



**City of Rowlett**  
**Staff Report**

4000 Main Street  
P.O. Box 99  
Rowlett, TX 75080-0099  
www.rowlett.com

**AGENDA DATE:** 08/19/14

**AGENDA ITEM:** 7A

**TITLE**

Consider action to approve minutes from the July 29, 2014, City Council Special Meeting, and the August 5, 2014, City Council Meeting.

**STAFF REPRESENTATIVE**

Laura Hallmark, City Secretary

**SUMMARY**

Section 551.021 of the Government Code provides as follows:

- (a) A governmental body shall prepare and keep minutes or make a tape recording of each open meeting of the body.
- (b) The minutes must:
  - (1) state the subject of each deliberation; and
  - (2) indicate each vote, order, decisions or other action taken.

**BACKGROUND INFORMATION**

N/A

**DISCUSSION**

N/A

**FINANCIAL/BUDGET IMPLICATIONS**

N/A

**RECOMMENDED ACTION**

Move to approve, amend or correct the minutes of the July 29, 2014, City Council Special Meeting, and the August 5, 2014, City Council Meeting.

**ATTACHMENTS**

07-29-14 City Council Special Meeting minutes

08-05-14 City Council Meeting minutes



# City of Rowlett

## Special Meeting Minutes

### City Council

4000 Main Street  
Rowlett, TX 75088  
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, July 29, 2014

6:00 P.M.

Annex Building – 4004 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 Gallops, Deputy Mayor Pro Tem Pankratz, Councilmember Bobbitt, Councilmember Dana-Bashian, Councilmember Sheffield and Councilmember van Bloemendaal**

**1. CALL TO ORDER**

Mayor Gottel called the meeting to order at 6:00 p.m.

**2. EXECUTIVE SESSION (6:00 P.M.)\* Times listed are approximate**

Council convened in Executive Session at 6:00 p.m.

- 2A.** The City Council shall convene into Executive Session pursuant to the Texas Government Code, §551.071 (Consultation with Attorney) to receive legal advice on the City Council's invocation policy. (30 minutes)
- 2B.** The City Council shall convene into Executive Session pursuant to the Texas Government Code, §551.071 (Consultation with Attorney) to receive legal advice from the City Attorney and to discuss a lawsuit filed by Xerox. (15 minutes)
- 2C.** The City Council shall convene into Executive Session pursuant to the Texas Government Code, §551.071 (Consultation with Attorney) to receive legal advice from the City Attorney and to discuss a lawsuit by the City against the Garland Public Shooting Range. (15 minutes)

Convened into open session at 7:11 p.m.

**3. WORK SESSION (7:00 P.M.)\***

- 3A.** Discuss the Blacklands Corridor Feasibility Study being conducted by the North Central Texas Council of Governments (NCTCOG) and the possible impacts to the City of Rowlett. (45 minutes)

Mayor Gottel read the item into the record.

Brian Funderburk, City Manager, gave a brief history of this item.

Tim Rogers, Director of Public Works, presented a PowerPoint explaining the purpose and goals of the Blacklands Corridor Feasibility Study. Spoke concerning various strategies including: conceptual, baseline, transit improvement, enhanced arterials, bottleneck improvements of Interstate 30, expansion of the Interstate 30 facility, and New Location Highway/Freeway/Tollway. Spoke concerning tollway options and traffic flows.

Members of Council voiced concerns regarding elevated roadways and sound walls in residential areas, connectivity/frontage roads, and the North Shore area.

Discussion was had regarding the possible route of the tollway, the possible amendment to the Long-Range Plan, and the construction process.

Consensus was reached by the Council to have open dialogue with the North Central Texas Council of Governments regarding the concerns that were voiced during the meeting. A follow-up meeting will be scheduled but a date has not been determined.

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

There were no actions taken.

**4. ADJOURNMENT**

Mayor Gottel adjourned the meeting at 8:08 p.m.

---

*Todd W. Gottel, Mayor*

---

*Stacey Chadwick, Deputy City Secretary*



# City of Rowlett

## Meeting Minutes

### City Council

4000 Main Street  
Rowlett, TX 75088  
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, August 5, 2014

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 Gottel, Deputy Mayor Pro Tem Pankratz, Councilmember Bobbitt, Councilmember Dana-Bashian, Councilmember Sheffield and Councilmember van Bloemendaal

**Absent:** Mayor Pro Tem Gallops

**1. CALL TO ORDER**

Mayor Gottel called the meeting to order at 5:34 p.m.

**2. EXECUTIVE SESSION (5:30 P.M.)\* Times listed are approximate**

- 2A.** The City Council shall convene into Executive Session pursuant to the Texas Government Code, §551.087 (Economic Development) and §551.071 (Consultation with Attorney) to receive legal advice from the City Attorney and to discuss and deliberate the offer of financial or other incentives to business prospects that the City may seek to have locate in or near Elgin B. Robertson Park. (15 minutes)

Council convened in Executive Session at 5:35 p.m. Out at 6:19 p.m.

**3. WORK SESSION (5:45 P.M.)\***

- 3A.** Presentation of the Fiscal Year 2015 (FY2015) Proposed Budget. (45 minutes)

City Manager, Brian Funderburk, presented the proposed FY2015 budget with a review of what the City has done fiscally in recent years – lowered expenses, decrease in staffing levels and a significant decrease in property tax revenue. He outlined 11 proposals – nine for FY2015 and two for FY2016, which includes: implement compensation plan based on study from Evergreen; modify the City's employee vacation and sick leave payout policy; add three cents to the property

tax rate to cover the budget shortfall in the General Fund; add one cent to the property tax rate to enhance parks maintenance standards and improvements; add one cent to the property tax rate for community enhancement programs, add a monthly surcharge for water rates due to water restrictions; use Cash CIP Fund to cover Library improvements and Chamber relocation costs; hold bond election in May 2015; reduce the tax exemptions for over 65 and disabled; and adjust percentage of premiums charged to retirees for medical benefits.

Council discussion regarding water surcharge, the rollback rate calculation, and the tax increase for parks maintenance and improvements. Councilmembers expressed their gratitude to staff for their hard work in putting the budget together.

- 3B.** Discuss a resolution accepting the bid and awarding a contract for the purchase of six 2015 Ford Explorer Police Interceptor patrol motor vehicles to Sam Pack's Five Star Ford in the amount of \$175,182 for the Police Department through the Interlocal Cooperative Purchasing Agreement with Texas Smartbuy. (30 minutes)

Paul Sandman, Assistant Police Chief, provided the background information regarding this purchase, including fleet's determination of replacement for patrol vehicles, changes in nationwide utilization, and the changing needs of our officers in terms of size and equipment. He outlined the process by which staff made the determination to switch to an SUV type vehicle versus the sedan, which is currently in use. It was the consensus of Council to consider this purchase at an upcoming Council meeting.

- 3C.** Discuss Water Distribution Flushing Practices. (15 minutes)

Tim Rogers, Public Works Director, presented the rationale of flushing during imposed water restrictions and why it is important to the community, discussed the impacts and the need for maintaining the distribution system through – requirements, a monitoring plan, public safety, and water detention time.

Due to time constraints, Council will return after the Regular Session to discuss item 3B.

#### **4. DISCUSS CONSENT AGENDA ITEMS**

Councilmembers Dana-Bashian and Sheffield requested that item 7D be removed from the Consent Agenda for individual consideration. Discussion regarding the reasoning for the change order and the discussions with the City of Dallas regarding the type of wood not allowed in the take line.

Council took a short break at 7:23 p.m.

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

Council reconvened in Regular Session at 7:31 p.m. Mayor Pro Tem Gallops joined the meeting.

**INVOCATION** – Mayor Gottel

## **PLEDGE OF ALLEGIANCE**

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

### **5. PRESENTATIONS AND PROCLAMATIONS**

- 5A.** Presentation of Proclamations to Dave Holl and Anna Rigodanza for Awards received from Keep Texas Beautiful.

Councilmember Sheffield presented the proclamations to Mr. Holl and Miss Rigodanza with members of Keep Rowlett Beautiful present.

- 5B.** Proclamation of Rowlett Human Resources Professionals Appreciation Week (Aug 11-15, 2014) in conjunction with National Human Resources Professionals Appreciation Week.

Councilmember Bobbitt presented the proclamation to John Murray, Director of Human Resources and Risk Management and his staff: Sherry Pannell, Brandi Bull, and Amanda Mullaney (Alyssa Maxon was not present).

- 5C.** Duck Creek District Cub Scout Twilight Camp presentation of money raised for a new playground.

Councilmember Dana-Bashian received the funds on behalf of the City. Chris Garner, Camp Director, along with members of the troop and troop leaders, presented the City with \$371.67.

- 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: Tuesday, August 19<sup>th</sup>; Regular Meeting – City Hall Conference Room. Budget Work Sessions: Thursday, August 14<sup>th</sup>, 6:30 – 9pm; Friday, August 15<sup>th</sup>, 6:30 – 9pm; Saturday, August 16<sup>th</sup>, 9am – 1pm. Upcoming Planning & Zoning Commission meetings will be Tuesday, August 12<sup>th</sup> and 26<sup>th</sup>; 6pm in City Hall Conference Room. **ACCEPTING APPLICATIONS FOR BOARDS & COMMISSIONS NOW!** City Council will be appointing citizens to fill term vacancies during the September 16<sup>th</sup> Council meeting. Currently 10 Boards & Commissions – ranging from Animal Shelter Advisory Board to Traffic & Safety Advisory Commission. Detailed descriptions of each Board plus the applications are available online on the homepage. Also, both are available at the City Secretary's Office located at 4000 Main Street. Accepted through August 15<sup>th</sup>. Eligibility requirements are the same as for the City Council. **STAGE 3 WATER RESTRICTIONS** – residents can water Once Every TWO Weeks. **ANIMAL SHELTER** – Help us maintain a 96% live release rate! **PET ADOPTATHON! ONLY \$25 TO ADOPT!** Vaccinations, sterilization and microchip included in price! Saturday, August 16<sup>th</sup>, 10am – 5pm. Low-cost vaccine clinic Saturday, August 23<sup>rd</sup> and Saturday, September 20<sup>th</sup> 1-4pm. Normal business hours at 4402 Industrial Street are Monday-Friday, 10am-5pm and Saturday, 10:30am-5pm. Upcoming events for Parks and Recreation: Movies on Main will start at approximately 6pm on Main Street downtown: September 5<sup>th</sup> (The Smurfs 2); September 12<sup>th</sup> (Free Birds); September 19<sup>th</sup> (Monsters University). Wet Zone is open through August 17<sup>th</sup> – check out the Parks & Recreation page on our website for hours of operation and more information on the programs held at the Community Centre this summer. Upcoming events at the Rowlett Public Library: Check out everything going on at the Library this summer at Rowlett.com or the Rowlett on the Move newsletter. Arts & Humanities Annual Photography Contest: 2014 Theme – “Rowlett Up Close!” Entries accepted at the Rowlett Library on Saturday, September 6<sup>th</sup> from 10am to noon. Will be on display through October 4<sup>th</sup>. More information at

Rowlett.com on the Arts & Humanities page. Library Camp: Teenage Mutant Ninja Turtles – Friday, August 8<sup>th</sup>, 2pm. Homeschooling: How? – Saturday, August 9<sup>th</sup>, 10am. Tea for Teachers – Tuesday, August 12<sup>th</sup>, 2pm. Library Camp: Shark Week! – Friday, August 15<sup>th</sup>, 2pm. Library Camp: Rule the School! – Friday, August 22<sup>nd</sup>, 2pm. Super Saturday: Doctor Who – Saturday, August 30<sup>th</sup>, 2pm. CITY RECEIVES FINANCIAL AWARD - Received the Texas Comptroller Leadership Circle Award for the third consecutive year. New level of Platinum added during 2014. City of Rowlett met all 22 criteria to be upgraded from Gold status to Platinum! Congratulations to the Accounting Division! NAMED 10<sup>TH</sup> SAFEST CITY IN TEXAS! By Movoto. They looked at 2012 FBI crime statistics of the top 100 most populated places in Texas. Statistics included: murder, violent crime, property crime and total crime.

