



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 972-412-6115 or write 4000 Main Street, Rowlett, Texas, 75088, at least 48 hours in advance of the meeting.

Tuesday, February 21, 2012

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

1. CALL TO ORDER

Mayor Gottel called the meeting to order at 6:31 p.m.

CONVENE INTO EXECUTIVE SESSION

There were no Executive Session items.

2. EXECUTIVE SESSION

RECONVENE INTO OPEN SESSION

Convened into the Work Session at 6:31 p.m.

3. WORK SESSION ITEMS (6:30 P.M.)

- 3A. Discuss the Rowlett Police Department 2011 Annual Traffic Contact Report. (10 minutes)

Staff gave a brief history of this item. Spoke regarding Law and Policy Standard; vehicles stopped by race; searches by race; and arrests by race.

3B. Discuss a potential Planned Development Amendment for Preferred Powder Coating, located at 3300 Enterprise Drive. (20 minutes)

Staff gave a brief history of this item. Spoke regarding the company's need for expansion. Stated the general area of the location is industrial; the expansion will be a 30,000 sq. ft. unattached metal building and will likely generate 15-20 new jobs.

Ross Smith, President of Preferred Powder Coating, stated if the company does not expand at its current location, it will be necessary to look for an alternative location outside of the City. Stated they are ready to begin construction as soon as they receive permission.

A member of Council voiced concern regarding sprinkler systems in the existing building.

Staff stated by constructing the new building as a detached building, this would not cause the owner to retrofit the existing building with a sprinkler system.

Consensus was reached to recommend moving forward with a Planned Development amendment and to limit the Planned Development to 3300 Enterprise.

3C. Staff from the Planning Division will provide an update regarding the Realize Rowlett 2020 Phase II process. (10 minutes)

Staff stated advertising has begun on the websites: www.realizerowlett2020.com and www.rowlettoldtown.com (this website will change in the future to www.rowlettdowntown.com).

Stated staff is working towards:

- placing signage in the neighborhoods adjacent to the opportunity areas
- Creating a letter to property owners advertising the town hall meeting
- Utilizing "code red" software to contact property owners within 200 ft. of the areas
- Creating a letter to all downtown property owners letting them know what Realize Rowlett 2020 is and where we are heading
- Continue featuring Realize Rowlett 2020 in the City newsletter

Stated the education component is important as it gives citizens input in the process. Spoke concerning the Town Hall meeting process.

4. DISCUSS CONSENT AGENDA ITEMS

Item 7I was removed from the Consent Agenda to be considered individually.

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

Convened into the Council Chambers at 7:31 p.m.

INVOCATION

The invocation was led by Pastor Daniel Hancock, Connection Community Church.

PLEDGE OF ALLEGIANCE

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

TEXAS PLEDGE OF ALLEGIANCE

The Texas Pledge of Allegiance was led by Deputy Mayor Pro Tem Kilgore.

5. PRESENTATIONS AND PROCLAMATIONS

- 5A.** Proclamations recognizing the 2012 Rowlett Arts and Humanities Commission Young Artists Exhibit winners.

Councilmember Davis and Arts and Humanities member Jerry Hickman presented the winners with a proclamation and prize check.

- 5B.** Hear presentation of the Monthly Financial report for the period ending December 31, 2011.

Staff gave a presentation regarding the Monthly Financial report for the period ending December 31, 2011. Spoke regarding Revenues, Sales Taxes; Property Taxes; Water Fees; Sewer Fees; Expenditures and various Funds. Staff further gave a brief explanation of the Refuse Fund revenues and expenses.

