



City of Rowlett

Meeting Minutes

City Council

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

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Tuesday, November 17, 2015

5:45 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 Gallops, Deputy Mayor Pro Tem Dana-Bashian, Councilmember Pankratz, Councilmember Bobbitt Councilmember van Bloemendaal, and Councilmember Sheffield

1. CALL TO ORDER

Mayor Gottel called the meeting to order at 5:49 p.m.

2. EXECUTIVE SESSION (5:45 P.M.) * Times listed are approximate.

- 2A.** 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 and deliberate the terms and negotiations associated with a request from New Cingular Wireless PCS, LLC to amend their lease agreements located at 3800 Miller Road, Rowlett, TX, further described as Fire Station 1 and 4701 Martha Lane, Rowlett, Texas, further described as the Martha Lane Water Tower. (15 minutes)

In 5:50 p.m. Out 6:13 p.m.

- 2B.** 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 on property at 3840 Main Street. (15 minutes)

Due to time constraints, this item was discussed at the conclusion of the Regular Session.
In 9:32 p.m. Out 9:52 p.m.

3. WORK SESSION (6:15 P.M.)

- 3A.** Discuss role of Economic Development Advisory Board in a joint session with members of the Economic Development Advisory Board. (45 minutes)

EDAB Chair called this session to order at 6:15 p.m. Members present: Howard, Young, Lemmons, Sheffield, Dana-Bashian, Grabenhorst, and Funderburk.

Mr. Grabenhorst reviewed the previous EDAB meetings and discussions held regarding the role of the EDAB, EDAB member involvement, comparison of membership of surrounding communities, EDAB activities, EDAB involvement in upcoming projects, and EDAB recommendations. Recommendations included:

- Continue Strategic Partnership with Rowlett Chamber of Commerce
- Standing Monthly Meetings
- Extend an Invitation to Rockwall ISD as an Ex-Officio Member
- Otherwise, Maintain Same Number of Members
- Incentive Policy Review & Recommendation to City Council
- Participation in Marketing Events

Discussion regarding upcoming roundtable events, Team Texas events, North Shore recruitment strategy and timing, hiring a broker versus a site selector, beginning of Bayside creating a buzz about Rowlett and will be able to follow that momentum, and review of available incentives.

EDAB members and Council commented on the progress that has been made and look forward to working together.

Joint session was adjourned at 6:55 p.m.

4. DISCUSS CONSENT AGENDA ITEMS

Staff notified Council that item 7B is being withdrawn and will be submitted at a later date.

Clarification provided for items 7H and 7K.

Council took a short break at 7:04 p.m. to attend the Above & Beyond reception.

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

Council reconvened at 7:34 p.m.

Mayor Gottel asked for a moment of silence for those affected by the terrorist attacks in Paris and for the memory of Rowlett's own VIPS volunteer, Laura Grillo.

INVOCATION – Mayor Pro Tem Gallops

PLEDGE OF ALLEGIANCE

TEXAS PLEDGE OF ALLEGIANCE – Led by the City Council

5. PRESENTATIONS AND PROCLAMATIONS

- 5A.** Presentation of plaques by Mayor Todd Gottel and City Manager Brian Funderburk to employees recognized throughout the year for "Above and Beyond" Customer Service.

Mayor Gottel and Mr. Funderburk presented plaques to the following employees:

Andrew Alman	Monica Patterson
Matt Arnold	Wanda Pavageau
Joshua Brock	Will Plexico
Ryan Corbello	Patrick Ray
Chance Fleck	Franco Rico
Randy Furguson	Joseph Santos
Lola Isom	Chris Sawyer
Ryan Kellerhuis	Ryan Taylor
Earl Maxie	Julie Ward
David Mayne	David Waters
Jeremy Myers	Wade Williams
Vedran Nusic	

- 5B.** Hear presentation of the Monthly Financial report for the period ending September 30, 2015.

Kim Galvin, Director of Financial Services, presented the report.

