



# 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, June 21, 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**

#### 1. CALL TO ORDER

Mayor Pro Tem Gottel called the meeting to order at 5:31 p.m.

#### CONVENE INTO EXECUTIVE SESSION

Convened into Executive Session at 5:31 p.m.

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

- 2A. The City Council shall convene into Executive Session pursuant to the TEXAS GOVERNMENT CODE, §551.071 (Consultation with Attorney) and §551.072 (Real Property) to seek legal advice and to deliberate on right-of-way acquisition of land located at or around Merritt Road. (15 minutes)

#### RECONVENE INTO OPEN SESSION

Reconvene into open session at 5:53 p.m.

### 3. WORK SESSION ITEMS (5:45 P.M.)

#### 3A. Discuss land lease of 100 acres to LSC and Stratford Land located at or around Pecan Grove Park for the City Center at Waters Edge Project. (30 minutes)

Staff gave a presentation regarding this item. Stated the 100 acres are owned by the City; included in the acreage are 27.43 acres which is designated as park land. Stated the City was not ready to move forward with a lease with LSC and Stratford Land until the citizens of Rowlett had an opportunity to have input in the Comprehensive Plan Update. The Mayor executed a Letter of intent with LSC on November 19, 2008.

A public meeting will be held on Monday, June 27<sup>th</sup> and at the July 5<sup>th</sup> Council meeting, the Council will be asked to consider approving a lease with LSC and Stratford Land.

A member of Council stated the Council has been talking about the development of this land for over two years.

Staff stated LSC and Stratford Land are committed to 'green' construction. Stated the project will use form-based code process to get the essence of the environment. Stated the developer has agreed to reimburse expenses to the City for the study of a Government Center in Phase One of the development. Stated the development would also include a marina; the City of Dallas, being the owner of Lake Ray Hubbard, will need to show a willingness for the City to move forward in the process. Stated the Council has indicated they would like for the marina to be an amenity to enhance Paddle Point Park and Lake Side Park.

Spoke regarding the different components of the mix-use development.

Stated the developers will install the infrastructure in turn for the land; thus one reason why the lease payments are not aggressive. Stated leasing the property provides incentives, quality control, ensures a proper return on investment, and sets the tone for future development. Stated the market study has show opportunity for the City.

Stated the developer will engage the community by conducting a site analysis and a charrette to seek input from the citizens. This charrette will specifically focus on this project.

Stated the reason the City has pledged to study a Government Center is to determine if the City should vacate property currently non-taxed that has a higher and better taxable use for transit-oriented opportunities in Downtown Rowlett. Furthermore, there is an opportunity with the potential Government Center to offer programs and services that the City currently does not have space for (i.e. an arts center and senior center), and will also consolidate the service deliveries to the community by housing multiple departments together that currently are housed separately.

Staff stated there will be public involvement throughout the process.

Council complimented staff on their hard work and were impressed with how closely this project aligns with the citizen input from Realize Rowlett 2020.

Staff introduced the representatives of the developers. Stated they are ready to begin the project and look forward to working with the City and the citizens.

**3B.** Review results of the *Rowlett. My Community. My Money. My Choice.* Survey. (30 minutes)

Staff gave a brief history of this item.

Staff stated through this survey the goal was to:

- educate the taxpayers on the value that they receive for their tax dollars
- develop a dialogue with the community to get the citizens' feelings on the services they receive
- ask the community whether or not the City should be doing particular services
- asked the community if they would be willing to pay for particular services

When given a choice to raise taxes to keep City services the same, the citizens of Rowlett voted that they are willing to raise their taxes from 1¢ to 4¢.

Stated 566 citizens participated in the survey either online or in person.

**3C.** Discuss the Rowlett Community Centre Memberships and Fees. (20 minutes)

Staff gave a history on this item. Stated the need to create a sustainable model that shows customer value.

Staff proposed the changing of the fee structure of individual memberships and restructuring the Community Centre hours.

Spoke regarding the 5-year strategy to include memberships, facility reservations, programs, additional facility and programming changes.

Staff stated this strategy was brought forward through a direct challenge to decrease the level of subsidies and increase the value to generate additional revenue.

Council stated it's not about increasing fees; it's about making the citizens aware of the resources in the community; stated affordability is critical. A member of Council spoke concerning weekend hours.

Staff was directed to research and bring additional data on this item.

Item 3E followed this item.

**3D. Discuss the framework for allocating funds for the Innovations & Bridge Fund. (15 minutes)**

This item followed the completion of the regular session.

Reconvened into the Work Session at 8:33 p.m.

Staff gave a brief history of this item.

Stated the criteria for the project needs to be reviewed by the Council (absent numbers and projects names) to determine the use of the one-time money.

Some of the possible uses include:

- Organizational Capacity
- Fleet/Equipment
- Community Beautification
- Long-Term Studies
- Economic Development

Members of the Council spoke concerning development incentives. Concern was voiced on how each category is to be compared. What is the best use of the one-time money? A member of Council stated she was comfortable with staff prioritizing the projects. A member of Council voiced concern regarding long-term studies.

Direction was given for staff to bring a prioritized listing of projects for the Council to determine when projects will be funded with the one-time money.

**3E. Present an Executive Summary with reference to the 2011-2015 Community Development Block Grant (CDBG) Consolidated Plan and 2011 Community Development Block Grant (CDBG) Annual Plan. (15 minutes)**

This item followed Item 3C.