- 5C.** 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 the mandatory Stage 3 Water Restrictions; the February 28th Special Council Meeting will begin at 5:30 p.m.; the Animal Shelter will host a low-cost vaccination clinic on February 25th beginning at 12:30 p.m.; the Animal Shelter has new operating hours: Monday – Friday from 10:00 a.m. to 5:00 p.m. and Saturday from 12:00 p.m.

to 5:00 p.m.; Code Enforcement will conduct a proactive sweep of the Ridgecrest neighborhood beginning the end of February; the Great Texas Warrant Roundup will begin February 25th through March 4th; the Rowlett Library offers a large variety of story time readings for all ages; the Rowlett Community Centre offers extended hours on Saturdays and Sundays through the month of March; the Realize Rowlett 2020 Phase II Town Hall Meetings will be held at the Community Centre on March 31st and June 23rd; the Town Hall Meetings that will focus on the Downtown area will be held on April 5th and June 25th; the Arts and Humanities Commission will conduct a Special Work Session on March 1st beginning at 6:30 p.m. at the Rowlett Community Centre; and Council congratulated the members of Rowlett CERT for taking 2nd place in the 6th Annual Harris County CERT Rodeo Round Up.

6. CITIZENS' INPUT

1. Ken Romaine – 3001 Larkin Lane, Rowlett – Spoke concerning coyotes in his neighborhood.

7. CONSENT AGENDA

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

The Interim City Secretary read the items into the record.

- 7A. Consider approving minutes from the February 2, 2012 City Council Special Meeting and the February 7, 2012 Regular Meeting.

This item was approved on the Consent Agenda.

- 7B. Consider action to approve a resolution accepting the Rowlett Police Department 2011 Annual Traffic Contact Report.

This item was approved as RES-022-12 on the Consent Agenda.

- 7C. Consider a resolution authorizing the payment for consulting services provided by Robert Half International for interim Accounting staffing and to perform an operational audit and data analysis.

This item was approved as RES-023-12 on the Consent Agenda.

- 7D. Consider action to approve a resolution exercising the first of four one-year renewal options for Section I mowing services to 3-D Mowing Services in the unit amounts bid with an estimated annual amount of sixty-five thousand dollars (\$65,000) for the Community Services Code Enforcement Division.

This item was approved as RES-024-12 on the Consent Agenda.

- 7E. Consider action to approve a resolution awarding a bid for Section II mowing services to Carruthers Landscape Management in the unit amounts bid with an estimated annual amount of one hundred four thousand nine hundred forty-five dollars (\$104,945) for the Parks and Recreation Department.

This item was approved as RES-025-12 on the Consent Agenda.

- 7F. Consider action to approve a resolution exercising the second of four one-year renewal options for Section III mowing services to Carruthers Landscape Management, Incorporated in the unit amounts bid with an estimated annual amount of one hundred thirty-one thousand dollars and ten cents (\$131,000.10) for the Parks and Recreation Department.

This item was approved as RES-026-12 on the Consent Agenda.

- 7G. Consider action to approve a resolution exercising the first of four one-year renewal options for Section IV mowing services to The Teter Group, Incorporated in the unit amounts bid with an estimated annual amount of one hundred twenty thousand eight hundred thirty-one dollars and eighty cents (\$120,831.80) for the Parks and Recreation Department.

This item was approved as RES-027-12 on the Consent Agenda.

- 7H. Consider action to approve a resolution exercising the first of four one-year renewal options for Section V mowing services to 3-D Mowing Services in the unit amounts bid with an estimated annual amount of nine thousand four hundred twenty dollars (\$9,420) for the Water and Wastewater Departments.

This item was approved as RES-028-12 on the Consent Agenda.

Passed The Consent Agenda

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

Ayes: 7 Mayor Gottel, Mayor Pro Tem Phillips, Deputy Mayor Pro Tem Kilgore, Councilmember Davis, Councilmember Pankratz, Councilmember Miller and Councilmember Gallops

- 7I. Consider action to approve an ordinance amending the City of Rowlett Water Management Plan.

This item was removed from the Consent Agenda to be considered individually.

Mayor Gottel read the item into the record.

Staff highlighted the significant changes to the Water Management Plan. Stated in general, where there is a conflict between the City of Rowlett's Water Management Plan and the North Texas Municipal Water District's (NTMWD) Water Management Plan, Rowlett's Plan has been modified to coincide with NTMWD's plan. Changes include NTMWD requiring cities to initiate a rate surcharge for all water use over a certain level. The City of Rowlett already has a graduated rate structure with an increase over any usage above 25,000 gallons. The weekly or bi-weekly watering schedule has been modified from using the customer's trash pick-up day to using the ending number of the physical address. This allows the water system to more equitably spread the water pressure over seven days versus five days. Finally, a key change under Stage 3 restricts landscape watering to once every two weeks between November 1 and March 31 under Stage 3 instead of once a week as currently included in Rowlett's Plan.