Deputy Mayor Pro Tem Pankratz announced the ACTOR production of “Murder for Dummies” to be held August 8-10 and 15-17 at Main Street Events. Fri/Sat shows at 8 pm and Sunday at 2 pm. Tickets are available online at [www.actortx.com](http://www.actortx.com).

## 6. CITIZENS' INPUT

Perry Abney, 9958 Merritt Road, Rowlett; spoke regarding the Merritt Road project and the effects on his home.

Jeremy Holland, 2103 Fairway Winds Ct, Wylie; spoke regarding the City's invocation policy.

## 7. CONSENT AGENDA

- 7A. Consider action to approve minutes from the July 8, 2014, City Council Special Meeting, and the July 15, 2014, City Council Meeting.

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

- 7B. Consider action to approve a resolution awarding the bid for Section I mowing services to Ely Tree and Landscape in the unit amounts bid with an estimated annual amount of \$65,000 and authorizing the City Manager to execute the necessary documents for said mowing services for the Community Services Code Enforcement Division.

**This item was approved as RES-061-14 on the Consent Agenda.**

- 7C. Consider action to approve a resolution authorizing the final acceptance and release of retainage for the Skyline at Osage Alley and Sewer Line Replacement in the amount of \$24,622.44 to A&M Construction and Utilities Incorporated and authorizing the Mayor to execute the necessary documents.

**This item was approved as RES-062-14 on the Consent Agenda.**

- 7D. Consider a resolution approving Change Order Number 1 to the contract with York Bridge Concepts, Incorporated in the amount of \$105,318.90 for upgrading the elevated boardwalk piers to non-treated timber for the Scenic Point Park Project and authorize the Mayor to execute the necessary documents.

**This item was removed from the Consent Agenda for individual consideration.**

**A motion was made by Mayor Pro Tem Gallops, seconded by Councilmember Dana-Bashian, to approve the item as presented. The motion carried with a vote of 6 in favor and 1 opposed (Sheffield). This item was adopted as RES-063-14.**

- 7E.** Consider action to approve a resolution for contract renewals of employee benefits for Fiscal Year 2015 to Aetna in the estimated amount of \$146,292 for Third Party Administration Medical Services; to Aetna for Individual and Aggregate Stop Loss Insurance in the amount of \$420,760; to Aetna for Section 125/Cafeteria Plan Administration in the estimated amount of \$12,736; to Special Insurance Services, Inc. for GAP insurance in the estimated amount of \$170,491; to Delta Dental for dental insurance in the estimated amount of \$216,558; to SunLife for life accidental death insurance, optional life and accidental death insurance, long-term disability and optional short-term disability in the estimated amount of \$60,420; to Block Vision for optional vision insurance in the amount of \$26,706, and authorizing the City Manager to execute all necessary documents.

**This item was approved as RES-064-14 on the Consent Agenda.**

- 7F.** Consider action to approve a resolution to contract with Stonebridge Veterinary Hospital of Rowlett to provide veterinary services for the Rowlett Animal Shelter for an estimated amount not to exceed \$52,402.

**This item was approved as RES-065-14 on the Consent Agenda.**

- 7G.** Consider a resolution authorizing final acceptance of an access, water, sewer, and drainage easement associated with 5000 Lakeview Parkway, being an unplatted 1,762 square-foot portion of Tract 14.1, Page 886 from the Thomas Lumley Survey Abstract No 789, Dallas County, Texas.

**This item was approved as RES-066-14 on the Consent Agenda.**

#### **Passed the Consent Agenda**

**A motion was made by Deputy Mayor Pro Tem Pankratz, seconded by Councilmember Bobbitt, 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 amending the Munis Enterprise Resource Planning Software system contract with Tyler Technologies, Incorporated for the purchase of a Human Resources Information Systems module in the amount of \$80,478 and authorizing the City Manager, after City Attorney approval, to execute the necessary documents for said contract amendment.

Deputy Mayor Pro Tem Pankratz stepped away from the dais.

John Murray, Director of Human Resources and Risk Management, presented the background information on this item and Item 8B regarding the City's current utilization of a "non-system" and current processes utilized along with the RFP process and determination of selecting a hybrid system.

**A motion was made by Councilmember Sheffield, seconded by Councilmember van Bloemendaal, to approve the item as presented. The motion carried with a vote of 6 in favor and 1 absent (Pankratz). This item was adopted as RES-067-14.**

- 8B.** Consider action to approve a resolution awarding the bid for the purchase of a Kronos TeleStaff Time Management System and other time keeping equipment to immixTechnology, Incorporated in the amount of \$285,880.92 through the Texas Comptroller of Public Accounts and authorizing the City Manager, after City Attorney approval, to execute the necessary documents for said purchase.

**A motion was made by Mayor Pro Tem Gallops, seconded by Councilmember Dana-Bashian, to approve the item as presented. The motion carried with a vote of 6 in favor and 1 absent (Pankratz). This item was adopted as RES-068-14.**

- 8C.** Consider action to approve a resolution to place a proposal to adopt a tax rate for Fiscal Year 2014-2015 (FY2015) on the agenda of a future meeting and schedule two public hearings.

Deputy Mayor Pro Tem Pankratz returned to the dais.

Alan Guard, Chief Financial Officer, outlined the State regulations which require this action.

**A motion was made by Councilmember Sheffield, seconded by 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-069-14.**

- 8D.** Present the Community Development Block Grant Program – 2014 Annual Plan; conduct a public hearing requesting citizen input on participation in the program; consider a resolution supporting participation in the Community Development Block Grant programs, adopting the 2014 Community Development Block Grant Annual Plan; and authorize the City Manager to execute and submit all documentation and certifications to the United States Department of Housing and Urban Development (HUD).

Marc Kurbansade, Director of Development Services, presented the proposed 2014 Annual Plan. Council discussion regarding legal advertising and dates/times for the public hearings held prior to this meeting, the reallocation of unused administrative funds to other items and changing the previously agreed upon \$5,000 cap per individual for the Housing Rehabilitation Program.

The public hearing opened and closed with no speakers.

**A motion was made by Mayor Pro Tem Gallops, seconded by Councilmember Sheffield, to approve the item as presented and to eliminate the \$5,000 cap per individual for the**

**Housing Rehabilitation Program and use the \$24,999 HUD benchmark. The motion carried with a unanimous vote of those members present. This item was adopted as RES-070-14.**

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

There was no action taken.

After a short break at 9:09 p.m., Council reconvened in the Work Session at 9:15 p.m. to discuss item 3B.

**9. ADJOURNMENT**

There being no further business, the meeting adjourned at 9:43 p.m.



**City of Rowlett**  
**Staff Report**

4000 Main Street  
P.O. Box 99  
Rowlett, TX 75080-0099  
www.rowlett.com

**AGENDA DATE:** 08/19/14

**AGENDA ITEM:** 7B

**TITLE**

Consider action to approve a resolution creating the Community Investment Program Task Force, appointing members to the CIP Task Force, and recognizing Council's choice for a liaison and an alternate.

**STAFF REPRESENTATIVE**

Jim Proce, Assistant City Manager

**SUMMARY**

The City has been planning for a bond election for over a year. The proposed election would take place in May of 2015.

On June 20, 2014, during the annual City Council Retreat, staff presented a plan to address the planned upcoming bond election in May of 2015 and the related process. During that discussion, several items and questions were discussed inclusive of needs assessment, how we leverage future freed up bond capacity, and the public engagement/election calendar. Council provided consensus on several items that included a bond election, and a public engagement process that would include an ad-hoc committee that would operate as a citizen task force.

The purpose of this item is to follow up on the task force creation, the approval of the selection of members to the task force, and the recognizing of the selection of a Council liaison and alternate.

**BACKGROUND INFORMATION**

On July 15, 2014, during the City Council Work Session, the City Council had directed staff to establish a task force to develop a recommendation for the upcoming bond election. The name of the task force is the Community Investment Program Task Force.

The CIP Task Force will be charged with making a recommendation to Council for the May 2015 bond election, including project identification and prioritization. There will be periodic meetings, dates and times to be determined by the task Force members.

Once the required tasks are completed, the task force will stand down.

**DISCUSSION**

As time is of the essence, staff has been working diligently to develop the components of the CIP process. In an effort to build the CIP Task Force, Council provided a list of prospective

members for consideration for the task force. The list was compiled and was distributed to Council for review and consideration. Council has chosen several potential members for the CIP Task Force for consideration. Staff has polled Council on all nominees and compiled a list of those nominees receiving the most votes from Council. Staff has followed up with those nominees verifying qualifications and interest to serve on the task force.

Based upon the discussions in the July 15 Council Work Session and the consensus provided by Council, staff recommends the creation of the Community Investment Program Task Force for a specific period effective immediately upon its formation, and terminating at the conclusion of the May 2015 election, for the purposes of providing recommendations to Council on the bond election.

The task force would be configured to include seven Council-appointed members, and one Council liaison with an alternate chosen by the council. Creation of the task force and selection of the members of the task force will be confirmed by the resolution herein and in accordance with the City of Rowlett Boards and Commissions Handbook (Resolution RES-095-12). Ad-hoc committees, boards and commissions are created periodically to address specific needs or concerns for a limited period of time.

