



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, July 5, 2016

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, Mayor Pro Tem Dana-Bashian, Deputy Mayor Pro Tem Sheffield, Councilmember van Bloemendaal, Councilmember Bobbitt, Councilmember Brown, and Councilmember Hargrave.

1. CALL TO ORDER

Mayor Gottel called the meeting to order at 5:32 p.m.

2. EXECUTIVE SESSION

- 2A. The City Council shall convene into Executive Session pursuant to the Texas Government Code, §551.074 (Personnel) to deliberate the employment, evaluation, and duties of, and compensation for, the City Manager. (THIS ITEM WILL BE DISCUSSED FOLLOWING THE REGULAR PORTION OF THE MEETING) (45 minutes)

In at 10:16 p.m. Out at 11:15 p.m.

3. WORK SESSION (5:30 P.M.) * Times listed are approximate.

- 3A. Joint meeting of Parks Advisory Board and Council. (45 minutes)

Chair Wayne Baxter called the Board to order at 5:35 p.m. Members present were Ken Romaine, Dolores Henning, Lonnie Cornwell, Mike DeLatte, E.C. Umberger, Zabrina Martinson, and Rhetta Bowers. Mr. Baxter reviewed the primary functions of the Board and their duties, accomplishments for the past year – focusing on the Kids Kingdom rebuild, and future concerns.

Discussion regarding current field inventory and future needs and master planning for current active parks as well as current park land and future amenities.

The Parks and Recreation Advisory Board was adjourned at 5:50 p.m.

3B. Discuss Senior Tax Freeze and Exemption. (20 minutes)

Brian Funderburk, City Manager, explained the tax freeze changes that were made in 2016 and the results that had not been anticipated. Council discussion regarding possible options. This discussion will be continued at a later date.

3C. Presentation by NuRock Companies regarding consideration for 4% TDHCA tax credits. (30 minutes)

Len Vilicic of NuRock presented background on the company, provided examples of current properties, income and resident requirements and proposed locations. Discussion regarding a possible Senior housing option that NuRock will investigate and possibly bring back for future discussion.

3D. Discuss plans to issue \$4.75 million General Obligation Bonds at part two of three year bond plan. (20 minutes)

Kim Wilson, Director of Financial Services, along with Boyd London of First Southwest, reviewed bond issuance including the schedule and amounts issued and ratings.

4. DISCUSS CONSENT AGENDA ITEMS

Mayor Pro Tem Dana-Bashian asked for clarification of Item 7B.

Council adjourned the Work Session at 7:22 p.m.

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

Council reconvened in the Regular Session at 7:33 p.m.

INVOCATION – Randy Tahyi, The Anchor Church

PLEDGE OF ALLEGIANCE – Led by the City Council

TEXAS PLEDGE OF ALLEGIANCE

5. PRESENTATIONS AND PROCLAMATIONS

5A. Proclamation recognizing July as National Parks and Recreation Month.

Councilmember Bobbitt presented the Proclamation to Angie Smith, Director of Parks and Recreation along with several Parks employees and members of the Parks and Recreation Advisory Board.

- 5B.** Presentation of a \$5000 fundraiser check from "Scavenge Rowlett" to the Rebuild Rowlett Foundation.

Mayor Pro Tem Dana-Bashian, along with Councilmember van Bloemendaal, introduced Steve Walker, who presented a check in the amount of \$5,000 for Rebuild Rowlett.

- 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, JULY 19 AND TUESDAY, AUGUST 2

P & Z MEETINGS

- MEETING WILL BE HELD ON TUESDAY, JULY 12 IN THE ANNEX CONFERENCE ROOM AT 6:30PM
- JULY MEETINGS: 12TH AND 26TH

KIDS KINGDOM GRAND OPENING

- SATURDAY, JULY 9 AT 10:00 A.M.
- SPECIAL "GOLDEN TICKET" PARTY FOR THOSE WHO VOLUNTEERED DURING THE BUILD WEEK LAST DECEMBER AT 9:00 A.M.

