



City of Rowlett

Special Meeting Minutes

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

City Council

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.

Friday, March 27, 2015

8:15 A.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.

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

Council Absent: Mayor Pro Tem Gallops

1. CALL TO ORDER

Mayor Gottel called the meeting to order at 8:20 a.m.

2. WORK SESSION (8:15 A.M.)* Times listed are approximate.

2A. Discussion on the zoning request as it pertains to the Elgin B. Robertson property. (60 minutes)

Marc Kurbansade, Director of Development Services, provided an overview of the process, an explanation of a framework plan along with an example of a framework plan and expected deviations from the Code standards.

Council discussion regarding possible changes in zoning from what was originally presented. David Berman, City Attorney, clarified that any zoning cannot deviate from the concept plan included in the Interlocal Agreement with the City of Dallas. Further discussion regarding the long-term sustainability of development on the south side of the property.

2B. Discussion on the creation of the Tax Increment Reinvestment Zone #2 (TIRZ) and a Public Improvement District (PID) as it pertains to the Elgin B. Robertson property. (60 minutes)

Jim Sabonis and Boyd London with First Southwest, the City's investment consultants, presented an overview of Tax Increment Reinvestment Zones and Public Improvement Districts, including clarification of application of rates for the TIRZ and PID. Leroy Grawunder, bond counsel, provided clarification regarding the City's liability relating to the TIRZ.

3. INDIVIDUAL CONSIDERATION

- 3A. Consider action to approve a resolution calling for a public hearing on April 7, 2015, to create the Tax Increment Reinvestment Zone #2 for Rowlett, Texas.

Brian Funderburk, City Manager, provided the information for this item.

A motion was made by Councilmember Sheffield, seconded by Councilmember van Bloemendaal, to approve the item as presented. The motion carried with a unanimous vote of those members present. This item was adopted as RES-032-15.

Deputy Mayor Pro Tem Pankratz arrived at 10:13 a.m. Council took a short break at 10:22 a.m. and reconvened at 10:32 a.m.

4. EXECUTIVE SESSION

- 4A. 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 an Economic Development Agreement with Bayside Land Partners LLC (aka Donahue Development Corporation) for the Elgin B. Robertson property.

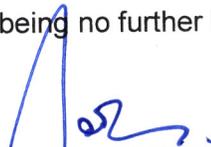
Council convened in Executive Session at 10:32 a.m. Out at 1:40 p.m.

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

There was no action taken.

5. ADJOURNMENT

There being no further business, the meeting was adjourned at 1:40 p.m.



Todd W. Gottel, Mayor



Laura Hallmark, City Secretary

Date Approved: April 7, 2015