The following are the Council recommended members to be confirmed based on the polling of all of the Council:

Rhetta Bowers	Diane Lemmons
Martha Brown	Waite Ligon
Chris Cigainero	James Moseley
Erik Ernst	

#### **FINANCIAL/BUDGET IMPLICATIONS**

There is no financial implication at this time.

#### **RECOMMENDED ACTION**

Move to approve a resolution creating the Community Investment Program Task Force and appointing members and a liaison to the Task Force.

#### **RESOLUTION**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS, APPROVING THE CREATION OF THE COMMUNITY INVESTMENT PROGRAM TASK FORCE; APPOINTING MEMBERS TO THE TASK FORCE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, it is desirous of the City Council to create an ad-hoc committee entitled as the "Community Investment Program Task Force" (CIP Task Force); and

**WHEREAS**, the CIP Task Force will be charged with making a recommendation to City Council on matters regarding a bond election in May of 2015; and

**WHEREAS**, the City Council has chosen seven representatives and a Council Liaison and Council Alternate to serve on the CIP Task Force; and

**WHEREAS**, the CIP Task Force will stand down upon the completion of tasks put before it by the City Council.

**NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS:**

**Section 1:** That the City Council of the City of Rowlett does hereby approve the creation of an ad-hoc committee, entitled the Community Investment Program Task Force (CIP Task Force) for the purpose of providing recommendations on matters regarding a potential May 2015 Bond Election and its related proposals, which committee will automatically dissolve upon completion of its purpose.

**Section 2:** That the City Council does hereby approve the selection of the Members and Liaison to the Community investment Program Task Force (CIP Task Force) appointed by motion and vote, as reflected in the minutes of the meeting at which this Resolution has been adopted.

**Section 3:** That the City Council does hereby further authorize the City Manager or his designee to administer the business of the CIP Task Force as an ad-hoc committee for a limited time to act as an advisory board to the City Council.

**Section 4:** That this resolution shall become effective immediately upon its passage.

**AGENDA DATE:** 08/19/14

**AGENDA ITEM:** 7C

### **TITLE**

Consider action to approve a resolution accepting the bid of and awarding a contract for the purchase of five 2015 Ford Explorer Police Interceptor patrol motor vehicles, emergency vehicle equipment and installation of equipment to Sam Pack's Five Star Ford in the amount of \$234,294.98 for the Police Department through the Purchasing Agreement with Texas Smartbuy.

### **STAFF REPRESENTATIVE**

Mike Brodnax, Chief of Police  
Steve Ferrie, Patrol Lieutenant  
Alan Guard, Director of Financial Services

### **SUMMARY**

The City approved the purchase of new patrol vehicles, emergency vehicle equipment and installation of equipment in the FY2014 budget. The purpose of this item is to award the bid to Sam Pack's Five Star Ford for those vehicles, equipment and installation.

### **BACKGROUND INFORMATION**

During the FY2013-2014 budget process, the City Council allocated \$250,000 toward the purchase of replacement patrol vehicles, emergency vehicle equipment and installation of equipment for the police patrol fleet.

### **DISCUSSION**

This agenda item is to approve a resolution accepting the bid and awarding a contract for the purchase of five 2015 Ford Explorer Police Interceptor patrol motor vehicles, emergency equipment and installation of equipment to Sam Pack's Five Star Ford for the police patrol fleet. The ability of the Rowlett Police Department's Patrol Division to serve the citizens efficiently, depends heavily on transportation with dependable and properly equipped patrol vehicles. The division currently deploys Dodge Chargers in the marked patrol fleet. These vehicles are used extensively and, as would be expected, the vehicles require more maintenance and repair as they age. Fleet staff has been evaluating the criteria that should be used when determining when a police patrol motor vehicle should be replaced, and it has been determined that the overall safety and reliability of patrol vehicles decline with age and use and should be removed from the patrol fleet at 90,000 miles or seven years of service.

The Rowlett Police Department has utilized Dodge Charger sedans as patrol vehicles since 2007. Since that time, Chevy and Ford have introduced new police vehicles in the sedan and SUV categories and staff has been reviewing and evaluating those vehicles. Staff took into account the amount of equipment officers are required to carry with them while on patrol, the cabin and trunk space used to store the equipment and the current environment to which

officers are required to respond. Staff recognized that officers are required to carry various equipment such as patrol equipment beat bags, officer patrol bags, automated external defibrillators, SWAT equipment, and weapons; and the addition of the required equipment equates to less storage and comfort in the vehicle cabin. Staff was also cognizant of the fact that Rowlett officers are receiving more calls for service that require the ability to patrol wooded and grass areas around the lake, which necessitates a vehicle with a high ground clearance and off-road capabilities. Since the patrol vehicle is the officer's office for extended periods of time, staff believed comfort, storage capacity, vehicle versatility, price and performance were important considerations, and determined the SUV type vehicle was a more appropriate patrol vehicle.

While researching police vehicles, staff learned that Chevy announced a body style change for the 2015 Chevy Tahoe and Ford announced new powertrain options to the recently redesigned 2015 Ford Explorer. Staff considered the cost of equipping new police vehicles and decided to wait until Chevy and Ford came out with their 2015 police packages to eliminate the possibility of purchasing new equipment for the 2014 model and not being able to reuse the equipment in later year model vehicles.

In 2014, Chevy and Ford released the specifications for the 2015 Ford Explorer and Chevy Tahoe. Staff reviewed the interior and exterior specifications of the 2015 Chevy Tahoe and 2015 Ford Explorer Police Interceptor and compared them to the existing Dodge Chargers that were purchased in 2013. Staff requested quotes from Chevy and Ford and, in an effort to make an "apples to apples" comparison, requested Chevy and Ford to provide quotes for the vehicles with available safety and powertrain options that both offered (see chart below). Early on, staff recognized that Ford offered some powertrain equipment (Ecoboost and all-wheel drive) that Chevy did not. Chevy did not offer an Ecoboost type option and only offers a police Tahoe with four-wheel drive as an option. Safety and comfort were also considerations, so staff specified the vehicles with reverse sensing, rear camera and auxiliary air conditioning. The quotes obtained did not include all options in which staff was interested, but was a starting point to compare similar type vehicles with identical safety options, similar powertrain options and auxiliary air conditioning to determine if Chevy Tahoes and Ford Explorers were comparable in price for similar options.

In addition to conducting research through documentation, staff also attended the Texas Police Chief's Conference in Allen, Texas, to test the interior comfort of both vehicles. The officers that tested the interior compartment of both vehicles were two of the largest/tallest officers in the department and both officers did not have issues with the interior compartment of either vehicle. As a result of the research, staff determined that the Ford Explorer Police Interceptor, with a solid black color, was the best fit for the Rowlett Police Department. The determination was based on comfort, storage capacity, vehicle versatility, price and performance (see chart below for vehicle comparison).

	2015 Ford Explorer	2015 Chevy Tahoe	2015 Dodge Charger
Front Head Room	41.4"	42.8"	38.6"
Front Hip Room	57.3"	60.8"	56.2"
Front Leg Room	40.6"	45.3"	41.8"
Front Shoulder Room	61.3"	65.2"	59.5"
Ground Clearance	8.3"	9.1"	5.1"
Cargo Volume	58.7 cu ft (rear)	57.7 cu ft (rear)	16.5 cu ft (trunk)
Cylinders	6	8	8
Mileage	15/20*	15/21*+	15/25*
All-Wheel Drive Option	Standard	Option	Option
Rear View Camera Option	Option	Standard	No
Reverse Sensing Option	Option	Standard	No
Aux Air Conditioning Option	Option	Standard	No
0-60 MPH	6.28 seconds*	8.2 seconds*+	6.12 seconds*
0-80 MPH	10.09 seconds*	13.93 seconds*+	9.39 seconds*
0-100 MPH	15.51 seconds*	21.95 seconds*+	14.57 seconds*
Top Speed	131 MPH*	139 MPH*+	150 MPH*
60 MPH to 0 Stopping Distance	134.9 ft*	133.2 ft*+	126.5 ft*
Warranty	3/36,000 BtB 5/100,000 Powertrain	3/36,000 BtB 5/100,000 Powertrain	3/36,000 BtB 5/75,000 \$2,440
Price	Texas Smartbuy with Options \$29,197	HGAC Price with Options \$34,908	HGAC Price without Options \$26,289**
		W/O AWD \$30,963	

\*Average from Michigan State Police 2014 Model Year Police Vehicle Evaluation Program (2014.5 model vehicles)

+Two wheel drive only tested

\*\*2013 HGAC pricing

In the original staff report, staff listed the cost of six vehicles at \$175,182. This dollar amount did not include the additional equipment needed to make a road-ready patrol vehicle. Staff recently learned that Sam Pack's Five Star Ford has the ability to bid on all equipment to make a road-ready police vehicle under the Texas Smartbuy contract, so staff has elected to pursue purchasing the vehicles in this manner rather than purchasing vehicles and equipment separately as has been the practice in the past. The practice of purchasing vehicles, emergency equipment and installation separately required two separate resolutions from council for these purchases out of the same line item due to the price of the vehicles and the cost associated with the equipment and building of the vehicles. The current purchase will only require one resolution for the total cost of \$234,294.98, which includes vehicle emergency equipment and installation. Additionally, the prior practice also required staff to estimate which vehicles would reach their end of life mileage almost a year in advance and resulted in months of delays due to coordinating with two vendors. Since this resolution is for a turnkey product, the dealership will be motivated to complete the vehicles in a timely manner and staff can manage the fleet based on current mileage rather than projected mileage. Since staff can manage the fleet off of existing mileage, it was determined that there are only five vehicles, instead of six, that need to

be removed from service at this time. The vehicles scheduled to be removed from service are 2006, 2007 and 2011 model year vehicles. Much of the equipment installed on these vehicles is at the end of life due to body style changes of vehicles and/or condition or age of the equipment and would require the purchase of replacement equipment regardless of the type of vehicle selected.

See detailed quote from Sam Pack's Five Star Ford in Exhibit A (vehicle only) Exhibit B (total price for vehicle, equipment and build).

### **FINANCIAL/BUDGET IMPLICATIONS**

<b>Budget Account Number and/or Project Code</b>	<b>Account or Project Title</b>	<b>Budget Amount</b>	<b>Proposed Amount</b>
101-2510-441-8050	Motor Vehicles	\$250,000.00	\$234,294.98
<b>Total</b>		<b>\$250,000.00</b>	<b>\$234,294.98</b>

### **RECOMMENDED ACTION**

Approve a resolution accepting the bid of and awarding a contract for the purchase of five patrol vehicles, emergency vehicle equipment and installation of equipment to Sam Pack's Five Star Ford in the amount of \$234,294.98 for the Police Department through Texas Smartbuy.