There was no discussion on this item.

Following this item, the City Council convened into regular session.

**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 7:40 p.m.

## **INVOCATION**

The invocation was led by Deputy Mayor Pro Tem Jackson.

## **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Councilmember Phillips.

## **TEXAS PLEDGE OF ALLEGIANCE**

The Texas Pledge of Allegiance was led by Councilmember Kilgore.

## **5. PRESENTATIONS AND PROCLAMATIONS**

### **5A. Hear presentation of the Monthly Financial report for the period ending April 30, 2011.**

Staff presented the Monthly Financial report for the period ending April 30, 2011.

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

Members of Council and Management gave a brief update to the Council on the various activities in the City including introducing Jim Proce as the new Public Works; the canvassing of the City Run-off Election will be on Monday, June 27<sup>th</sup>; the Rowlett Road Closure at the DART rail line; the low cost animal vaccination clinics will be held at the Animal Shelter on July 2<sup>nd</sup>, 9<sup>th</sup> and 30<sup>th</sup> beginning at 12:30 p.m.; the Fireworks on Main Street Event will begin at 6:00 p.m. on July 3<sup>rd</sup> and weather conditions will be monitored for the fireworks display; there will be a zero tolerance policy for citizens to set off fireworks within the City limits; City offices will be closed on July 4<sup>th</sup> but IESI will run its normal route; Early Voting for the Special Election will begin on June 29<sup>th</sup>; the Special Election will be on July 16<sup>th</sup>; the Rowlett Road Phase II Construction Meeting will be held at the Rowlett Community Centre on July 20<sup>th</sup>; the 2<sup>nd</sup> Annual Volunteer Fair will be held at the Rowlett Community Centre on July 28<sup>th</sup>; the Library's Summer Reading Program continues through July 30<sup>th</sup>; the Wet Zone Waterpark is open throughout the summer; the City of Garland Transfer Station is closed for repairs through August 1<sup>st</sup>; and a Town Hall meeting will be held on August 25<sup>th</sup> beginning at 7 p.m. at the Rowlett Community Centre.

## **6. CITIZENS' INPUT**

1. Arlen Brownie Sherrill, 10114 Birdie Court, Rowlett – Congratulated the winners of the May 14<sup>th</sup> and June 18<sup>th</sup> elections; thanked Deputy Mayor Pro Tem Jackson for his service to the community.

## **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 June 7, 2011 City Council Regular Meeting.

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

- 7B.** Consider a resolution approving a lease agreement for the operation of the Downtown Farmer's Market.

**This item was approved as RES-076-11 on the Consent Agenda.**

- 7C.** Consider a resolution authorizing the Mayor to sign on behalf of the City as the property owner on the Waterford Estates Addition Amending Plat for property located on the north side of Miller Road approximately 1,697 feet east of Kirby Road, being further described as Lot 9, Block A of the Waterford Estates Subdivision.

**This item was approved as RES-077-11 on the Consent Agenda.**

- 7D.** Consider a resolution authorizing the Mayor to sign a special warranty deed on behalf of the City conveying Waterford Drive, further described as Lot 9, Block A of the Waterford Estates Subdivision, to the Waterford Estates Home Owner's Association for private ownership and maintenance.

**This item was approved as RES-078-11 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**

**8. ITEMS FOR INDIVIDUAL CONSIDERATION**

- 8A.** Consider a resolution appointing a Councilmember to serve on the Board of Directors for the Rockwall Emergency Services Corporation.

Mayor Pro Tem Gottel read the item into the record.

**A motion was made by Councilmember Phillips, seconded by Councilmember Davis, to approve appointing Patrick Jackson to serve on the Board of Directors for the Rockwall Emergency Services Corporation until such time there is a full City Council to make another selection. This item was adopted as RES-079-11. 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**

- 8B.** Conduct a public hearing requesting citizen input on participation in the 2011-2015 Community Development Block Grant Program (CDBG) Consolidated Plan and 2011 Community Development Block Grant (CDBG) Annual Plan.

Mayor Pro Tem Gottel read the item into the record.

A brief presentation was made by Jo Carroll.

A member of Council spoke in favor of housing rehabilitation within the City.

Staff stated in the past the most successful way to impact the citizens in the community has been to improve street infrastructure; stated some funds from the CIP were matched with the CDBG funds to complete the projects.

Mayor Pro Tem Gottel opened and closed the public hearing at 8:24 p.m. with no one speaking.

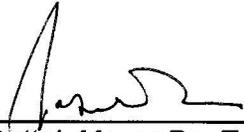
At this time, Council returned to the Conference Room to discuss Item 3D (8:33 p.m.).

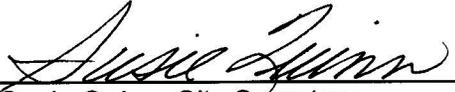
**TAKE ANY NECESSARY OR APPROPRIATE ACTION ON CLOSED/EXECUTIVE SESSION MATTERS**

No action followed the Executive Session item.

**9. ADJOURNMENT**

Mayor Pro Tem Gottel adjourned the meeting at 9:03 p.m.

  
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Todd Gottel, Mayor Pro Tem

  
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Susie Quinn, City Secretary

Date Approved: July 5, 2011