



City of Rowlett
Meeting Minutes
City Council

4000 Main Street
P.O. Box 99
Rowlett, TX 75030-0099
www.rowlett.com

City of Rowlett City Council meetings are available to all persons regardless of disability. If you require special assistance, please contact the City Secretary at 972-412-6109 or write PO Box 99, Rowlett, Texas, 75030-0099, at least 48 hours in advance of the meeting.

Tuesday, January 18, 2011

5:30 P.M.

Municipal Building – 4000 Main Street

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 Pro Tem Gottel, Deputy Mayor Pro Tem Jackson, Councilmember Phillips, Councilmember Davis, Councilmember Kilgore and Councilmember Gallops

Absent: Mayor Harper

1. CALL TO ORDER

Mayor Pro Tem Gottel called the meeting to order at 5:30 p.m.

CONVENE INTO EXECUTIVE SESSION

Convened into Executive Session at 5:30 p.m.

2. EXECUTIVE SESSION (5:30 P.M.)

- 2A.** The City Council shall convene into Executive Session pursuant to the TEXAS LOCAL GOVERNMENT CODE, §551.074(a)(1), Personnel, to deliberate the evaluation and duties of the City Manager and City Secretary. (30 minutes)

RECONVENE INTO OPEN SESSION

Convened into open session at 6:17 p.m.

3. WORK SESSION ITEMS (6:00 P.M.)

3A. Discuss the Participation Rate for the Rowlett Tax Reinvestment Zone Number One (TIF). (15 minutes)

Staff gave a brief history of the TIF. Stated no other tax entities other than Rowlett participate in the use their tax rate toward TIF. Spoke regarding three issues with TIF including the size, location and the City's proposed creation of the three Municipal Management Districts.

Staff desires direction from Council for the following:

- Do we amend the City of Rowlett's participation rate now?
- Do we defer adjusting the participation rate until we know the fate of the three Municipal Management Districts?
- Do we defer any action until revenues are sufficient to cover at least the existing debt service?

Council asked if there were advantages to having such a large TIF.

Staff stated the size and location of the TIF were both problematic.

Members of Council stated a great concern for the lack of flexibility with the TIF.

This item will be brought back to the Council following the end of the 82nd Texas Legislature.

3B. Discuss and provide feedback regarding non-conformities throughout the City. (40 minutes)

Staff gave a brief history of non-conformities within the City. Stated economic conditions have made it difficult for property owners to find tenants within a six month period thus a rise in the number of abandoned nonconformities.

Council spoke in favor of an overlay zone for the Industrial Park.

Council suggested the existing overlay zone for the Mixed-Use Downtown and Mixed-Use Transit Sub-Districts remain as is until the Comprehensive Plan is updated. Stated they were in favor of a Planned Development concept.

Staff suggests that an overlay district may help to allow a measure of flexibility while helping to achieve a unified design standard in the Rowlett Road and Highway 66 Corridor.

Council stated the Rowlett Road and Highway 66 Corridor are visible on the main thoroughfare and should be held to strict compliance.

Staff gave other possible solutions including:

- Require that nonconformities be registered with the City
- Change the development standards for the City as a whole

- Extend the period of abandonment from six months to longer period of time
- Consider allowing conforming uses in nonconforming structures regardless of the period of abandonment
- Amortization

3C. City Manager's Operational Update to include: Street Construction Projects. (15 minutes)

City Manager Humble gave a brief update to the Council regarding construction on the President George Bush Turnpike (PGBT); the closure of both sides of Rowlett Road at the train track north of Main Street is tentatively set from April 11th -17th; and Merritt Road will be closed February 3rd for bridge beam installation on PGBT.

4. DISCUSS CONSENT AGENDA ITEMS

No items were removed from the Consent Agenda to be considered individually.

CONVENE INTO THE COUNCIL CHAMBERS (7:30 P.M.)

Convened into the Council Chambers at 7:33 p.m.

INVOCATION

The invocation was led by Mayor Pro Tem Gottel.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor Pro Tem Gottel.

TEXAS PLEDGE OF ALLEGIANCE

The Texas Pledge of Allegiance was led by Councilmember Kilgore.