### **RESOLUTION**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS, AWARDING A BID FOR THE PURCHASE OF FIVE PATROL MOTOR VEHICLES, EMERGENCY VEHICLE EQUIPMENT AND INSTALLATION OF EQUIPMENT TO SAM PACK'S FIVE STAR FORD IN THE AMOUNT OF \$234,294.98 FOR THE POLICE DEPARTMENT THROUGH THE INTERLOCAL COOPERATIVE PURCHASING AGREEMENT WITH TEXAS SMARTBUY; AUTHORIZING THE ISSUANCE OF PURCHASE ORDERS PURSUANT TO APPROVAL; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, it is necessary to procure five patrol motor vehicles, emergency vehicle equipment and installation of equipment for the Police Department; and

**WHEREAS**, the City of Rowlett has entered into an Interlocal Cooperative Purchasing Agreement with Texas Smartbuy for products and services; and

**WHEREAS**, Texas Smartbuy has taken sealed bids for the Ford Explorer Police Interceptor, emergency vehicle equipment and installation of equipment and has contracts in place for said equipment; and

**WHEREAS**, the City Council of the City of Rowlett, Texas desires to award such bids with Sam Pack's Five Star Ford.

**NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS:**

**Section 1:** The City Council of the City of Rowlett does hereby approve the purchase of five patrol motor vehicles, emergency vehicle equipment and

installation of equipment in the amount of \$234,294.98 to Sam Pack's Five Star Ford through the Interlocal Purchasing Agreement with Texas Smartbuy.

**Section 2:** The City Council does hereby authorize the City Manager or his designee to issue purchase orders to conform to this resolution in accordance with the quotation attached hereto and incorporated herein by reference as Exhibit B.

**Section 3:** This resolution shall become effective immediately upon its passage.

#### **ATTACHMENTS**

Exhibit A – Quote from Sam Pack's Five Star Ford (vehicle only)

Exhibit B – Quote from Sam Pack's Five Star Ford (total price for vehicle, equipment and installation of equipment).





---

**AGENDA DATE:** 08/19/14

**AGENDA ITEM:** 8A

**TITLE**

Conduct a public hearing and take action on a request for a Special Use Permit to allow an accessory structure with a metal roof for property located at 7502 Catamaran Drive. (SUP14-721)

**STAFF REPRESENTATIVE**

Garrett Langford, AICP, Principal Planner

**SUMMARY**

The applicant, Teamon Smith, is requesting a Special Use Permit (SUP) to construct a 320 square-foot accessory structure with a metal roof on his property at 7502 Catamaran Drive (Attachment 1 – Location Map). Per the Rowlett Development Code, an accessory structure is only permitted to have a metal roof if the primary structure also has a metal roof. Therefore, this structure does not meet the requirements to be permitted by right, thus requiring an SUP. The Planning and Zoning Commission voted unanimously to recommend approval of this item at their July 22, 2014, meeting.

**BACKGROUND INFORMATION**

The subject property at 7502 Catamaran Drive is a 5,500 square-foot lot zoned Planned Development Ordinance #11-6-84. The subject property is part of a detached zero-lot line development located along Catamaran Drive. The subject property currently has a 1,400 square-foot single-family residence constructed of brick and siding along with an existing 108 square-foot accessory structure located in the rear yard.

The applicant did not obtain a building permit before starting to build the accessory structure. Before the applicant can obtain a building permit, the applicant must first obtain an SUP as the structure does not meet the requirements in Section 77-303 of the Rowlett Development Code for accessory structures. The accessory structure does not meet the material requirements as it is using a metal roof.

The applicant is requesting an SUP to allow the accessory structure with a metal roof. This structure would serve as a storage building and as a workshop for personal use (Attachment 2 – Applicant’s Statement and Site Plan). The proposed structure meets setback, coverage, and size requirements. The roof of the accessory structure consist of a white R-Panel material. According to the applicant, this material has a 30-year limited warranty.

**DISCUSSION**

Section 77-303.C.3 of the Rowlett Development Code states that “any accessory structure in a residential zoning district that is over 500 square feet in size and which is enclosed shall require a Special Use Permit.” It further states that the accessory structure shall have exterior walls constructed of building materials other than metal that are weather resistant, including the roof; provided; however, that if the primary structure on the lot has a metal roof, then the accessory structure may also have a metal roof of similar type. The primary structure does not have a metal roof.

The approval criteria for an SUP are outlined in Section 77-206 of the Rowlett Development Code (RDC). The City Council should consider the request based on these approval criteria as detailed below. Staff has added additional commentary in bold italics beneath each point of consideration where applicable.

*Section 77-206.D. Approval Criteria.* Recommendations and decisions on Special Use Permits shall be based on consideration of the following criteria:

1. The proposed Special Use Permit is consistent with the Comprehensive Plan and other infrastructure-related plans, all applicable provisions of this Code, and applicable state and federal regulations;

***The subject property is not located within one of the 13 opportunity areas in the Realize Rowlett 2020 Comprehensive Plan. However, the Guiding Principles in the Plan should be considered in decisions about zoning. The most relevant principle to this zoning request is the principle of “value existing neighborhoods.” Staff sees the proposed accessory structure as being consistent with the surrounding properties. In staff’s opinion, the request would not deter from the value of the surrounding properties that consist of similar accessory structures.***

2. The proposed Special Use Permit is consistent with the purpose and intent of the zoning district in which it is located;

***Accessory buildings are allowed in residential zoning districts provided they meet the requirements in Section 77-300 of RDC outlined below. These requirements include lot coverage, height, and setback for accessory structures.***

<b><i>Use standard</i></b>	<b><i>Regulation</i></b>	<b><i>Proposed Structure</i></b>
<b><i>Max. lot coverage</i></b>	<i>45 percent max</i>	<i>≈ 40 percent</i>
<b><i>Max. rear yard coverage</i></b>	<i>35 percent max</i>	<i>≈ 35 percent</i>
<b><i>Max height</i></b>	<i>Primary Structure height (≈16 feet)</i>	<i>10.75 feet</i>
<b><i>Min. side yard setback</i></b>	<i>3 feet</i>	<i>3 feet</i>

***Total lot coverage was calculated with the proposed structure and pavement with all existing structures and pavement. The maximum coverage for the rear yard was calculated with the square footage of the proposed and the existing accessory***

**structures in the rear yard. The rear yard for the subject property is approximately 2,000 square feet. With the exception of the roof material, the proposed structure meets all of the requirements.**

3. Whether the proposed Special Use Permit meets the challenge of some changing condition, trend, or fact;

**The applicant is requesting an SUP in order to finish constructing an accessory structure that does not meet the required standards for building materials.**

4. Whether the proposed Special Use Permit will protect or enhance the health, safety, morals, or general welfare of the public;

**The proposal should not negatively affect the health, safety, morals, or general welfare of the public. The proposed structure will not be visible from Catamaran Drive or Schrade Road. Between the rear property line of the subject property and Schrade Road to the south, is an undeveloped tract of land. The undeveloped land has a large amount of vegetation and tree growth limiting the visibility of the subject property from Schrade Road (Attachment 3 – Site Photos).**

5. Whether the municipality and other service providers will be able to provide sufficient transportation and utility facilities and services to the subject property, while maintaining sufficient levels of service to existing development;

**Adequate utilities, access roads, and drainage facilities are being provided for the subject property. This SUP will not increase any demands on utilities.**

6. Whether the proposed Special Use Permit is consistent with or will have significant adverse impacts on other property in the vicinity of the subject tract; and

**It is not anticipated that the proposed structure will have any significant adverse impact on the adjacent properties. The proposed structure meets all of the setback, size and coverage requirements. The metal roof will have limited visibility from Catamaran Drive and Schrade Road. Some of the adjacent properties within the neighborhood have metal accessory structures and carports. Allowing an accessory structure with a metal roof at this location would not be out of character with the surrounding properties.**

7. The suitability of the subject property for the existing zoning and the proposed use sought by the Special Use Permit;

**An accessory structure is a permitted use in this Planned Development. The proposed accessory structure will meet all the requirements except for the metal roof. In Staff's opinion, the limited visibility and the existence of similar structures in the**

***area make the request suitable for this property. Additionally, the material of the roof appears to be of quality and long lasting.***

It is staff's opinion that the request meets the criteria outlined in the RDC for a Special Use Permit. The limited visibility and the existence of similar accessory structures in the area makes the request compatible with the surrounding area. Aside from the roof, the proposed accessory structure meets all of the requirements. If the proposed structure were constructed with asphalt shingles, then a Special Use Permit would not be required. Given the low visibility of the structure and that it meets all of the requirements other than the roof material, Staff is favorable to the request.

### **Public Notice**

As required by the Rowlett Development Code, notices of this public hearing were mailed to property owners within 200 feet. On July 3, 2014, a total of 28 notices were mailed. As of August 13, 2014, six responses have been returned. Four are in favor of the request and two are in opposition to the request (Attachment 4 – Returned Public Notices). One of the responses in opposition stated that this is not needed in this neighborhood. The other response in opposition stated that the accessory structure is too close to the property line.

### **FISCAL IMPACT/BUDGET IMPLICATIONS**

N/A

### **RECOMMENDED ACTION**

Staff recommends that the City Council approve the request.

### **ORDINANCE**

**AN ORDINANCE OF THE CITY OF ROWLETT, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, PLAN AND MAP OF THE CITY OF ROWLETT, TEXAS, AS HERETOFORE AMENDED, BY GRANTING A SPECIAL USE PERMIT FOR PROPERTY LOCATED AT 7502 CATAMARAN DRIVE BEING A 5,500+/- SQUARE-FOOT TRACT OF LAND DESCRIBED AS LOT 7, BLOCK B, PENINSULA ADDITION, CITY OF ROWLETT, TEXAS, TO AUTHORIZE THE CONSTRUCTION OF AN ACCESSORY BUILDING WITH A METAL ROOF UNDER CONDITIONS SPECIFIED HEREIN; PROVIDING DEVELOPMENT AND USE STANDARDS; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND, PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Planning and Zoning Commission of the City of Rowlett and the governing body of the City of Rowlett, in compliance with state laws with reference to amending the Comprehensive Zoning Ordinance, have given the requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners and interested persons generally, the governing body of the City of Rowlett is of the opinion that said zoning ordinance and map should be amended as provided herein.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS:**

**SECTION 1.** That the Comprehensive Zoning Ordinance, Plan and Map of the City of Rowlett, Texas, heretofore duly passed by the governing body of the City of Rowlett, as heretofore amended, be and the same are hereby amended by granting a Special Use Permit for property located at 7502 Catamaran Drive, Rowlett, Texas, being a 5,500 +/- square-foot tract of land described as Lot 7, Block B, of the Peninsula Addition, an Addition to the City of Rowlett, Dallas County, Texas, ("Property"), said property being zoned as Planned Development Ordinance #11-6-84, to authorize the construction and use of an accessory building under the conditions set forth herein.

