City of Rowlett

Meeting Minutes

City Council

4000 Main Street
Rowlett, TX 75088
www.rowlett.com

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Tuesday, May 20, 2014 | **5:15 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 Kilgore, Deputy Mayor Pro Tem Gallops, Councilmember Bobbitt, Councilmember Dana-Bashian, Councilmember Phillips and Councilmember Pankratz

1. CALL TO ORDER

Mayor Gottel called the meeting to order at 5:15 p.m.

2. EXECUTIVE SESSION (5:15 P.M.)* Times listed are approximate

2A. The City Council shall convene into Executive Session pursuant to Texas Government Code, §551.087 (Economic Development) and §551.071 (Consultation with Attorney) to receive legal advice from the City Attorney, to discuss and deliberate commercial or financial information received from business prospects and the offer of financial or other incentives to business prospects that the governmental body seeks to have locate, stay, or expand in the Downtown District, and to discuss economic development incentives and a Development Agreement with Integral Development LLC and Catalyst Urban Development LLC on City owned property located in Downtown. (45 minutes)

Council convened in Executive Session at 5:15 p.m. Out at 7:18 p.m.

Councilmember Dana-Bashian left the meeting at 6:15 p.m.

3. WORK SESSION (6:00 P.M.)* Times listed are approximate

3A. Discussion regarding the economic development agreements with Integral Development LLC and Catalyst Urban Development LLC as the City's development partner for the development of

"Village of Rowlett," a mixed use catalytic project located on specific City-owned property within the Downtown District. (30 minutes)

Due to time constraints, this item was discussed with the accompanying item for Individual Consideration – 8C.

3B. Discuss development agreement with American Golf Corporation for projects at Waterview Golf Course. (30 minutes)

City Manager, Brian Funderburk, reviewed the list of proposed improvements, timeline for projects, and recapped the discussions held with American Golf Corporation. Council discussion regarding the necessity to begin the projects that are ready immediately. There was consensus of Council that the results of the tee/bunker study be reviewed by the Golf Advisory Board and a subsequent recommendation made to Council.

3C. Discuss changes associated with the Substantial Amendment to the City of Rowlett Community Development Block Grant 2011-2015 Consolidated Plan and 2013 Annual Plan for Community Development Needs; and seek direction from City Council with regard to the Housing Rehabilitation program. (15 minutes)

Due to time constraints, this item was discussed with the accompanying item for Individual Consideration – 8A.

3D. Discuss the appointment of a representative from the City Council to the Regional Transportation Council of the North Central Texas Council of Governments (NCTCOG). (15 minutes)

After a short break following the regular session, Council reconvened in the Work Session at 10:03 to discuss this item.

Jim Proce, Assistant City Manager, provided information on the Regional Transportation Council. Mayor Gottel will discuss this topic with the Mayors of the cluster cities.

4. DISCUSS CONSENT AGENDA ITEMS

Council took a short break at 7:35 p.m.

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

Reconvened at 7:40 p.m. Councilmember Dana-Bashian returned for the regular session.

INVOCATION – Ann Dotson, First Christian Church

PLEDGE OF ALLEGIANCE
TEXAS PLEDGE OF ALLEGIANCE – Led by the City Council

5. PRESENTATIONS AND PROCLAMATIONS

5A. Hear Second Quarter Investment Report for March 31, 2014.

Alan Guard, Chief Financial Officer, presented the report.

5B. Proclamations recognizing the 2014 Rowlett Arts and Humanities Commission's Young Artist Exhibit winners.

Councilmember Pankratz presented the proclamations for the following winners:

- First Place winner in the Elementary division, two-dimensional category: Caroline Thomas for her entry, "Flowers in Vase". Caroline attends Amy Parks Elementary School.
- First Place winner in the Elementary division, three-dimensional category: Julia Pollard for her entry, "Ripples". Julia attends Amy Parks Elementary School.
- First Place winner in the Middle School division, two-dimensional category: Braden Wolf for his entry, "Marble in Yellow". Braden attends J.W. Williams Middle School.
- First Place winner in the Middle School division, three-dimensional category: Kaily Greeley for her entry, "White Wolf". Kaily attends J.W. Williams Middle School.
- First Place winner in the High School division, two-dimensional category: Abel Joaquin for his entry, "Half and Half". Abel attends Rowlett High School.
- First Place winner in the High School division, three-dimensional category: Nicolas Moulder for his entry, "Vase with Slip Flowers". Nicolas attends Rowlett High School.

5C. Proclamation recognizing the week of May 18 – 24, 2014 as National Public Works Week.

Deputy Mayor Pro Tem Gallops presented the proclamation to Tim Rogers, Director of Public Works and several members of the Public Works staff.