- 5C.** 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: Council meetings - Next regular council meetings will be held on Tuesday, December 1st and a possible meeting on December 8th. P & Z meetings - Next regular meeting will be held tonight, November 17th in the Annex Bldg & December 8th in the City Hall Conference room at 6:30pm. Charter Review Commission - Next meeting on Wednesday, December 2nd at 6pm in the City Hall Conference Room. Public meeting will be held on Wednesday, December 9th – the Commission would like input regarding its recommendations; 6pm in City Hall Conference Room. Rowlett Library - Library Visioning Task Force meets Wednesday, November 18th, 6:30pm in the Annex Conference Room. Upcoming events: Movie & popcorn: A Charlie Brown Thanksgiving – Saturday, November 21st at 2pm, at RCC. Winter Reading Club – Monday, December 21st thru Thursday, December 31st. Program is free and open to ages 5 – 8. Register at the Library reference desk. Prizes for those who have read the most over the holidays! There will be no library programs, GED or ESL classes from November 24th thru 28th. Parks and Recreation - Kids Kingdom - Kids Kingdom Playground Committee meets weekly on Tuesday evenings at RCC; for more information check on the City's website on the home page, Rebuild Kids Kingdom! Selling fence pickets now – for the price of \$50 each. Volunteers needed!! Sign up now for "Build Week" – Dec. 1 – Dec. 6. Main Street Fest and Holiday Parade – Saturday, December 12th from 3pm – 7pm in Pecan Grove Park. Activities for Seniors:

Senior Potluck Lunch Social - second Thursday of the month; 11:30am at RCC; December 9th is the next lunch. Lunch Around Town - fourth Tuesday of the month @ 11:30 am; November 24th next date. City offices closed for Thanksgiving Holiday - Thursday and Friday, November 26th & 27th. Waste Management is closed on Thanksgiving Day, November 26th, trash and recycle pickup will be delayed one day. Animal Shelter - Low cost vaccine clinic at Animal Shelter – Saturday, December 19th, 1 – 3pm. Located at 4402 Industrial St. Shelter is open Monday – Saturday, 10am – 5pm. Job Fair – Friday, November 20th 9am – 1pm at RCC.

Animal Shelter staff brought Yoko, a Pit Bull mix who is one of the animals available for adoption at the Shelter.

Mayor Pro Tem Gallops announced the Rowlett Chamber's 2nd Annual Sunset Santa Run on December 5th at 4:30 pm.

Life Message Thanksgiving Meal this Saturday, from 11 am to 3 pm.

Councilmember Pankratz announced an ACTOR production of "Taming of Judge Roy Bean" at Main Street Events Center Friday and Saturday at 8 pm and Sunday at 2 pm. More information can be found at www.actortx.com.

6. CITIZENS' INPUT

David Lam, 2402 Mystic Trail, Rowlett; spoke regarding his water bill.

7. CONSENT AGENDA

- 7A. Consider action to approve minutes from the November 3, 2015, City Council Regular Meeting.

This item was approved on the Consent Agenda.

- 7B. Consider a resolution authorizing the City Manager to sign an amended Communication Facility License Agreement with Dallas MTA, L.P. d/b/a Verizon Wireless to lease property for the installation, housing, and operation of antenna facilities and associated equipment and cables in order to provide telecommunication services at Community Park located at 8500 Saint Andrews Lane.

This item was removed from consideration.

- 7C. Consider action to approve a resolution awarding the fourth and final one-year renewal option to extend the price agreement with Nortex Concrete Lift and Stabilization, Incorporated for pavement leveling services in the unit amount as amended and an annual amount of \$125,000 through the Interlocal Cooperative Purchase Agreement with the City of Grand Prairie, and to authorize the Mayor to execute the necessary documents for said services.

This item was approved as RES-138-15 on the Consent Agenda.

- 7D. Consider action to approve a resolution for Task Authorization #FY2016-01HZ to the Agreement for Professional Services with Huitt-Zollars, Inc. in the amount of \$357,000 for engineering design services for the Highland Meadows Street Reconstruction Project, and to authorize the Mayor to execute the necessary documents for said services.

This item was approved as RES-139-15 on the Consent Agenda.