**SECTION 2.** That an accessory structure be and is hereby authorized to be constructed and used on the Property under the following terms and conditions:

1. The structure shall be an accessory structure as defined in the Rowlett Development Code;
2. The roof of the accessory structure may be constructed of metal;
3. The accessory structure shall be constructed on the Property in the dimensions and location set forth in Exhibit "A," attached hereto and incorporated herein;
4. The Property and the accessory structure shall be used only in the manner and for the purposes provided herein and by the ordinances of the City of Rowlett, Texas, as heretofore amended, and as amended herein. Except as otherwise expressly provided for in this Ordinance, the development, use and occupancy of the Property and the accessory structure shall conform to the standards and regulations set forth in the Planned Development Ordinance #11-6-84 and the regulations pertaining to accessory structures in residential districts of the Rowlett Development Code (Chapter 77 of the Code of Ordinances of the City of Rowlett, Texas), and the Code of Ordinances of the City of Rowlett, Texas, as amended; and
5. The authorization contained in this Ordinance is not intended and shall not be construed to approve any development plan of any kind, including but not limited to a site plan, landscaping plan, façade plan, or other plan, nor to grant any permit of any kind, otherwise required by existing ordinances of the City.

**SECTION 3.** That all provisions of the ordinances of the City of Rowlett in conflict with the provisions of this ordinance as applicable to the Property be and the same are hereby repealed and all other provisions of the ordinances of the City of Rowlett not in conflict with the provisions of this ordinance shall remain in full force and effect.

**SECTION 4.** That an offense committed before the effective date of this ordinance is governed by the prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

**SECTION 5.** That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid the same shall not affect the validity of this ordinance as a whole or any part or provision hereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

**SECTION 6.** That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Code of Ordinances of the City of Rowlett, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

**SECTION 7.** This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such cases provide.

## **ATTACHMENTS**

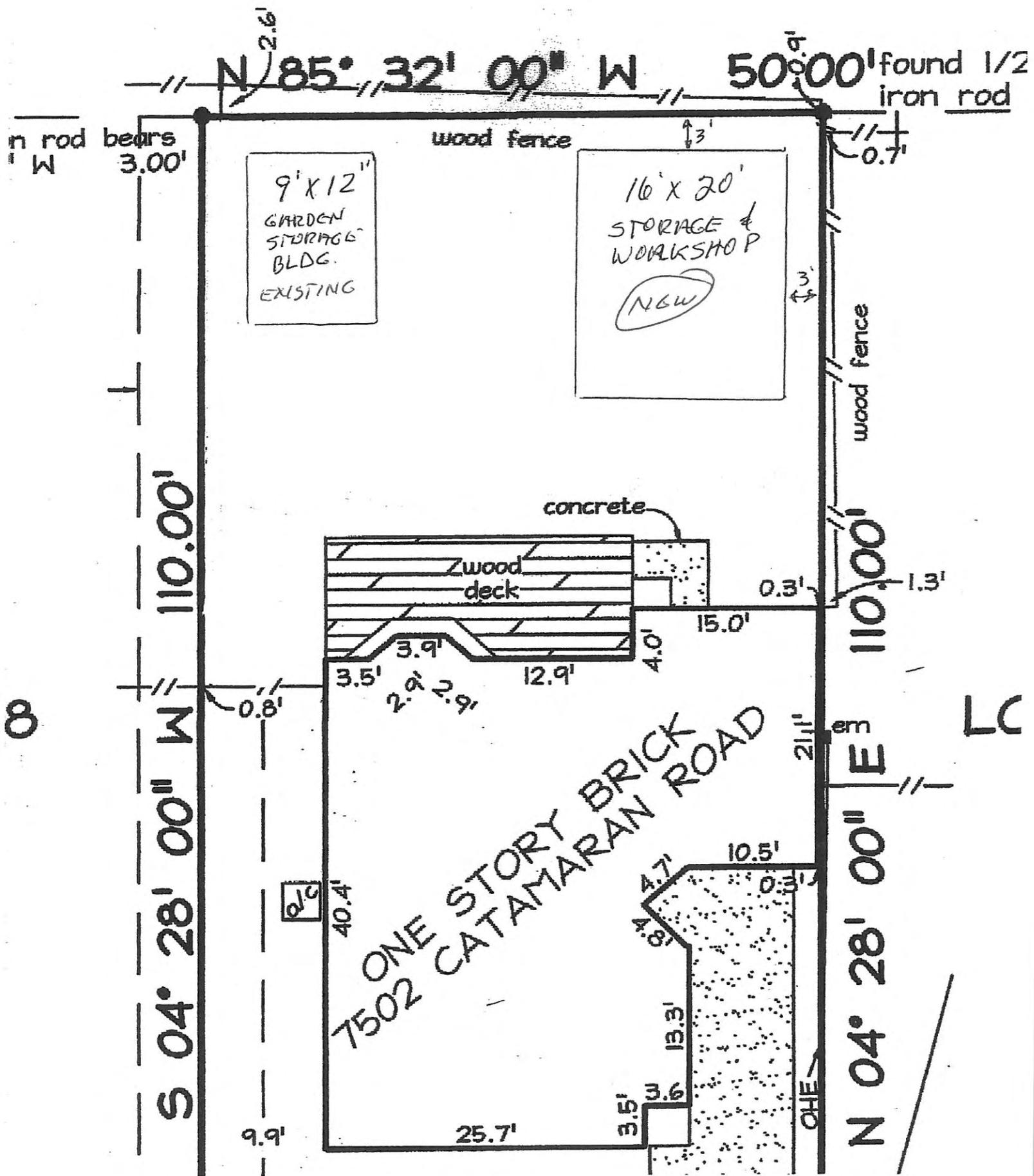
Exhibit A – Site Plan

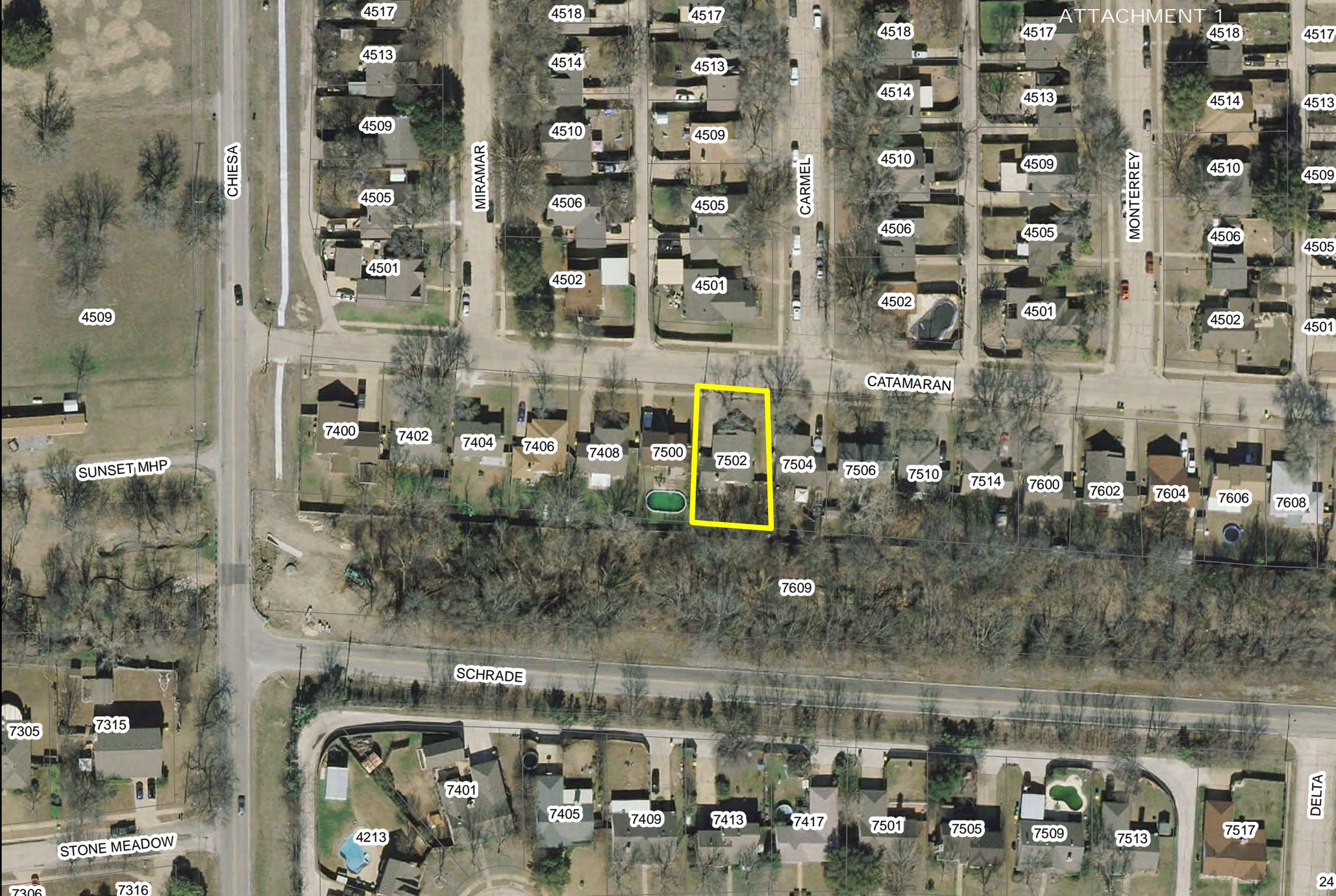
Attachment 1 – Location Map

Attachment 2 – Applicant’s Statement and Site Plan

Attachment 3 – Site Photos

Attachment 4 – Returned Public Notices





Teamon Smith  
 Storage Building  
 7502 Catamaran Dr  
 Map Created: June 30, 2014



