



## 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, September 6, 2022

5:00 P.M.

Municipal Building – 4000 Main St.

---

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

**Absent:** Deputy Mayor Pro Tem Shinder

### 1. CALL TO ORDER

Mayor Margolis called the meeting to order at 5:00 p.m.

### 2. EXECUTIVE SESSION

- 2A.** The City Council shall convene into Executive Session pursuant to Texas Government Code, §551.072 (Sale of Real Property) and §551.071 (Consultation with Attorney), to seek legal advice from the City Attorney and to discuss the sale of City-owned property located on Schrade Road. (15 minutes) **THIS ITEM WILL BE DISCUSSED AFTER THE REGULAR SESSION.**

In at 8:12 p.m. Out at 8:44 p.m.

- 2B.** The City Council shall convene into Executive Session pursuant to Texas Government Code, §551.087 (Economic Development) and §551.071 (Consultation with Attorney), to discuss commercial or financial information the City has received from business prospects that the Council seeks to have locate, stay or expand in the City and with which the City is conducting economic development negotiations, regarding the Jackson Shaw development. (45 minutes) **THIS ITEM WILL BE DISCUSSED AFTER THE REGULAR SESSION.**

In at 8:44 p.m. Out at 10:14 p.m.

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

City Council may receive public input on the following items:

- 3A.** Discuss and receive direction regarding expenditure of funds process regarding the \$50,000 donation received from the Rowlett Finance Housing Finance Corporation (RHFC) for home repairs for individuals that require financial assistance. (30 minutes)

This item was considered second.

Public input received from: Rick Sheffield, Executive Director of the Rowlett Housing Finance Corporation.

Dale Jackson, Building Official, reviewed options for use as outlined in the staff report. After further discussion, it was the consensus of Council that the funds be provided to Habitat for Humanity for management.

- 3B.** Update City Council on Employee Benefits for Fiscal Year 2022 to include Plan Performance Updates and the Wellness Program. (15 minutes)

Richard Jones, Director of Human Resources, provided a review of historical numbers and the increase for proposed FY23 budget, FY22 to date, Alight (healthcare concierge) results and cost savings, biometric screening results, wellness activities available for FY23, wellness incentive levels and the program's increased participation, data outlining correlation to increased participation and reduced health care costs. Discussion regarding confidential mental health access and the Employee Assistance Program and the importance of health care coverage as a benefit.

- 3C.** Discuss 2023 Legislative Agenda for the City of Rowlett. (45 minutes)

This item was discussed first.

Brian Funderburk, City Manager, reviewed the number of bills submitted in the 87<sup>th</sup> session, upcoming 88<sup>th</sup> session, tools and resources to monitor bills filed, calendar for the session, legislative priorities for the previous session, legislative priorities for other entities, items proposed by the Council Government Affairs Sub-Committee and next steps. Councilmembers provided additional topics to be included: cities' management of short-term rentals, state sales tax dollars allocation to local jurisdictions for infrastructure and revenue caps on commercial vehicle enforcement.

Staff will review list with the Government Affairs Sub-Committee and prepare flyer and coordinate with the Rowlett Chamber of Commerce for Legislative Days in February 2023. Final slate will be considered for formal Council approval at a future meeting.

- 3D.** Receive a presentation regarding the annexation of Vinson Road, an orphaned roadway in the unincorporated area of Dallas County. (20 minutes)

Jeff Cohen, Interim Director of Engineering, along with Alex Koenig, Planning and Urban Design Manager, reviewed the steps involved with annexation and the responsibilities of the City, the authority of the City to annex according to the Texas Local Government Code and the process that must be undertaken and the cost involved with the process. After further discussion, it was the consensus of Council to move forward with the process of annexation.

- 3E.** Discuss a request from Stephanie Higgins to "de-park" Take-Area property located between 4021 Chiesa Road and Lake Ray Hubbard. (30 minutes)

Public Input received from:

1. Dave Holl, Rowlett; support take line lease
2. Bart Reeder, Dallas; request release from trail obligation if approved
3. Steven Horwitz, Rowlett; support take line lease
4. Phillip Cascavilla, Rowlett; support take line lease
5. Asa Cascavilla, Rowlett; support take line lease

Stephanie Higgins and Logan Duddell provided a presentation demonstrating debris that has been addressed/removed; security and safety related to vehicles driving and honking, guns and pedestrians; sublease value of maintenance; and their request to sublease in order to maintain the property and establish erosion control.