- 7E. Consider action to approve a resolution authorizing the final acceptance of the Annual Contract for Concrete Repair/Maintenance and the release of retainage in the amount of \$67,488.93 to Tri-Con Services, Incorporated, and to authorize the Mayor to execute the necessary documents.

This item was approved as RES-140-15 on the Consent Agenda.

- 7F. Consider action to approve an ordinance amending the City's Junked Motor Vehicle regulations to update in accordance with State Law.

This item was approved as ORD-037-15 on the Consent Agenda.

- 7G. Consider action to approve an agreement with the Garland Independent School District for School Resource Officers, and to authorize the City Manager to execute the agreement on the City's behalf.

This item was approved as RES-141-15 on the Consent Agenda.

- 7H. Consider a resolution to contract with Playground Shade and Surfacing Depot for the purchase and installation of 22,000 square feet of Poured-in-Place Playground Rubber Safety Surface for Kids Kingdom Playground in the amount of \$219,530.08.

This item was approved as RES-142-15 on the Consent Agenda.

- 7I. Consider a resolution amending authorized representatives to access, transmit funds, issue letters of instruction, and take all other actions deemed necessary or appropriate for the investment of funds with the Texas Local Government Investment Pool (TexPool).

This item was approved as RES-143-15 on the Consent Agenda.

- 7J. Consider action to amend the Fiscal Year 2014-15 Adopted Operating and Capital Improvements Program Budget.

This item was approved as ORD-038-15 on the Consent Agenda.

- 7K. Consider action to approve a resolution for Task Authorization for Professional Services with Kimley-Horn in the amount of \$192,000.00 for the design, engineering and site plan for the Public Safety Training Center, and to authorize the Mayor to execute the necessary documents for said services.

This item was approved as RES-144-15 on the Consent Agenda.

Passed the Consent Agenda

A motion was made by Mayor Pro Tem Gallops, seconded by Councilmember Sheffield, 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.** Conduct a public hearing and take action on a Special Use Permit to allow a daycare center at 7200 Dalrock Road further described as being 1.44 +/- acres in the Hanse Hamilton Abstract #548, City of Rowlett, Dallas County, Texas (SUP40-2015).

Garrett Langford, Principal Planner, presented the information for this item.

Steve Stoner, 400 S. Houston Street, Dallas; traffic engineer for the applicant, provided clarification for Council.

Misty Thornton, 1001 E. Main, Allen; representative for applicant, provided clarification for Council.

The public hearing opened and closed with no speakers.

A motion was made by Mayor Pro Tem Gallops, seconded by Deputy Mayor Pro Tem Dana-Bashian, to approve the item as presented. The motion carried with a unanimous vote of those members present. This item was approved as ORD-039-15.

- 8B.** Conduct a public hearing and consider an ordinance approving a rezoning from Single Family-40 Zoning District to the New Neighborhood Form Based Zoning District for property located at 3399 Chiesa Road, further described as 21.79 +/- acres in the James Hobbs Survey, Abstract 571, page 721 City of Rowlett, Dallas County, Texas.

Marc Kurbansade, Director of Development Services, presented the information for this item.

The public hearing opened and closed with one speaker:

Sherry Lewis, 2101 Windjammer Way, Rowlett; spoke in opposition of 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 vote of six in favor and one opposed (Bobbitt). This item was approved as ORD-040-15.

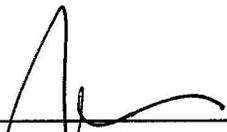
TAKE ANY NECESSARY OR APPROPRIATE ACTION ON CLOSED/EXECUTIVE SESSION MATTERS

Executive Session Item 2B:

A motion was made by Councilmember Sheffield, seconded by Councilmember Bobbitt, to approve a second amendment to the Economic Development Program Agreement between the City and 3840 Main, LLC, to revise the definition of "force majeure" and to include a waiver of impact fees in an amount not to exceed \$16,643.26 and authorizing the City Manager to enter into the amendment to the agreement on the City's behalf. The motion carried with a unanimous vote of those members present.

9. ADJOURNMENT

Mayor Gottel adjourned the meeting at 9:53 p.m.



Todd W. Gottel, Mayor



Laura Hallmark, City Secretary

Date Approved: December 1, 2015