the Mayor to execute the necessary documents for said services.

This item was approved on the Consent Agenda as RES-065-22.

7N. Consider action for a contract for alley reconstruction.

Consider action to approve a resolution accepting the bid from and awarding a contract to Texas Civil Construction in the amount of \$460,204, with a ten percent (10%) contingency amount of \$46,020.40, and up to \$5,000 for an early completion bonus, resulting in a total project budget of \$511,224.40 for alley reconstruction between Schrade Road and Cousteau Drive, between

Cousteau Drive and Calypso Drive, and between Starboard Trail and Martha Lane, authorizing the Mayor to execute the necessary documents for said services.

This item was approved on the Consent Agenda as RES-066-22.

- 70. Consider action for a task authorization for geotechnical and construction materials testing.**

Consider action to approve a resolution approving and authorizing Task Authorization FY22-T-01 in the amount of \$81,887 with Terracon Consultants, Inc. (Terracon) for geotechnical and construction materials testing for the Miller Road Paving, Drainage and Utility Improvement Project and authorizing the Mayor to execute the necessary documents for said services.

This item was approved on the Consent Agenda as RES-067-22.

Passed the Consent Agenda

A motion was made by Councilmember Shinder, 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.** Presentation of a check from the Rowlett Housing Finance Corporation (RHFC) in the amount of \$50,000 and consider approving an accompanying resolution to assist with the payment of critical home repairs for individuals needing financial assistance.

Dale Jackson, Building Official and Ms. Mauladad presented the information for this item. R. Sheffield, Executive Director of the RHFC, along with Board Members, Karl Crawley, D. Pence, Barbara Holst, Debby Bobbitt and Riki Harper, presented the donation.

A motion was made by Councilmember Galuardi, 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 RES-068-22.

- 8B.** Conduct a public hearing and take action to approve a request by David Lara, granting a Special Use Permit to allow for an accessory structure in excess of 500 feet on property zoned Form Based Rural Neighborhood (FB-RN) District. The subject property is located southwest of the intersection of Misty Lane and Hickox Road, in the City of Rowlett, Dallas County, Texas.

Alex Koenig, Planning and Urban Design Manager, presented the information for this item. David Lara – Applicant, provided additional information. The public hearing opened and closed with no speakers.

A motion was made by Councilmember Winget, seconded by Councilmember Bell, to approve the item as presented with the conditions set forth by staff and the Planning and Zoning Commission. The motion passed with a unanimous vote of those members present. This item was approved as ORD-020-22.

- 8C. Conduct a public hearing and take action on a request by Sam Moore, MMCG DBR DFW, LLC on behalf of property owner Rowlett Consolidated, LLC., to approve a Special Use Permit to allow a restaurant with a drive-thru on a portion of an approximately 0.9-acre property zoned Planned Development (PD) District with a base zoning of General Commercial/Retail (C-2) District. The subject property is located approximately 1,000 feet northeast of the intersection of Lakeview Parkway and Dalrock Road, being a portion of Lot 2, Block A of the 8900 Lakeview Parkway Addition, in the City of Rowlett, Rockwall County, Texas.

Alex Koenig, Planning and Urban Design Manager, presented the information for this item. Sam Moore – Applicant, provided additional information. The public hearing opened and closed with no speakers.

A motion was made by Mayor Pro Tem Grubisich, seconded by Councilmember Winget, to approve the item as presented with the conditions set forth by staff and the Planning and Zoning Commission. The motion passed with a unanimous vote of those members present. This item was approved as ORD-021-22.

- 8D. Consider a resolution appointing a representative to the Dallas Area Rapid Transit (DART) Board of Directors.

Mayor Margolis presented the information for this item.

A motion was made by Councilmember Shinder, seconded by Councilmember Galuardi, to appoint Mark Enoch as Rowlett's representative on the DART Board of Directors. The motion passed with a unanimous vote of those members present. This item was approved as RES-069-22.

- 8E. Consider all matters incident and related to the issuance and sale of City of Rowlett, Texas General Obligation Bonds, Series 2022 and City of Rowlett Waterworks and Sewer System Revenue Bonds, Series 2022, including the adoption of Ordinances authorizing the issuance of such bonds and establishing procedures and delegating authority for the sale and delivery of such bonds.

Ms. Lopez provided the information for this item.

A motion was made by Councilmember Galuardi, seconded by Councilmember Winget, to adopt an ordinance authorizing the issuance and sale of City of Rowlett, Texas, Waterworks and Sewer System Revenue Bonds, Series 2022. The motion passed with a unanimous vote of those members present. This item was approved as ORD-022-22.

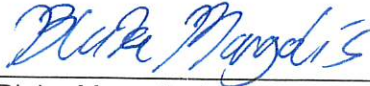
A motion was made by Councilmember Galuardi, seconded by Councilmember Winget, to adopt an ordinance authorizing the issuance and sale of City of Rowlett, Texas, General Obligation Bonds, Series 2022. The motion passed with a unanimous vote of those members present. This item was approved as ORD-023-22.

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

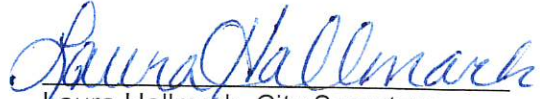
There was no action taken.

9. **ADJOURNMENT**

The meeting adjourned at 9:07 p.m.



Blake Margolis, Mayor



Laura Hallmark, City Secretary

Approved on: June 21, 2022