ARTS AND HUMANITIES COMMISSION SPECIAL NEEDS ARTIST EXHIBIT

- NEW ART EXHIBIT FOCUSING SOLELY ON THE ARTISTIC TALENTS AND ABILITIES OF THOSE IN OUR COMMUNITY LIVING WITH SPECIAL NEEDS.
- ART ON DISPLAY IN THE CITY'S ANNEX BUILDING, LOCATED BEHIND CITY HALL, THROUGHOUT JULY
- AWARDS WILL BE PRESENTED DURING THE CITY COUNCIL MEETING ON TUESDAY, AUGUST 2

REBUILD ROWLETT "GO FUND ME" AND "PAYPAL" ACCOUNTS

- THE ROWLETT CHAMBER FOUNDATION, A NON-PROFIT ORGANIZATION, STARTED REBUILD ROWLETT GO FUND ME AND PAYPAL ACCOUNTS
- MAKE A TAX-DEDUCTIBLE DONATION TO HELP ROWLETT RESIDENTS REBUILD THEIR LIVES AND HOMES
- WWW.GOFUNDME.COM/REBUILDRWLETT
- PAYPAL – WWW.REBUILDRWLETT.ORG

ROWLETT LIBRARY

- SUMMER READING PROGRAM RUNS THROUGH JULY 30
 - THEME IS "ON YOUR MARK, GET SET, READ!"
 - PROGRAMS FOR ALL AGES – 5-12, 13-18 AND ADULTS! MAGIC SHOW, ZOONIVERSITY, AGILITY DOGS, HARRY POTTER AND MORE!!
 - CHECK ALL THE DETAILS AT THE LIBRARY'S WEBSITE
[@WWW.ROWLETT.COM/LIBRARY](http://WWW.ROWLETT.COM/LIBRARY) OR FACEBOOK PAGE @
WWW.FACEBOOK.COM/ROWLETTPUBLICLIBRARY

PARKS AND RECREATION

- WET ZONE OPEN DAILY EXCEPT TUESDAYs

- CHECK WEBSITE FOR OPERATING HOURS; www.rowlett.com/wetzone
- ENJOY WATCHING THE MOVIE "PIXELS" FROM THE COMFORT OF LAWN CHAIRS OR RAFTS AT FLICK 'N FLOAT – 8:30PM SATURDAY, JULY 16.
- SUMMER CONCERT SERIES – 7:00 P.M. FRIDAY NIGHTS IN AUGUST AT PECAN GROVE PARK
 - FREE ADMISSION
 - FEATURES A VARIETY OF FOOD TRUCKS
 - FRIDAY, AUGUST 5 – WALKIN THE LINE (JOHNNY CASH TRIBUTE BAND)
 - FRIDAY, AUGUST 12 – ESCAPE (JOURNEY TRIBUTE BAND)
 - FRIDAY, AUGUST 19 – TIME TRAIN (VARIETY BAND)
 - FRIDAY, AUGUST 26 – ME AND MY MONKEY (BEATLES TRIBUTE BAND)
 - MORE INFO AT WWW.ROWLETT.COM/SUMMERCONCERTSERIES

SENIOR EVENTS

- TOUR OF FORT WORTH
 - \$20
 - FRIDAY, JULY 8, BUS DEPARTS AT 8AM AND RETURNS AT 5PM

ANIMAL SHELTER

- LOW COST VACCINE CLINIC AT ANIMAL SHELTER –
 - SATURDAY, JULY 16, 1 – 3PM
 - LOCATED AT 4402 INDUSTRIAL ST.
 - SHELTER IS OPEN MONDAY – SATURDAY, 10AM – 5PM

Shelter staff brought Hunter, a Basset Hound mix, who is one of the animals available for adoption at the Shelter.

Jerry Nichols, on behalf of Representative Angie Chen Button, announced Senior Awareness Day, July 29th from 9 a.m. – noon at The Atrium at the Granville Arts Center.

6. CITIZENS' INPUT

Perry Abney, 9958 Merritt Road, Rowlett; spoke regarding a drainage issue on his property.

7. CONSENT AGENDA

- 7A. Consider action to approve minutes from the June 21, 2016 City Council Regular Meeting.

This item was approved on the Consent Agenda.

- 7B. Consider action to approve a resolution allowing the City Manager to negotiate and execute an amendment to the Financial Advisory Services agreement with FirstSouthwest Asset Management, Inc. for arbitrage rebate compliance services.

This item was approved as RES-081-16 on the Consent Agenda.