Mr. Jackson provided additional information regarding the area designated as park land and the proposed trail as noted on the Parks, Recreation, Open Space and Trail Master Plan.

Council discussion regarding a compromise solution allowing a sublease until such time as the lease term expires in 2041 or when the City has funds to develop the park – during which time the area would remain classified as a park. Further discussion regarding the diversion of the planned trail across to Chiesa Road and around the current properties in question. An additional caveat was discussed regarding take area would revert back as park land if/when these lots in question were sold for redevelopment that is not single-family. It was the consensus of Council to proceed with this compromise solution.

**4. DISCUSS CONSENT AGENDA ITEMS**

Short break at 7:33 p.m.

**INVOCATION** – Ann Dotson, First Christian Church Rowlett

**PLEDGES OF ALLEGIANCE** – Bryan Olsen and Paul Winget with Boy Scout Troop 1188

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

Council reconvened at 7:42 p.m.

**5. PRESENTATIONS AND PROCLAMATIONS**

- 5A.** Presentation of Proclamation recognizing September as National Food Safety Education Month.

Councilmember Britton presented the proclamation to Janet Tucker, Neighborhood Services Manager and James Hathorn, Inspector.

- 5B.** Presentation of proclamation recognizing September as Library Card Sign-Up Month.

Councilmember Bell presented the proclamation to Laura Tschoerner, Director of Library Services along with staff members Nancy Chevalier, Kimberly Hartwell-Noe, Lauren Osborne Reasor, Phil Barott, Library Advisory Board members Deborah Smith, Vicki Stallcup-Causey, and Friends of the Rowlett Library members Mark and Betty Engen.

- 5C.** Presentation of Comprehensive Monthly Financial Report (CMFR) for the period ending June 30, 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.

Mayor Pro Tem Winget made the following announcements:

Be sure to put Fridays on the green at the Village of Rowlett Downtown on your calendar in September for "Movies on Main." Free popcorn and pre-movie activities before the show at dusk. Kick off your weekends with kid friendly movies the whole family will love.

Join the Rowlett Fire and Police Departments at Fire Station 2 (8602 Schrade Rd.) on Sunday, September 11<sup>th</sup> at 8am as we honor those 343 firefighters and 60 police officers who gave the ultimate sacrifice 21 years ago. We must never forget!

Rowlett's National Night Out – Monday, October 3<sup>rd</sup>. Start planning your event now to show criminals your neighborhood is united against crime! Rowlett Police, Fire Rescue, Public Works and City Council would love to join your celebration, register with Neighborhood Planning.

Public hearings on the proposed Fiscal Year 2023 budget and tax rate are scheduled for Tuesday, September 20<sup>th</sup> with formal adoption at a special meeting on Wednesday, September 21<sup>st</sup>.

Beginning September 29<sup>th</sup>, operating hours at City of Rowlett offices and some facilities will extend. As a service organization, adapting to the needs of our customers is paramount. The longer hours will enhance in-person service opportunities for residents who may experience challenges with the traditional 5pm closing time.

For more information on this and all other City-related information, please visit [Rowlett.com](http://Rowlett.com) or call the Action Center at 972-412-6100.

Tonight's feature from the Animal Shelter is Jade. Jade has been with us since the beginning of June. She is roughly two-years-old, healthy, happy and very sweet. She does get nervous in new situations, but quickly warms up and is a sweetie. She is spayed, heartworm negative, has her bags packed and is ready to move in with the right family.

Councilmember Grubisich announced the Tri-City Clean Up, Saturday October 1<sup>st</sup> from 9am to 12noon. Volunteers from across the Dallas-Garland-Rowlett areas work to clean up litter along

Lake Ray Hubbard shoreline and down Rowlett Creek. Afterwards, meet at the Hella Shrine Event Center for a free lunch, music, games, and prize drawings. Visit [www.keepprowlettbeautiful.org](http://www.keepprowlettbeautiful.org) for more information.

Councilmember Bell announced the Senior Resource Fair, sponsored by the Senior Advisory Board, on Tuesday, September 13<sup>th</sup> at 9am at the Rowlett Community Centre. Topics will include senior living, financial services, medical services and more.

**6. CITIZENS' INPUT**

There were no speakers.

Council received three Public Input Forms for this meeting in support of Item 3E.