**MINOR SUP  
 200 FT NOTICE  
 LOCATION MAP**

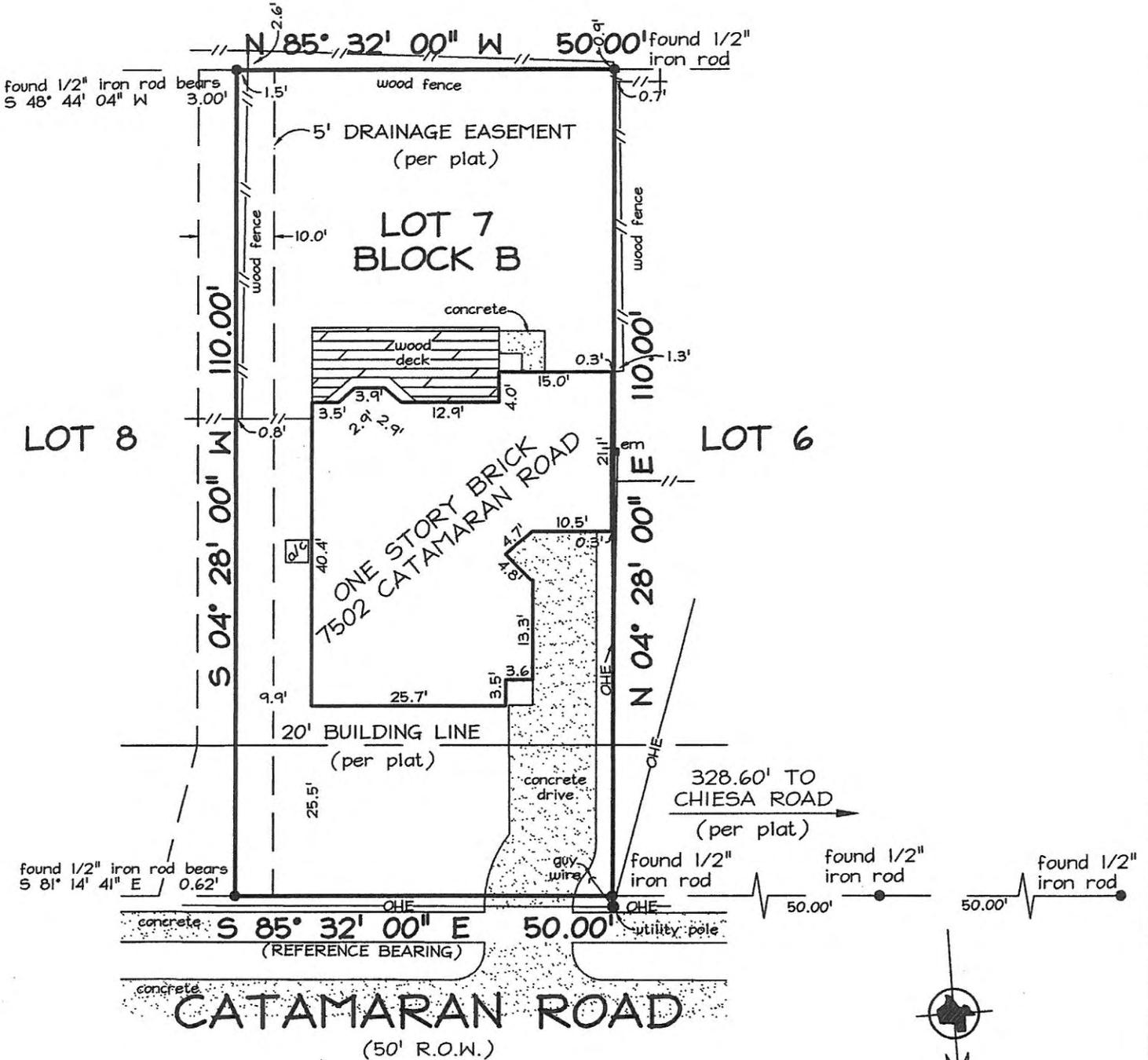
## Storage/Workshop Building

This small 320 square foot storage/workshop building wasn't permitted because of my ignorance of city ordinances. After this was brought to my attention I have observed my community and found numerous carports, patio covers and some buildings that are metal, there is a house not far from my address that has a metal roof and it's a newer structure. I'm at loss as to why you're not allowing metal buildings within the city of Rowlett. I looked on the city of Rowlett website and found no exclusion for the use of metal on buildings (unless I over looked it).

Since I have money invested in the metal roof material you're approval of my application would be appreciated. Listed below is why I choose metal over a composition roof.

Reasoning for the use of metal roof material:

- Metal roofing weighs less than a composition roof and this building is sitting on concrete blocks which means less overall weight on its foundation.
  - White R Panels are being used on this building.
  - Metal is fire resistant.
  - It has a class 4 rating for Hail.
  - 30 year limited warranty on surface finish. (see attached warranty sheet)
  - Easy to install.
  - A very durable product against severe weather conditions.
- 
- Vinyl siding is to be used on exterior walls.



NOTES:

BEARINGS ARE BASED ON PLAT.

THIS SURVEY IS SUBJECT TO THE FOLLOWING:

(10b)-BUILDING AND USE RESTRICTIONS AGREEMENT, VOL. 84012, PG. 3376,

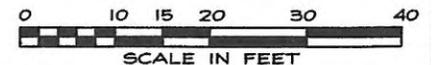
D.R.D.C.T.

THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE IN BLACK INK.

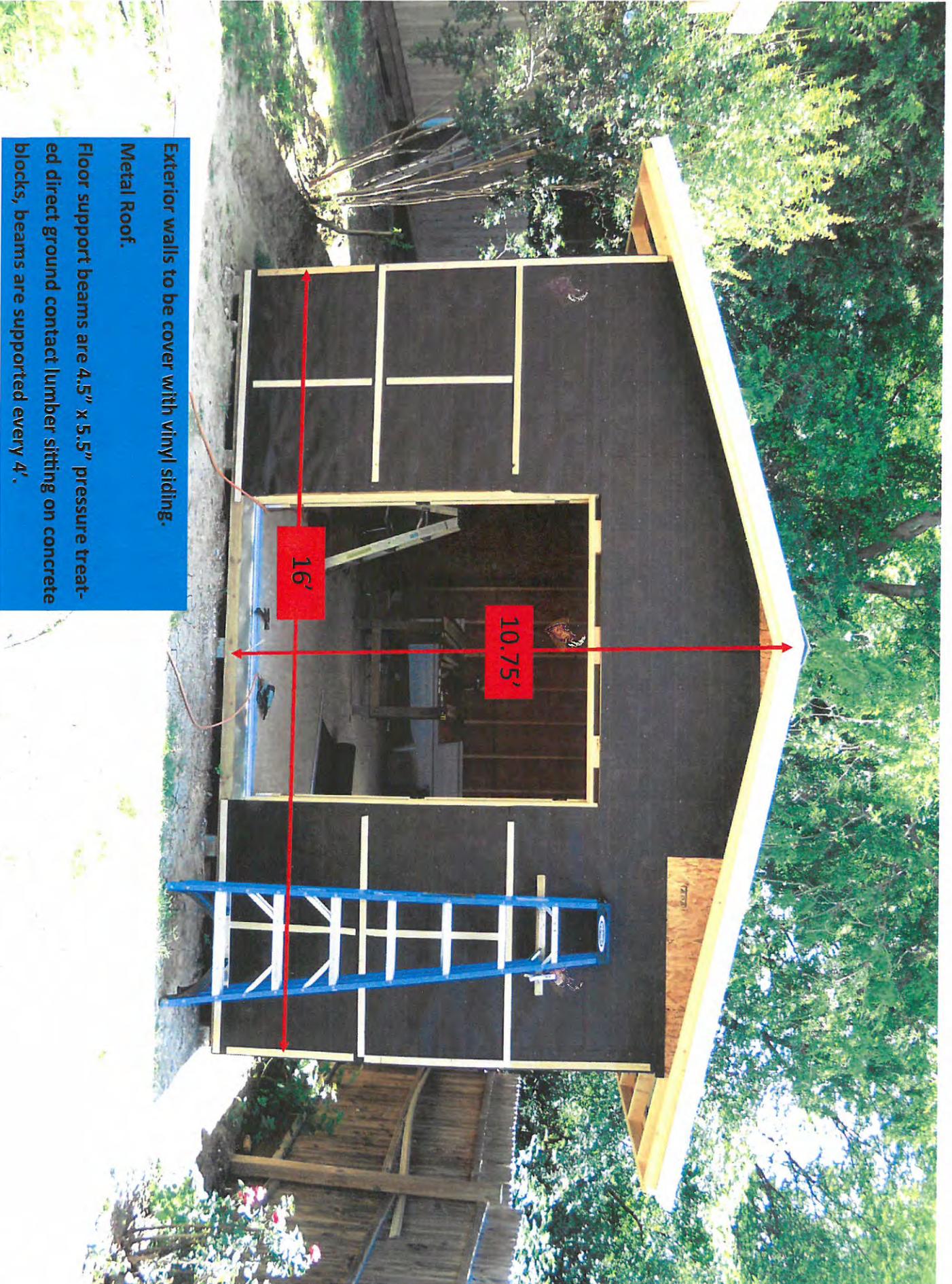
THIS IS TO DECLARE that on this date a survey was made on the ground, under my direction and supervision of the property located at 7502 CATAMARAN ROAD, and BEING LOT 7, IN BLOCK B OF PENINSULA, AN ADDITION TO THE CITY OF ROWLETT, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 83112, PAGE 4193, PLAT RECORDS, DALLAS COUNTY, TEXAS.

There are no visible conflicts or protrusions, except as shown.

The subject property does not appear to lie within the limits of a 100-year flood hazard zone according to the map published by the Federal Emergency Management Agency, and has a Zone "X" Rating as shown by Map No. 48113C0245 J. dated AUGUST 23, 2001. The statement that the property does or does not lie within a 100-year







Exterior walls to be cover with vinyl siding.

Metal Roof.

Floor support beams are 4.5" x 5.5" pressure treated direct ground contact lumber sitting on concrete blocks, beams are supported every 4'.

