



City of Rowlett
Special Work Session 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, February 28, 2011

6:30 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 Harper, Mayor Pro Tem Gottel, Deputy Mayor Pro Tem Jackson, Councilmember Phillips, Councilmember Davis, Councilmember Kilgore and Councilmember Gallops

1. CALL TO ORDER

Mayor Harper called the meeting to order at 6:30 p.m. in the Council Chambers rather than in the Conference Room as the number of attendees exceeded eighty people.

2. WORK SESSION ITEM (6:30 P.M.)

2A. Discuss Employee Benefits. (90 minutes)

Mayor Harper turned the meeting over to staff for their presentation.

Staff made a PowerPoint presentation (32 slides) that included several charts and graphs. The explanation that a City provides services not products was discussed. The fact that City Council and staff have a fiduciary responsibility to the citizens that they serve to: Evaluate and examine all aspects of the City Government including Employee Benefits. Other slides included information regarding the value of the tax dollar, the explanation of the decline in the tax dollar, the ranking of the City in tax rates with other cities, the amount of debt our tax dollar includes. The value of services received for the tax dollar, the decrease in employees but not services, the ranking of the number of employees per 1,000 population (4th from the bottom out of 23 cities), the total wages and benefits as it costs per employee (3rd from the bottom out of 23 cities), the costs of benefits offered per employee (2nd from the bottom out of 23 cities) and the retirement benefits contribution rate (3rd from the bottom out of 26 cities) were also discussed.

The fact that Rowlett has been reducing costs since 2007; staff is beginning the fifth year with no pay increases but health benefits continues to increase; and the manner in which employees input and discussion was sought were also presented. Staff recommendations were based on Council's desire to remain competitive and on the employee's input and three options were given to Council. The first was to leave things as they are currently, the second was to reduce the Cost of Living Allowance (COLA) for retirees from 70% to 50% and stop the Texas Municipal Retirement System (TMRS) Supplemental Life Insurance for active employees and retirees and the third asked for Council recommendations.

Several Councilmembers thanked staff and the employees for all the hard work they continue to do and Council discussed the difficulty they had in trying to make a fair decision and still remain competitive. Council was thanked for their depth of study and their questions in order to make the best decision for the citizens as well as the employees.

Unanimous consensus was reached to accept the City Manager's recommendation to reduce the Cost of Living Allowance (COLA) for retirees from 70% to 50% and stop the TMRS Supplemental Life Insurance for active employees and retirees.

2B. Discuss the Cash CIP and Five-Year Capital Improvements Plan for the Fiscal Years ending 2011-2015. (45 minutes)

A PowerPoint (37 slides) presentation was shown with several staff representatives presenting. The first presentation was the highest and best use for a "Safer School" grant, which was applied for two years ago but awarded to the City this year. The Stephens Elementary and Coyle Middle School Sidewalk and Trail project is an expensive project that could result in double work, sidewalks poured and then replaced before they have reached their expected life span because the streets are substandard but not eligible for replacement at this time. The program would involve private resident's sidewalks. The grant does not have an expiration date, so the project could be placed on hold until further notice.

Council consensus is to wait on this project.

The next sidewalk replacement project would be on Chiesa Road and include a pedestrian bridge with proper handrails to be installed over a culvert, with all of the property located in the City's right-of-way. The project starts at Woodside Drive on Chiesa and continues south to Schrade Road. This would allow children to have a safer access to Pearson Elementary School, as it would keep them off Chiesa Road, which has a high traffic count. The estimated cost for this project is \$210,000. This project is currently under design along with a drainage repair project over a creek. More children walk to Pearson Elementary than walk to Stephens Elementary. The project could be funded by bid savings with no additional costs being incurred by the Cash CIP. The project could be built and completed by the time school begins in 2012.

Council consensus is to move forward with this project.

