



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, September 6, 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 Pro Tem Dana-Bashian, Deputy Mayor Pro Tem Sheffield, Councilmember van Bloemendaal, Councilmember Bobbitt, Councilmember Brown and Councilmember Hargrave

Absent: Mayor Gottel

1. CALL TO ORDER

Mayor Pro Tem Dana-Bashian 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 discuss and deliberate the appointment, employment, reassignment or duties of Judge Pam Liston and the City's municipal judges. (30 minutes) THIS MEETING WILL OCCUR AFTER THE REGULAR SESSION

In at 10:24 p.m. Out at 11:41 p.m.

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

- 3A.** Discuss an ordinance allowing food service establishments to have dogs on outdoor patios. (20 minutes)

Chuck Dumas, Environmental Services Manager, presented the proposed guidelines for the ordinance. Council would like to survey other cities who have such an ordinance in place to see what issues have been experienced and handled. It was the consensus of Council to make the ordinance dog specific, require rabies vaccination tags/proof, have the restaurants display

signage they are a participating facility, and to consider this at a later date once information is received about other cities and after further discussion.

- 3B.** Brief City Council on discussions with Texas Department of Transportation (TxDOT) and North Central Texas Council of Governments (NCTCOG) on enhancements to IH-30 regarding the study corridor and the Bayside project. (30 minutes)

Jim Grabenhorst, Director of Economic Development, presented the proposed construction from Bass Pro Drive along I-30 through Rockwall/Hunt County line. He reviewed the timeline for the next steps including public meetings and environmental studies.

- 3C.** Discuss conceptual design plans for Schrade Bluebonnet Park and incorporation of the Tornado Memorial statue at the Park. (30 minutes)

Angie Smith, Director of Parks and Recreation, along with Kathy Freiheit, Director of Library Services, and Brad Moulton with la terra studio, presented three concepts and a first phase for each one, which would include the tornado memorial. It was the consensus of Council to proceed with Concept 3 with on street parallel parking and extend the location of the memorial further into the park.

- 3D.** Discuss NuRock Development Senior TDHCA deal for 4% tax credits. (20 minutes)

Marc Kurbansade, Director of Development Services, introduced John Boyd with NuRock, who, along with Len Vilicic, presented the proposed Senior development for the Rowlett Road location. It was the consensus of Council to proceed with further consideration at a later time of a resolution of no objection and a tax exempt agreement.

4. DISCUSS CONSENT AGENDA ITEMS

Mayor Pro Tem Dana-Bashian requested that Item 7B be pulled for Individual Consideration.

Council adjourned the Work Session at 7:33 p.m.

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

Council reconvened in the Regular Session at 7:40 p.m.

INVOCATION – Jason Collins, Crossroads Church

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

5. PRESENTATIONS AND PROCLAMATIONS

- 5A.** Presentation of Proclamation recognizing September as Library Card Sign-Up Month.

Councilmember Bobbitt presented the Proclamation to Kathy Freiheit, Director of Library Services and Laura Tschoerner, Library Services Manager, who also announced the new hoopla program that is now available to Library customers. They also announced that Star Transit has added trips to the Library in addition to service to the Community Centre for Seniors age 60 or older.

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

Mayor Pro Tem Dana-Bashian announced the following:

COUNCIL MEETINGS

- **SPECIAL MEETINGS HELD THIS WEEK: WEDNESDAY AND THURSDAY, SEPTEMBER 7TH AND 8TH AT 6PM TO INTERVIEW APPLICANTS FOR BOARDS/COMMISSIONS; ALSO TUESDAY, SEPTEMBER 13TH AT 5:30PM. FIRST TWO MEETINGS WILL BE HELD IN THE CITY HALL CONFERENCE ROOM; THIRD MEETING HELD IN THE ANNEX CONFERENCE ROOM**
- **NO COUNCIL MEETING FOR OCTOBER 4TH – NATIONAL NIGHT OUT HELD IN COMMUNITIES**
- **NEXT REGULAR COUNCIL MEETING WILL BE HELD ON TUESDAY, SEPTEMBER 20TH. A SPECIAL MEETING WILL BE HELD ON TUESDAY, OCTOBER 11 AND REGULAR MEETING ON TUESDAY, OCTOBER 18TH**