10.75'

16'





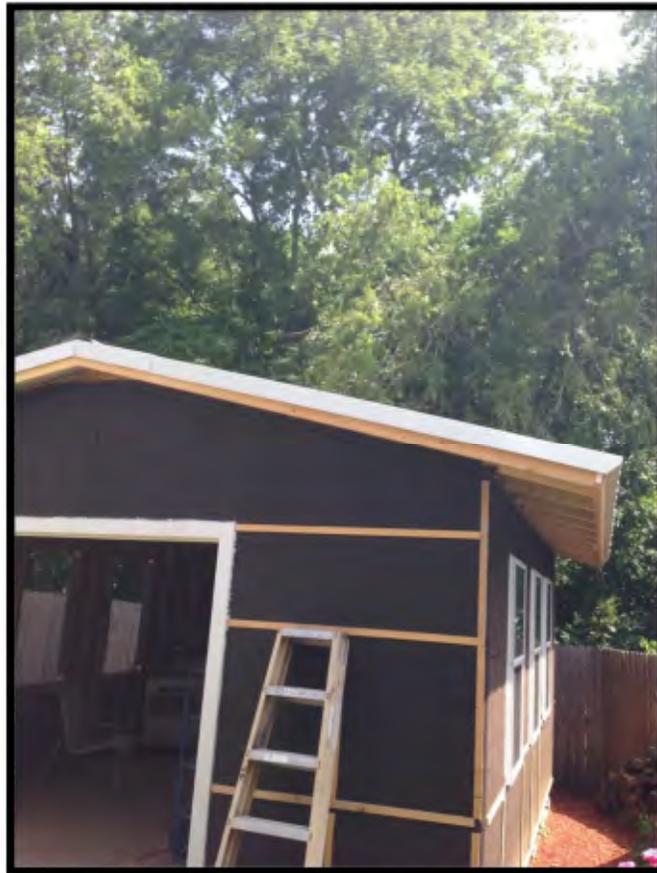
7502 Catamaran Drive Site Photos

---



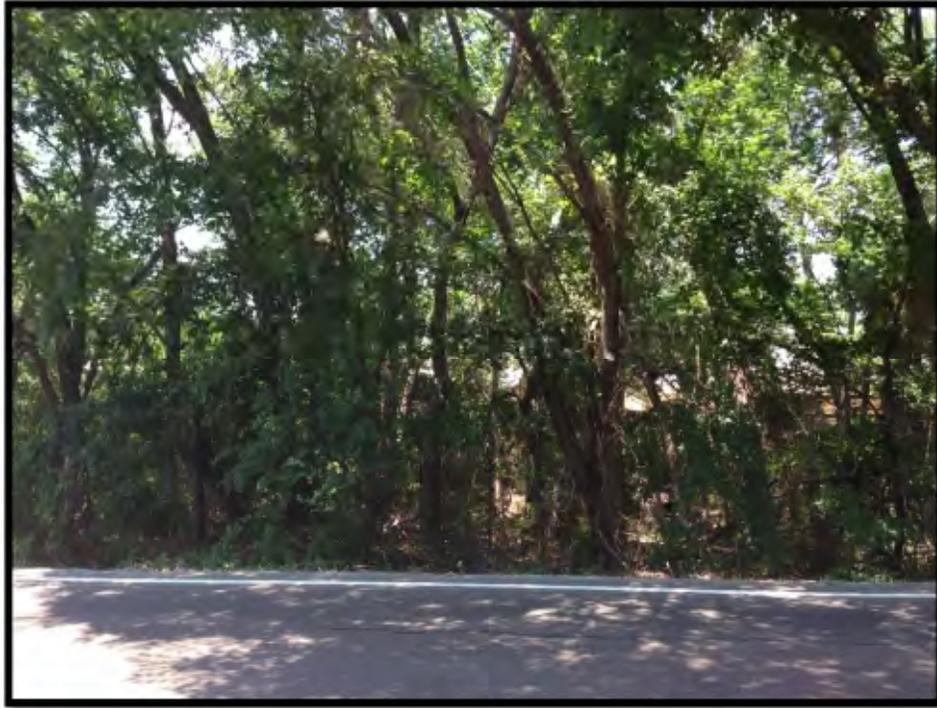
7502 Catamaran Drive Site Photos

---



## 7502 Catamaran Drive Site Photos

---



View from Schrade Road



Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner  
RE: Application for a Special Use Permit  
LOCATION: The subject property is located at 7502 Catamaran Drive being further described as Lot 7, Block B of the Peninsula Addition in the City of Rowlett, Texas. A map is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.

EXPLANATION OF REQUEST: The applicant requests a Special Use Permit to construct an accessory structure (storage building/workshop) with a metal roof. Per the Rowlett Development Code, any accessory structure with a metal exterior requires a special use permit. (Case Number SUP 14-721).

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: will not affect us

SIGNATURE:

*W. G. Langford*

ADDRESS:

7501 Atlantic Dr Rowlett 75088

Your written comments are being solicited in the above case. Additional information is available in the Department of Public Works / Planning Division located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on July 22, 2014, and that the City Council will hold a public hearing at 7:30 p.m. on August 19, 2014, both at the Municipal Center, 4000 Main Street, Rowlett, Texas.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. Your response must be received in the Planning Department by 5 pm on Wednesday, July 16, 2014, for your comments to be included in the Planning and Zoning Commission packet. All responses received by August 13, 2014, will be forwarded to the City Council as well; it is not necessary to respond twice. Responses received after the times noted above shall not be counted in the record of responses.

Any owner of property subject to a proposed rezoning or affected by a proposed rezoning may protest the rezoning by filing a written protest (this form is sufficient with the Director of Development Services within the time specified above). The protest shall object to the zoning map amendment, contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property. If protest in the form of opposition are received from property owners within 200 feet of the subject property, and the property owners own a combined minimum of 20 percent or more of the land area, approval by the City Council shall only occur with a concurring vote of at least three-fourths of the full membership of the City Council.

If you have any questions concerning this request, please contact the Development Services Department  
Phone 972-412-6166  
FAX 972-412-6228  
glangford@rowlett.com

RETURN BY FAX OR MAIL  
City of Rowlett  
Development Services  
PO Box 99  
Rowlett, TX 75030-009



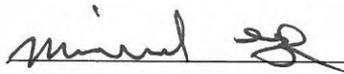
Department of Development Services

**NOTICE OF PUBLIC HEARING**

**TO:** Property Owner  
**RE:** Application for a Special Use Permit  
**LOCATION:** The subject property is located at 7502 Catamaran Drive being further described as Lot 7, Block B of the Peninsula Addition in the City of Rowlett, Texas. A map is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.  
**EXPLANATION OF REQUEST:** The applicant requests a Special Use Permit to construct an accessory structure (storage building/workshop) with a metal roof. Per the Rowlett Development Code, any accessory structure with a metal exterior requires a special use permit. (Case Number SUP 14-721).

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

**COMMENTS:** Does NOT affect my property

**SIGNATURE:** 

**ADDRESS:** 7408 CATAMARAN ROWLETT, TX 75088

Your written comments are being solicited in the above case. Additional information is available in the Department of Public Works / Planning Division located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on **July 22, 2014**, and that the City Council will hold a public hearing at 7:30 p.m. on **August 19, 2014**, both at the Municipal Center, 4000 Main Street, Rowlett, Texas.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. Your response must be received in the Planning Department by 5 pm on Wednesday, July 16, 2014, for your comments to be included in the Planning and Zoning Commission packet. All responses received by August 13, 2014, will be forwarded to the City Council as well; it is not necessary to respond twice. Responses received after the times noted above shall not be counted in the record of responses.

Any owner of property subject to a proposed rezoning or affected by a proposed rezoning may protest the rezoning by filing a written protest (this form is sufficient with the Director of Development Services within the time specified above. The protest shall object to the zoning map amendment, contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property. If protest in the form of opposition are received from property owners within 200 feet of the subject property, and the property owners own a combined minimum of 20 percent or more of the land area, approval by the City Council shall only occur with a concurring vote of at least three-fourths of the full membership of the City Council.

If you have any questions concerning this request, please contact the Development Services Department  
 Phone 972-412-6166  
 FAX 972-412-6228  
[glangford@rowlett.com](mailto:glangford@rowlett.com)

**RETURN BY FAX OR MAIL**  
 City of Rowlett  
 Development Services  
 PO Box 99  
 Rowlett, TX 75030-0099



Department of Development Services

**NOTICE OF PUBLIC HEARING**

**TO:** Property Owner  
**RE:** Application for a Special Use Permit  
**LOCATION:** The subject property is located at 7502 Catamaran Drive being further described as Lot 7, Block B of the Peninsula Addition in the City of Rowlett, Texas. A map is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.  
**EXPLANATION OF REQUEST:** The applicant requests a Special Use Permit to construct an accessory structure (storage building/workshop) with a metal roof. Per the Rowlett Development Code, any accessory structure with a metal exterior requires a special use permit. (Case Number SUP 14-721).

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

**COMMENTS:** *If a man wants a shed on his own property it's no business of mine. Good for him I say.*

**SIGNATURE:** *Robert James*

**ADDRESS:** *7404 Catamaran rd*

Your written comments are being solicited in the above case. Additional information is available in the Department of Public Works / Planning Division located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on **July 22, 2014**, and that the City Council will hold a public hearing at 7:30 p.m. on **August 19, 2014**, both at the Municipal Center, 4000 Main Street, Rowlett, Texas.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. Your response must be received in the Planning Department by 5 pm on Wednesday, July 16, 2014, for your comments to be included in the Planning and Zoning Commission packet. All responses received by August 13, 2014, will be forwarded to the City Council as well; it is not necessary to respond twice. Responses received after the times noted above shall not be counted in the record of responses.

Any owner of property subject to a proposed rezoning or affected by a proposed rezoning may protest the rezoning by filing a written protest (this form is sufficient with the Director of Development Services within the time specified above. The protest shall object to the zoning map amendment, contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property. If protest in the form of opposition are received from property owners within 200 feet of the subject property, and the property owners own a combined minimum of 20 percent or more of the land area, approval by the City Council shall only occur with a concurring vote of at least three-fourths of the full membership of the City Council.

<p>If you have any questions concerning this request, please contact the Development Services Department                  Phone 972-412-6166                  FAX 972-412-6228  <a href="mailto:glangford@rowlett.com">glangford@rowlett.com</a></p>	<p><b>RETURN BY FAX OR MAIL</b>                  City of Rowlett                  Development Services                  PO Box 99                  Rowlett, TX 75030-0099</p>
--	---



Department of Development Services

NOTICE OF PUBLIC HEARING

TO: Property Owner

RE: Application for Special Use Permit

LOCATION: The subject property is located at 7502 Catamaran Drive being further described as Lot 7, Block B of the Peninsula Addition in the City of Rowlett, Texas. A map is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.

EXPLANATION OF REQUEST: The applicant requests a Special Use Permit to construct an accessory structure (storage building/workshop) with a metal roof. Per the Rowlett Development Code, any accessory structure with a metal exterior requires a special use permit. (Case Number SUP 14-721).

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

COMMENTS: our neighborhood don't need that!
complex prepared!

SIGNATURE: [Signature]
ADDRESS: 4506 Camel Ln, Rowlett, TX 75088

Your written comments are being solicited in the above case. Additional information is available in the Department of Public Works / Planning Division located at 3001 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on July 22, 2014, and that the City Council will hold a public hearing at 7:30 p.m. on August 19, 2014, both at the Municipal Center, 4000 Main Street, Rowlett, Texas.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. Your response must be received in the Planning Department by 5 pm on Wednesday, July 16, 2014, for your comments to be included in the Planning and Zoning Commission packet. All responses received by August 13, 2014, will be forwarded to the City Council as well; it is not necessary to respond twice. Responses received after the times noted above shall not be counted in the record of responses.