- 7C. Consider action to approve a resolution authorizing the City Manager to submit an individual safe room rebate program application under the Hazard Mitigation Grant Program (HMGP).

This item was pulled for Individual Consideration.

Fire Chief Neil Howard and Ed Balderas, Emergency Management Specialist, presented the information for this item.

A motion was made by Mayor Pro Tem Dana-Bashian, seconded by Councilmember Brown, to approve the item as presented. The motion carried with a unanimous vote of those members present. This item was approved as RES-082-16.

Passed the Consent Agenda

A motion was made by Deputy Mayor Pro Tem Sheffield, 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.** Conduct a public hearing and consider an ordinance to rezone from General Commercial/Retail (C-2) Zoning District to a Planned Development District with an underlying C-2 base zoning district to allow an assisted living/memory care facility. The subject property is located at 4906 Miller Road further described as being 3.639 +/- acres in the Oliver V Ledbetter Survey, Abstract No. 790, City of Rowlett, Dallas County, Texas.

Garrett Langford, Principal Planner, provided the information for this item. David Krukiel, spoke on behalf of the applicant. The public hearing opened and closed with the following speakers:

1. Sue Rabinowitz, 3110 Harborview Blvd, Rowlett; spoke in opposition.
2. Rick Rabinowitz, 3110 Harborview Blvd, Rowlett; spoke in opposition.

A motion was made by Mayor Pro Tem Dana-Bashian, seconded by Councilmember Hargrave, to approve the item as presented with a revision of 75/25% masonry exterior. The motion carried with a unanimous vote of those members present. This item was approved as ORD-026-16.

- 8B.** Conduct a public hearing and consider an ordinance to rezone from Single Family-10 and Single Family-8 Zoning District to a Planned Development District with an underlying zoning of Single Family 5 (SF-5) for the purpose of constructing a single family neighborhood. The subject property is located at 7900 Chiesa Road further described as being 22.06 +/- acres consisting of all of Tract I in the James Saunders Survey, Abstract No. 1424, and a portion of Lot 1, Block 1, Crossroads Church Addition, City of Rowlett, Dallas County, Texas.

Garrett Langford, Principal Planner, provided the information for this item. Adam Buczek, on behalf of the applicant, provided additional information. The public hearing opened/closed with the following speakers:

1. Jeff Butler, 8014 Straits, Rowlett; spoke in favor.

2. Mikey Hatzenbuehler, 7414 Silverthorn, Rowlett; spoke in favor.
3. Jason Collins, 4510 Rosewood Lane, Sachse; spoke in favor.
4. Bobby Mier, 7818 Salzburg, Rowlett; spoke in favor.
5. Mary Ann Wilkerson, 2900 Chiesa, Rowlett; spoke in favor.
6. Kelby Mullins, 7906 Straits, Rowlett; spoke in favor.
7. Kimberly Spears, 4202 Skyline, Rowlett; spoke in favor.

A motion was made by Deputy Mayor Pro Tem Sheffield, seconded by Councilmember Bobbitt, to approve the item as presented. The motion carried with a unanimous vote of those members present. This item was approved as ORD-027-16.

- 8C. Conduct a public hearing and consider an ordinance approving a Special Use Permit to allow an accessory building that does not meet the requirements in Section 77-303 of the Rowlett Development Code. The subject property is located at 7714 Princeton Road further described as being a 6.89 +/- acre parcel located in Tract 53.1 of the Hanse Hamilton Survey, Abstract 548, Page 595, City of Rowlett, Dallas County, Texas. (SUP126-2016)

Garrett Langford, Principal Planner, provided the information for this item. Mickey Halstrom, the applicant clarified additional information for the Council. The public hearing opened and closed with no speakers.

A motion was made by Deputy Mayor Pro Tem Dana-Bashian, seconded by Councilmember Bobbitt, to approve the item as presented. The motion carried with a unanimous vote of those members present. This item was approved as ORD-028-16.

After a short break at 10:10 p.m., Council reconvened for the Executive Session at 10:16 p.m.

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

There was no action taken.

9. ADJOURNMENT

Mayor Gottel adjourned the meeting at 11:16 p.m.



Todd W. Gottel, Mayor



Laura Hallmark, City Secretary

Date Approved: July 19, 2016