**7. CONSENT AGENDA**

**7A. Consider approving the minutes.**

Consider action to approve minutes from the following City Council meeting(s): August 16, 2022 Regular Meeting, August 18, 2022 Special Meeting, August 22, 2022 Special Meeting and August 27, 2022 Special Meeting.

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

**7B. Consider a resolution authorizing an Interlocal Agreement for mosquito ground control services.**

Consider action to approve a resolution authorizing the City Manager to enter into an Interlocal Agreement with Dallas County Health and Human Services for Mosquito Ground Control for FY2023.

**This item was approved on the Consent Agenda as RES-093-22.**

**7C. Consider action authorizing an Interlocal Agreement for household hazardous waste disposal.**

Consider action to approve a resolution authorizing the City Manager to enter into an Interlocal Agreement with Dallas County for Household Hazardous Waste (HHW) Disposal for FY2023.

**This item was approved on the Consent Agenda as RES-094-22.**

**7D. Consider action authorizing a contract for property tax billing and collection services.**

Consider action to approve a resolution authorizing the City Manager to negotiate and execute an agreement with Utility Tax Service, LLC for PID assessment and collection services for the Bayside Public Improvement District (PID).

**This item was approved on the Consent Agenda as RES-095-22.**

**7E. Consider action authorizing the transfer of grant-funded equipment.**

Consider action to approve a resolution authorizing the City Manager to execute regional equipment transfer agreements to transfer six (6) grant-funded Silent Messenger II-SS IRT dynamic message boards and associated equipment to North Central Texas (NCT) Public Works Emergency Response Team (PWERT) members.

**This item was approved on the Consent Agenda as RES-096-22.**

**7F. Consider action authorizing the purchase of a restroom facility for a park.**

Consider action to approve a resolution authorizing an agreement with Restroom Facilities Limited in the amount of \$121,683 through Texas Local Government Purchasing Cooperative (BuyBoard contract #592-19), to purchase a restroom facility for Lakeside Park.

**This item was approved on the Consent Agenda as RES-097-22.**

**7G. Consider action authorizing an emergency purchase order for traffic control cabinet and components.**

Consider action to approve a resolution approving and ratifying an emergency purchase order for Consolidated Traffic Controls, in the amount of \$110,232 through Houston-Galveston Area Council (H-GAC) contract #PE-05-21, for the replacement of a traffic control cabinet and all necessary components.

**This item was approved on the Consent Agenda as RES-098-22.**

**7H. Consider action authorizing the purchase of patrol vehicles and equipment for the Police Department.**

Consider action to approve a resolution accepting the cooperative purchasing quote from and issuing a purchase order to Holiday Chevrolet for \$486,331.41 for the purchase of seven Chevrolet Tahoe model police pursuit patrol vehicles, emergency vehicle equipment, and installation of equipment for the Police Department through the Texas Smart Buy Cooperative Contract #070-A1 Series XS135PUR – Commodity Code 07105540306.

**This item was approved on the Consent Agenda as RES-099-22.**

**7I. Consider action authorizing contract renewal for screening wall repair.**

Consider action to approve a resolution authorizing the second of four one-year renewals of the existing contract for screening wall repair through the City's Annual Contract (Bid #2021-12) with Waterton Construction Group, LLC in an amount not to exceed \$300,000 for the period September 6, 2022, through September 5, 2023.

**This item was approved on the Consent Agenda as RES-100-22.**

**7J. Consider action appointing a member to the Rowlett Housing Finance Corporation Board of Directors.**

Consider a resolution to appoint a member to the Rowlett Housing Finance Corporation Board of Directors to fill an unexpired term.

**This item was approved on the Consent Agenda as RES-101-22.**

**Passed the Consent Agenda**

**A motion was made by Mayor Pro Tem Winget, seconded by Councilmember Grubisich, 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**

There are no items for this agenda.

After a short break at 8:09 p.m., Council reconvened in Executive Session Item 2A at 8:12 p.m.

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

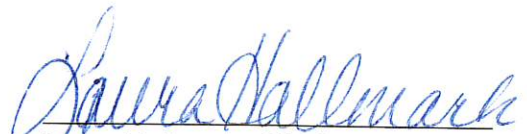
There was no action taken.

**9. ADJOURNMENT**

The meeting adjourned at 10:14 p.m.



Blake Margolis, Mayor



Laura Hallmark, City Secretary

Approved on: September 20, 2022