P & Z MEETINGS

- **MEETINGS WILL BE HELD ON TUESDAY, SEPTEMBER 13TH AND 27TH AT 6:30PM IN THE CITY HALL CONFERENCE ROOM**

ROWLETT LIBRARY

- **HOORAY FOR HOOPLA!**
 - **SATURDAY, SEPTEMBER 10TH, 2PM AT THE LIBRARY**
 - **LEARN THE LIBRARY'S NEWEST DIGITAL PLATFORM FOR NOVELS, MOVIES AND MORE!**
- **LOVE ON A LEASH**
 - **WEDNESDAY, SEPTEMBER 14TH, 3:30PM AT CITY HALL, 4000 MAIN STREET**
- **DIGITAL DISCOVERIES**
 - **SATURDAY, SEPTEMBER 17TH, 2PM AT THE LIBRARY**
 - **EXPLORE THE WORLD OF DIGITAL RESOURCES AVAILALE 24/7 FROM THE LIBRARY**

PARKS AND RECREATION

- **MOVIES AT PECAN GROVE PARK**
 - **FREE ADMISSION**
 - **SEPTEMBER 9 – THE GOOD DINOSAUR**
 - **SEPTEMBER 16 – HOTEL TRANSYLVANIA 2**
- **CAMP FEAR IS BACK!**
 - **FRIDAY AND SATURDAY, OCTOBER 28TH AND 29TH AT PECAN GROVE PARK**
 - **\$65 FOR THE WHOLD FAMILY**
 - **REGISTRATION DEADLINE IS FRIDAY, OCTOBER 21ST**
 - **HAUNTED HAY RIDES, COSTUME CONTEST, S'MORES, TENT TRICK OR TREATING, PUMPLING CHUCKIN' AND MUCH MORE THIS YEAR**

ANNUAL NEIGHBORHOOD CRIME WATCH SUMMIT

- HELD MONDAY EVENING, SEPTEMBER 12TH @ RCC, 7-9PM
- CITIZENS LEARN GREAT INFORMATION ABOUT CRIME PREVENTION & HOW TO MAKE NEIGHBORHOODS SAFER
- HOSTED BY COMMUNITY SERVICES OFFICER CHAD CALDWELL

KEEP ROWLETT BEAUTIFUL – GREAT AMERICAN CLEANUP DAY

- SATURDAY, SEPTEMBER 10TH, 9AM – 1PM
- VOLUNTEERS CHECK IN AT WET ZONE FOR ASSIGNMENTS
- SIGN UP ONLINE AT WWW.KEEPROWLETTBEAUTIFUL.COM OR CONTACT MARTHA BROWN AT 972.463-3929 OR MBROWN@KEEPROWLETTBEAUTIFUL.ORG

ROWLETT CHAMBER OF COMMERCE 26TH ANNUAL GOLF CLASSIC

- THURSDAY, SEPTEMBER 22ND AT WATERVIEW GOLF CLUB
- CALL OR LOG ONTO WWW.ROWLETTCHAMBER.COM FOR MORE DETAILS OR CALL 972-475-3200

BAYSIDE REGATTA NOW OPEN FOR REGISTRATION!