A motion was made by Mayor Pro Tem Phillips, seconded by Deputy Mayor Pro Tem Kilgore, to approve the item as read. This item was adopted as ORD-008-12. The motion carried by the following vote:

Ayes: 7 Mayor Gottel, Mayor Pro Tem Phillips, Deputy Mayor Pro Tem Kilgore, Councilmember Davis, Councilmember Pankratz, Councilmember Miller and Councilmember Gallops

8. ITEMS FOR INDIVIDUAL CONSIDERATION

- 8A. Conduct public hearing and consider approving an ordinance to rezone the subject property from an existing Planned Development (PD) zoning district with an underlying General Commercial Retail (C-2) base zoning district to a proposed Planned Development (PD) zoning district with an underlying Single-Family Residential 5/15 (SF-5) base zoning district. The subject property is located at the northern terminus of Gordon Smith Drive, north of Lakeview Parkway, being Lot 5, Block A of the Home Depot Addition. (PD11-559)

Mayor Gottel read the item into the record.

Staff gave a brief history on this item. Stated on January 24, 2012, the Planning and Zoning Commission voted to recommend approval of the request by a vote of 6-1 with three conditions of approval being recommended:

1. Sidewalks are provided in the large open spaces and along the northwest corner separating the development from the school property;
2. The cross access easement for the fire lane on the property with Home Depot to the south is secured; and
3. The screening wall to be built to current Development Code standards with no slip concrete panels allowed.

Stated with the location of the property, the development would be viable with the existing residential properties. Spoke concerning the open spaces and fire access. Stated the proposed rezoning does not correct an error but does meet the challenge of a changing condition. The particular changing condition is the demand for a different housing type within the City. This changing demand is substantiated in the Realize Rowlett 2020 Comprehensive Plan adopted on September 20, 2011

Jerry Sylo, representative with JBI Partners, gave a brief presentation regarding the proposed development. Spoke concerning the proposed open spaces, the interconnectivity of the streets, the ease of access to the elementary school, the architectural and dimensional standards and the framework for the future.

The public hearing opened at 8:35 p.m. and closed at 8:43 p.m. with one person speaking.

1. Stanley Pollard – 3110 Sycamore Street, Rowlett – Voiced concerns regarding the standards of the amenities inside the homes, the quality of the future builder, the small lot sizes and the need for side entries.

A member of the Council stated he was not convinced that commercial business could not work for the location.

Other members of Council stated the location would work well for the development; the proposed development would encourage foot traffic and would provide a variety of residential growth; and commercial developments must be sustainable to be successful.

Questions were voiced concerning the quality of the development and if any measures could be put in place to ensure quality.

Staff stated they could not control who the builder would be but the City's standards are 100% masonry, and the setbacks and articulation of the facades will ensure the quality.

A member of Council asked if Council would get a final approval of the development.

Staff stated with the approval of the proposed PD, the final approval would go through staff. However, Council could insert stopgaps and the developer will have to comply with the standards.

Mr. Sylo stated there are 14 development standards that are guaranteed to add to quality of each house.

Staff stated the fact that a builder has not been identified does not change the information the Council has been presented.

A motion was made by Mayor Pro Tem Phillips, seconded by Councilmember Gallops, to approve the item as read. This item was adopted as ORD-009-12. The motion carried by the following vote:

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

Noes: 1 Councilmember Pankratz

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

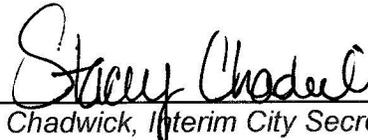
There were no items on the Executive Session.

9. ADJOURNMENT

Mayor Gottel adjourned the meeting at 9:01 p.m.



Todd W. Gottel, Mayor



Stacey Chadwick, Interim City Secretary

Date Approved: March 6, 2012