Any owner of property subject to a proposed rezoning or affected by a proposed rezoning may protest the rezoning by filing a written protest (this form is sufficient with the Director of Development Services within the time specified above. The protest shall object to the zoning map amendment, contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property. If protest in the form of opposition are received from property owners within 200 feet of the subject property, and the property owners own a combined minimum of 20 percent or more of the land area, approval by the City Council shall only occur with a concurring vote of at least three-fourths of the full membership of the City Council.

Table with 2 columns: Contact information for questions and return address for fax or mail.



Department of Development Services

NOTICE OF PUBLIC HEARING

**TO:** Property Owner  
**RE:** Application for a Special Use Permit  
**LOCATION:** The subject property is located at 7502 Catamaran Drive being further described as Lot 7, Block B of the Peninsula Addition in the City of Rowlett, Texas. A map is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.  
**EXPLANATION OF REQUEST:** The applicant requests a Special Use Permit to construct an accessory structure (storage building/workshop) with a metal roof. Per the Rowlett Development Code, any accessory structure with a metal exterior requires a special use permit. (Case Number SUP 14-721).

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

**COMMENTS:** TOO CLOSE TO MY FENCES. NEEDS A BUFFER TO KEEP RAIN RUN OFF FROM RUINING MY FENCES

**SIGNATURE:** ~~\_\_\_\_\_~~ WANT TO REMAIN ANONYMOUS  
**ADDRESS:** 2500 CATAMARAN

Your written comments are being solicited in the above case. Additional information is available in the Department of Public Works / Planning Division located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on **July 22, 2014**, and that the City Council will hold a public hearing at 7:30 p.m. on **August 19, 2014**, both at the Municipal Center, 4000 Main Street, Rowlett, Texas.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. Your response must be received in the Planning Department by 5 pm on Wednesday, July 16, 2014, for your comments to be included in the Planning and Zoning Commission packet. All responses received by August 13, 2014, will be forwarded to the City Council as well; it is not necessary to respond twice. Responses received after the times noted above shall not be counted in the record of responses.

Any owner of property subject to a proposed rezoning or affected by a proposed rezoning may protest the rezoning by filing a written protest (this form is sufficient with the Director of Development Services within the time specified above. The protest shall object to the zoning map amendment, contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property. If protest in the form of opposition are received from property owners within 200 feet of the subject property, and the property owners own a combined minimum of 20 percent or more of the land area, approval by the City Council shall only occur with a concurring vote of at least three-fourths of the full membership of the City Council.

If you have any questions concerning this request, please contact the Development Services Department Phone 972-412-6166 FAX 972-412-6228 <a href="mailto:glangford@rowlett.com">glangford@rowlett.com</a>	<b>RETURN BY FAX OR MAIL</b> City of Rowlett Development Services PO Box 99 Rowlett, TX 75030-0099
---	--



Department of Development Services

**NOTICE OF PUBLIC HEARING**

**TO:** Property Owner  
**RE:** Application for a Special Use Permit  
**LOCATION:** The subject property is located at 7502 Catamaran Drive being further described as Lot 7, Block B of the Peninsula Addition in the City of Rowlett, Texas. A map is attached for reference. This notice and the notification area are required under Chapter 211.007 of the Texas Local Government Code.  
**EXPLANATION OF REQUEST:** The applicant requests a Special Use Permit to construct an accessory structure (storage building/workshop) with a metal roof. Per the Rowlett Development Code, any accessory structure with a metal exterior requires a special use permit. (Case Number SUP 14-721).

- I AM IN FAVOR OF THE REQUEST FOR THE FOLLOWING REASONS:
- I AM OPPOSED TO THE REQUEST FOR THE FOLLOWING REASONS:

**COMMENTS:** *I do not see any problem with the structure, or, it having a metal roof*

**SIGNATURE:** *Christopher B. Green*  
**ADDRESS:** *7504 Catamaran Rd.*

Your written comments are being solicited in the above case. Additional information is available in the Department of Public Works / Planning Division located at 3901 Main Street. The Planning and Zoning Commission of the City of Rowlett, Texas, will hold a public hearing at 7:00 p.m. on **July 22, 2014**, and that the City Council will hold a public hearing at 7:30 p.m. on **August 19, 2014**, both at the Municipal Center, 4000 Main Street, Rowlett, Texas.

Please legibly respond in ink. If the signature and/or address are missing, your comments will not be recorded. Your response must be received in the Planning Department by 5 pm on Wednesday, July 16, 2014, for your comments to be included in the Planning and Zoning Commission packet. All responses received by August 13, 2014, will be forwarded to the City Council as well; it is not necessary to respond twice. Responses received after the times noted above shall not be counted in the record of responses.

Any owner of property subject to a proposed rezoning or affected by a proposed rezoning may protest the rezoning by filing a written protest (this form is sufficient with the Director of Development Services within the time specified above. The protest shall object to the zoning map amendment, contain a legal description of the property on behalf of which the protest is made, and be signed by the owner of the property. If protest in the form of opposition are received from property owners within 200 feet of the subject property, and the property owners own a combined minimum of 20 percent or more of the land area, approval by the City Council shall only occur with a concurring vote of at least three-fourths of the full membership of the City Council.

<p>If you have any questions concerning this request, please contact the Development Services Department                  Phone 972-412-6166                  FAX 972-412-6228  <a href="mailto:glangford@rowlett.com">glangford@rowlett.com</a></p>	<p><b>RETURN BY FAX OR MAIL</b>                  City of Rowlett                  Development Services                  PO Box 99                  Rowlett, TX 75030-0099</p>
--	---



**City of Rowlett**  
**Staff Report**

4000 Main Street  
P.O. Box 99  
Rowlett, TX 75080-0099  
www.rowlett.com

**AGENDA DATE:** 08/19/14

**AGENDA ITEM:** 8B

**TITLE**

Conduct a public hearing on the ad valorem tax rate for Fiscal Year 2014-2015.

**STAFF REPRESENTATIVE**

Alan Guard, Chief Financial Officer

**SUMMARY**

Truth-in-taxation is a concept embodied in the Texas Constitution and the Tax Code that requires local taxing units to make taxpayers aware of tax rate proposals. When a proposed tax rate exceeds the rollback rate or the effective rate, whichever is lower, the taxing unit's governing body must hold two public hearings to allow the public the opportunity to express their views on the proposed tax rate. Given the increase in overall property values, the effective tax rate has declined below the existing tax rate.

**BACKGROUND INFORMATION**

The City Manager presented the proposed budget for Fiscal Year 2014-2015 on August 5, 2014. In addition to this public hearing, the City Council is also expected to have held several Budget Work Sessions on August 14-16, and one additional public hearing on September 2, 2014, before adopting the budget on September 16, 2014.

**DISCUSSION**

The State of Texas' "Truth in Taxation" law requires that the City Council conduct two public hearings on its proposed ad valorem tax rate each year if such rate exceeds the rollback rate or the effective tax rate, whichever is lower. The effective tax rate shows the relation between prior year's revenue and the current year's value. The rollback rate is the maximum rate that can be applied and not be subjected to a rollback petition.

The Proposed Budget for Fiscal Year 2014-2015 was presented on August 5, 2014, during a City Council Work Session. Ad valorem, or property taxes, are collected by local governments in two components: (1) operations and maintenance (O&M); and (2) interest and sinking fund (I&S). The proposed budget was prepared with an operations and maintenance tax rate of \$0.559770 and a debt service tax rate of \$0.237403 for a total tax rate of \$0.797173 per \$100 of taxable value.

The effective tax rate and rollback rate have been calculated and the Notice of Proposed Tax Rate has been published in the local newspaper and on the City's website as required by law. The following table illustrates the proposed tax rate, the rollback tax rate, and the effective tax rates appropriately split between the I&S rate and the O&M rate.

	<b>FY 2013-2014 Adopted</b>	<b>FY 2014-2015 Proposed</b>	<b>FY 2014-2015 Effective</b>	<b>FY 2014-2015 Rollback</b>
<b>O &amp; M</b>	\$0.504773	\$0.559770	\$0.475520	\$0.520152
<b>Debt</b>	\$0.242400	\$0.237403	\$0.237403	\$0.237403
<b>Total</b>	\$0.747173	\$0.797173	\$0.712923	\$0.757555

The proposed tax rate to be considered is \$0.797173, which is more than the effective tax rate. When a proposed tax rate exceeds either the rollback rate or the effective rate, the taxing unit's governing body must vote to place a proposal to adopt the rate on the agenda of a future meeting as an action item. If the motion passes, the governing body must schedule two public hearings on the proposal. City staff proposed that these two public hearings be held on Tuesday, August 19, 2014, and Tuesday, September 2, 2014, at 7:30 pm. These public hearings will be held in the City Council Chambers, located in City Hall at 4000 Main Street, Rowlett, Texas.

#### **FINANCIAL/BUDGET IMPLICATIONS**

N/A

#### **RECOMMENDED ACTION**

City staff recommends the City Council conduct a public hearing to allow the public the opportunity to express their views on the proposed tax rate. No official action is required after the public hearing.

**At each hearing, the governing body must announce the date, time and place of the meeting at which it will vote on the tax rate. The City of Rowlett will vote on the tax rate on September 16, 2014, at 7:30pm at City Hall, 4000 Main Street, Rowlett, Texas 75088.**



**City of Rowlett**  
**Staff Report**

4000 Main Street  
P.O. Box 99  
Rowlett, TX 75080-0099  
www.rowlett.com

---

**AGENDA DATE:** 08/19/14

**AGENDA ITEM:** 8C

**TITLE**

Conduct a public hearing (1<sup>st</sup>) on the proposed budget for Fiscal Year 2014-2015.

**STAFF REPRESENTATIVE**

Alan Guard, Chief Financial Officer

**SUMMARY**

Sec. 102.006 of the Local Government Code requires that the governing body of a municipality shall hold a public hearing on the proposed budget. Any person may attend and may participate in the hearing.

**BACKGROUND INFORMATION**

The City Manager presented the proposed budget for Fiscal Year 2014-2015 on August 5, 2014. In addition to this public hearing, the City Council is also expected to have held several Budget Work Sessions on August 14-16, and one additional public hearing on September 2, 2014, before adopting the budget on September 16, 2014.

**DISCUSSION**

State law requires that the governing body of a municipality shall hold a public hearing on the proposed budget. Any taxpayer of the municipality may attend and participate in the hearing. Public notice of the date, time and location of the hearing has been published in a newspaper of general circulation as required by state law.

- The final steps in the budget process include the public hearings scheduled for tonight, August 19, 2014, and September 2, 2014, with consideration of final adoption by the City Council currently scheduled for September 16, 2014.

**FINANCIAL/BUDGET IMPLICATIONS**

N/A

**ATTACHMENTS**

N/A