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

Mayor Gottel announced the following: Upcoming City Council meetings will be held Tuesday, June 3rd and 17th; Regular Meeting - City Hall Conference Room; Tuesday, June 10th; Special Work Session. Upcoming Planning & Zoning Commission meetings will be Tuesday, May 27th, June 10th and 24th; 6pm in City Hall Conference Room. Unofficial results for May 10th election: Place 1 – Robbert van Bloemendaal; Place 3 – Carl Pankratz; Place 5 – Rick Sheffield. Swearing-in ceremony for new councilmembers and reception for outgoing councilmembers will be held during the June 3rd Council meeting. Early voting for Primary runoff election in the Annex Building behind City Hall – Monday May 19th through Friday May 23rd, 7am – 7pm. Runoff Election Day Tuesday, May 27th from 7 am – 7 pm. Reminder that a photo ID is now required to vote in Texas. ROWLETT. MY COMMUNITY. MY MONEY. MY CHOICE. CAMPAIGN – give us your .2¢. Survey is now closed. Update will be presented to Council and the public at the next special work session on Tuesday, June 10th. STAGE 3 WATER RESTRICTIONS – residents can water Once Every TWO Weeks. A Low-cost vaccine clinic will be held at the Animal Shelter on Saturday,

May 24th from 2-4pm at 4402 Industrial Street. Normal Business hours are Monday-Friday, 10am – 5pm and Saturday, 10:30am – 5pm. Upcoming events for Parks and Recreation: Memorial Day Celebration featuring Touch A Truck– Saturday, May 24th- 10:00am - 1:00pm. Memorial Day Ceremony held at 10am at Veterans Park. Fireworks on Main – Friday, July 4th, starts at 6pm. Wet Zone opened Saturday, May 17th. Check out the Parks & Recreation page on our website for hours of operation and more information. Upcoming events at the Rowlett Public Library: Summer Reading Program starts June 9th! Kick-off Party on Monday, June 9th from 10am – noon at Library, runs June 9th – August 1st. Check out everything going on at the Library this summer at Rowlett.com or the *Rowlett on the Move* newsletter. Rowlett Fire Rescue – Safe Sitter Class, Saturday, May 31st. Rowlett Community Centre; Ages 11-16; $60. Register at 972/412-6230. Rowlett Police Department – 10th Annual Police Bicycle Rodeo, Saturday, May 24th, 10am – 1pm, on Main Street. All City offices and facilities will be closed Monday, May 26th for Memorial Day. Waste Management will run regular trash service that day.

6. CITIZENS' INPUT

1. Jennifer Glick, 3010 Weems Way, Rowlett; addressed traffic and safety issues related to the Village of Rowlett project.
2. Diane Lemmons, 7409 Harbor Drive, Rowlett; spoke in favor of the Village of Rowlett project.
3. Mike Lancaster, 9916 Dalrock Road, Rowlett; spoke in opposition to the Village of Rowlett project.
4. Rick Sheffield, 3610 Delia Street, Rowlett; spoke in favor of the Village of Rowlett project.

7. CONSENT AGENDA

7A. Consider action to approve minutes from the March 27, 2014, City Council Joint Meeting, and the May 6, 2014, City Council Meeting.

This item was approved on the Consent Agenda.

7B. Consider action to approve a resolution denying the rate increase requested by Atmos Energy Corp., Mid-Tex Division.

This item was approved as RES-037-14 on the Consent Agenda.

7C. Consider action to approve a resolution awarding a bid for the purchase of two 2015 Dodge Ram 4500 Diesel Ambulances to Horton Emergency Vehicles in the amount of $180,971 each for a grand total of $361,942 through the Interlocal Cooperative Purchasing Agreement with Houston-Galveston Area Council (H-GAC).

This item was approved as RES-038-14 on the Consent Agenda.

7D. Consider action to approve a resolution exercising the first of three one-year renewal options for the purchase of emergency medical supplies and medication for Rowlett Fire Rescue to Bound Tree Medical LLC as the primary vendor and Henry Schein Matrix as the alternate vendor in the

unit prices bid and in an estimated annual amount of $65,000 through the Interlocal Cooperative Purchasing Agreement with the City of Cedar Hill.

This item was approved as RES-039-14 on the Consent Agenda.

7E. Consider action approving a resolution amending the Master Fee Schedule for rate and fee changes to the Emergency Services section for Ambulance Fees.

This item was approved as RES-040-14 on the Consent Agenda.

7F. Consider action to approve a resolution entering into an Interlocal Agreement with Dallas County Schools, which will allow both governmental entities to cooperatively purchase goods and services under each other's competitively bid contracts.

This item was approved as RES-041-14 on the Consent Agenda.

7G. Consider action to approve a resolution approving a list of projects for Waterview Golf Course for an estimated amount of $830,448 and a budgetary contingency of $50,000 for a total amount not to exceed $880,448.