5. PRESENTATIONS AND PROCLAMATIONS

- 5A. Update from the Mayor: Financial Position, Major Projects, Operational Issues, Upcoming Dates of Interest and Items of Community Interests.**

Mayor Pro Tem Gottel gave a brief update to the Council on the various activities in the City including the Town Hall Meeting in Sachse with the North Texas Tollway Authority on January 20 at 6:30 p.m.; a low cost animal vaccination clinic to be held at the Rowlett Animal Shelter on January 22 beginning at 2:30 p.m.; the State of the City address during the February 1st Council Meeting; the Rowlett Community Centre's Little Sweetheart Dance on February 4th; the DART Groundbreaking Ceremony to occur on February 9th; filing for a place in the upcoming City Election will begin February 14th and run through March 14th; the Animal Shelter Adopt-a-Thon and Microchip Event will occur on February 19th; and the Stimulus Program is going well.

6. CITIZENS' INPUT

No one spoke during Citizens' Input.

7. CONSENT AGENDA

No items were removed from the Consent Agenda to be considered individually.

City Secretary read the items into the record.

7A. Consider approving minutes from the January 4, 2011 Regular Council Meeting.

This item was approved on the Consent Agenda.

7B. Consider an ordinance adopting and enacting Supplement Number 10, Volume I and Volume II, dated December 2010, to the Code of Ordinances.

This item was approved as ORD-001-11 on the Consent Agenda.

7C. Consider a resolution awarding a bid for seven year lease purchase financing of the 9-1-1 System for the Police Department to Branch Banking and Trust Company ("BB&T") in the amount of two hundred nine thousand forty-four dollars and seventy-one cents (\$209,044.71) utilizing an interest rate of 2.93% and authorizing the City Manager, after City Attorney approval, to execute the necessary documents for said services.

This item was approved as RES-006-11 on the Consent Agenda.

7D. Consider a resolution for a Tree Survey / Preservation Plan and accompanying Tree Removal Permit associated with the Rowlett Kingdom Hall of Jehovah's Witnesses. The subject property is located at 5001 Chiesa Road, being a total of 3.352 ± acres, further described as Lot 1R,

Block A of the Meadow View Addition, situated in the James Hobbs Survey, Abstract No. 571, City of Rowlett, Dallas County, Texas. (Case Number DP10-476)

This item was approved as RES-007-11 on the Consent Agenda.

7E. Consider a resolution approving the Dallas County Mutual Aid Agreement.

This item was approved as RES-008-11 on the Consent Agenda.

Passed The Consent Agenda

A motion was made by Councilmember Phillips, seconded by Deputy Mayor Pro Tem Jackson, including all the preceding items marked as having been approved on the Consent Agenda. The motion carried by the following vote:

Ayes: 6 – Mayor Pro Tem Gottel, Deputy Mayor Pro Tem Jackson, Councilmember Phillips, Councilmember Davis, Councilmember Kilgore and Councilmember Gallops

Absent: 1 – Mayor Harper

8. ITEMS FOR INDIVIDUAL CONSIDERATION

8A. Consider a resolution approving an agreement with American Golf releasing the parties from the 2006 Settlement Agreement.

Mayor Pro Tem Gottel read the item into the record.

Staff gave a brief history of the past events with American Golf.

A motion was made by Councilmember Phillips, seconded by Councilmember Gallops, to approve the item as read upon final approval by American Golf. This item was adopted as RES-009-11. The motion carried by the following vote:

Ayes: 6 – Mayor Pro Tem Gottel, Deputy Mayor Pro Tem Jackson, Councilmember Phillips, Councilmember Davis, Councilmember Kilgore and Councilmember Gallops

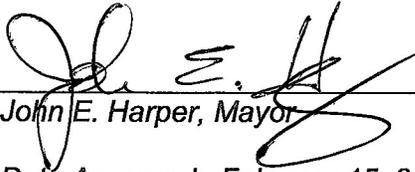
Absent: 1 – Mayor Harper

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

No action was taken following the Executive Session.

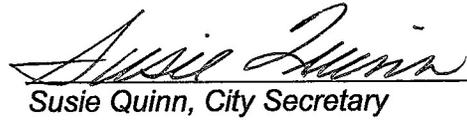
9. ADJOURNMENT

Mayor Pro Tem Gottel adjourned the meeting at 7:53 p.m.



John E. Harper, Mayor

Date Approved: February 15, 2011



Susie Quinn, City Secretary