A total of \$500,000 is needed for replacement of obsolete fleet items during Fiscal Year 2012 as well as the planning budget for Fiscal Year 2013. Currently, there is more than \$700,000 in available unallocated fund balance. Staff requested \$250,000 allocated in Fiscal Year 2012 and \$250,000 allocated in Fiscal Year 2013 (Council consensus is in agreement). This will give staff time to get the bid requests compiled, advertised and received, prior to Council consideration at the first meeting in October. Staff discussed the nineteen items in fleet which should be replaced as soon as possible, the problems with finding parts for those items and the costs to the City by not replacing the items. All nineteen pieces need to be replaced over the next two years. With increases in fuel, money is being wasted by continuing to use the inefficient equipment. Lead time was also discussed and the service problems created when equipment is not available for use. Staff discussed funding of speed cushions to be funded from the Cash CIP.

Council consensus is to move forward with this project.

Next, staff discussed each of the following items in the chart below and consensus was reached to accept the proposed changes:

Project	Five Year CIP – @ 9-28-10	Five Year CIP – @ 2-28-11	\$Change
Southbound Dalrock @66 turn lane	\$ 618,049	\$ 120,000	\$(498,049)
Merritt Road Interconnector	11,993,250	12,193,250	200,000
Kyle Drainage	524,289	1,000,000	475,711
36' Merritt Road Waterline	2,103,450	2,203,450	100,000
PGBT Utility Reimbursement	4,567,500	3,700,000	(867,500)
Coyle House Renovation	-	176,000	176,000
Storm water Management (NEW)	-	150,000	150,000
Water Tank Refurbishing	817,500	-	(817,500)
Misc. Sewer Line Repair & Repl.	1,919,272	1,169,272	(750,000)
Unallocated Fund Balance	-	1,819,479	1,819,479
Misc. Adjustments	-	19,302	19,302
Total Changes			\$7,443

- The recommendation to not install the solar lights on the Merritt Road Interconnector received consensus.

The changes discussed will be on the consent agenda at the March 1, 2011 meeting for formal approval.

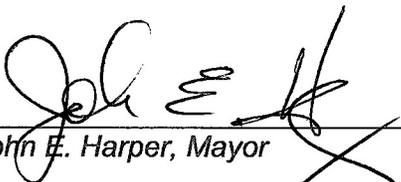
- 2C. Discuss a resolution authorizing final acceptance of emergency repairs at Westside Lift Station and approving release of retainage for a final payment in the amount of fifty thousand five hundred ninety-four dollars and twenty-seven cents (\$50,594.27) plus accrued interest on the retainage to Wright Construction Company; and approving Change Order Number 2 in the amount of fifty-three thousand one hundred seventy-eight dollars and nine cents (\$53,178.09), and Reconciliation Change Order Number 3 in the amount of fifty-four thousand one hundred twenty dollars and fourteen cents (\$54,120.14) and the release of retainage for a final payment in the amount of one hundred thirty-five thousand nine hundred dollars and fifty-three cents (\$135,900.53) plus the accrued interest on the retainage to Fuquay; and approving Change Order Number 2 in the amount of eighty-eight thousand six hundred thirty-two dollars and no cents (\$88,632.00); and final payment in the amount of eighty-eight thousand six hundred thirty-two dollars and no cents (\$88,632.00) to Red River Pump Specialties. (20 minutes)

Staff made a PowerPoint presentation (18 slides) explaining to the Council the various problems with breakdowns and necessary repairs to the Westside Lift Station in conjunction with the rehabilitations and the testing of the pipelines following the lowering of the 18" and 30" force mains for the President George Bush Turnpike (PGBT). A valve froze on the 30" main and was replaced as parts were no longer available. Once the bypass pumps began to pump, the cost to the City was \$2,500 per day. A manhole was rehabilitated and a protective coating applied. The pump at the Westside Lift Station was damaged by concrete from the actual wet wells, it was rehabilitated (walls restored) and a protective coating was applied to it as well. The original bid did not include the magnitude of rehabilitation or coating applications that was necessary.

Consensus was reached by Council to approve the resolution to be presented at the March 1, 2011 meeting.

3. ADJOURNMENT

Mayor Harper adjourned the meeting at 8:50 p.m.



John E. Harper, Mayor



Susie Quinn, City Secretary

Date Approved: March 15, 2011