At the request of Councilmember Pankratz, this item was removed from the Consent Agenda for Individual Consideration.

Mr. Funderburk clarified the funding source for these projects comes from the rental payment from American Golf Corporation, which is derived from course user fees. He further explained there is a 12 month debt payment reserve.

A motion was made by Councilmember Pankratz, seconded by Councilmember Bobbitt, to approve the item as presented with the condition that the tee and bunker study by reviewed by the Golf Advisory Board and their recommendations be reviewed by the City Council. The motion carried with a vote of six in favor (Pankratz, Phillips, Bobbitt, Gottel, Kilgore, Gallops) and one opposed (Dana-Bashian). This item was adopted as RES-042-14.

7H. Consider action to approve a resolution authorizing the purchase of a wastewater pump for the Westside Lift Station to Xylem Water Solutions USA, Inc. in the amount of $65,619.36.

This item was approved as RES-043-14 on the Consent Agenda.

7I. Consider action to approve a resolution accepting the bid of and awarding a contract to Camino Construction, Incorporated in the amount of $1,100,879 for the total base bids and up to $20,000 for an early completion bonus, resulting in a total project amount of $1,120,879 for the Alley Reconstruction Project and authorizing the Mayor to execute the necessary documents for said services.

This item was approved as RES-044-14 on the Consent Agenda.

Passed The Consent Agenda

A motion was made by Councilmember Phillips, , seconded by Deputy Mayor Pro Tem Gallops, including all the preceding items marked as having been approved on the Consent Agenda. The motion carried with a unanimous vote of those members present.

8. ITEMS FOR INDIVIDUAL CONSIDERATION

8A. Consider action to approve a resolution approving a Substantial Amendment to the City of Rowlett Community Development Block Grant (CDBG) 2011-2015 Consolidated Plan and 2013 Annual Plan for Community Development Needs; authorizing the City Manager to execute the Amendment; and approving and authorizing the execution of a Subrecipient Grant Agreement with Life Message, Inc. in the amount of $28,688 for funding of health and human services primarily benefitting low-income residents during the 2013 CDBG program year.

Marc Kurbansade, Director of Development Services, provided the background information on this item. Councilmembers agreed with the options for allocation and were pleased with the selection of Life Message as a partner.

A motion was made by Mayor Pro Tem Kilgore, seconded by Deputy Mayor Pro Tem Gallops, to approve the item as presented. The motion carried with a unanimous vote of those members present. This item was adopted as RES-045-14.

8B. Consider an ordinance to amend Part V of the City of Rowlett Code of Ordinances to adopt an amended Master Thoroughfare Plan Map.

Marc Kurbansade, Director of Development Services, provided the background information on this item.

A motion was made by Councilmember Phillips, seconded by Deputy Mayor Pro Tem Gallops, to approve the item as presented. The motion carried with a unanimous vote of those members present. This item was adopted as ORD-018-14.

8C. Consider a resolution authorizing the Mayor to enter into Development Agreements with Integral Development, LLC and Catalyst Urban Development, LLC as the City's development partner for the development of "Village of Rowlett," a mixed use catalytic project located on City-owned property within the Downtown Urban Village Form Based District.

Chris Coble, with Black Label Real Estate, provided background information on the process to this point including courting developers; RFQ development and submission and selection of potential development partner; outline of the Village of Rowlett project including agreement details.

Councilmembers provided their personal thoughts on the project and Mayor Gottel thanked the citizens who participated in the process including Realize Rowlett 2020, the development group, and staff. Mr. Funderburk addressed the concerns raised by the speakers including traffic, parking, safety of pedestrians, and after school programs.

A motion was made by Councilmember Phillips, seconded by Mayor Pro Tem Kilgore, to approve the item as presented. The motion carried with a vote of five in favor (Phillips, Gottel, Kilgore, Gallops, Dana-Bashian) and two opposed (Pankratz, Bobbitt). This item was adopted as RES-046-14.

8D. Consider a resolution canvassing the results of the General Election held Saturday, May 10, 2014, for the positions of Councilmember Place One, Councilmember Place Three, and Councilmember Place Five.

Laura Hallmark, City Secretary, provided the election results.

A motion was made by Deputy Mayor Pro Tem Gallops, seconded by Councilmember Bobbitt, to approve the item as presented. The motion carried with a unanimous vote of those members present. This item was adopted as RES-047-14.

Council took a short break at 9:56 p.m. and reconvened in the Work Session to discuss item 3D.

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

There was no action taken.

9. ADJOURNMENT

There being no further business, the meeting adjourned at 10:15 p.m.

Todd W. Gottel, Mayor

Laura Hallmark, City Secretary

Date Approved: June 3, 2014