- EARLY REGISTRATION IS THROUGH SEPTEMBER 20TH - \$50; AFTERWARDS IT'S \$75
- ALL PROCEEDS BENEFITTING REBUILD ROWLETT
- RIB COOK OFF WITH TROPHIES FOR 1ST, 2ND, AND 3RD PLACE
- FOR MORE INFORMATION, CALL THE ROWLETT CHAMBER OF COMMERCE AT 972-475-3200 OR LOG ONTO WWW.ROWLETTCHAMBER.COM

ANIMAL SHELTER

- LOW COST VACCINE CLINIC AT ANIMAL SHELTER –
 - SATURDAY, SEPTEMBER 17TH, 1 – 3PM
 - LOCATED AT 4402 INDUSTRIAL ST.
 - SHELTER IS OPEN MONDAY – SATURDAY, 10AM – 5PM

Councilmember van Bloemendaal announced a Job Fair to be held at the Rowlett Community Centre on Friday, September 23rd. The fair is open to both those searching for a job and employers looking for good employees.

6. CITIZENS' INPUT

There were no speakers.

7. CONSENT AGENDA

7A. Consider action to approve minutes from the August 16, 2016 City Council Regular Meeting.

This item was approved on the Consent Agenda.

7B. Consider action to adopt an ordinance amending the Fiscal Year 2016 (FY2016) Operating and Capital Improvements Program Budgets.

This item was pulled for Individual Consideration.

Kim Wilson, Director of Financial Services, presented the information for this item.

A motion was made by Councilmember Bobbitt, seconded by Councilmember Hargrave, to approve the item as presented. The motion carried with a unanimous vote of those members present. This item was approved as ORD-029-16.

- 7C.** Consider action to approve a resolution authorizing the City Manager to enter into an interlocal agreement with Dallas County for Mosquito Ground Control for Fiscal Year 2017 (FY2017).

This item was approved as RES-094-16 on the Consent Agenda.

- 7D.** Consider a resolution approving a tree mitigation plan and related tree removal permit application for more than three trees associated with Evergreen Senior Living for property located at 5611 Old Rowlett Road, further described as Lot 1, Block 1, Evergreen at Rowlett Addition, City of Rowlett, Dallas County, Texas.

This item was approved as RES-095-16 on the Consent Agenda.

- 7E.** Consider action to approve a resolution authorizing the City Manager to enter into an Interlocal Agreement with Dallas County for Household Hazardous Waste for Fiscal Year 2017 (FY2017).

This item was approved as RES-096-16 on the Consent Agenda.

- 7F.** Consider action to approve a resolution adopting the Rowlett Public Library's Strategic Plan.

This item was approved as RES-097-16 on the Consent Agenda.

- 7G.** Consider action to approve a resolution authorizing the final acceptance of manhole rehabilitation, final payment of \$62,909.80, and release of retainage of \$49,811.21 for a total payment to Fuquay Incorporated in the amount of \$112,721.01 for the Sanitary Sewer Evaluation Survey Manhole Rehabilitation Project, and authorizing the Mayor to execute the necessary documents.

This item was approved as RES-098-16 on the Consent Agenda.

- 7H.** Consider action to approve a resolution exercising the first of two one-year renewal options to extend the motor fuel bid to Petroleum Traders Corporation in the unit amounts bid for transporting and delivery per fuel gallon and type in an estimated annual amount of \$344,098.

This item was approved as RES-099-16 on the Consent Agenda.

Passed the Consent Agenda

A motion was made by Deputy Mayor Pro Tem Sheffield, seconded by Councilmember van Bloemendaal, 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 approving amendments to the Rowlett Development Code as it pertains to Signage in Sections 77-512 and 77-1100, specifically to allow directional kiosk signs in the City's rights-of-way.

Marc Kurbansade, Director of Development Services, presented the information for this item. The public hearing opened and closed with no speakers.

A motion was made by Deputy Mayor Pro Tem Sheffield, 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 ORD-030-16.

- 8B.** Conduct a public hearing and consider an ordinance to grant a Special Use Permit to allow a restaurant with a drive-through at 3101 Lakeview Parkway further described as being Lot 2, Block A, of the Briarwood Armstrong Addition, City of Rowlett, Dallas County, Texas. (SUP136-2016)

Mr. Kurbansade introduced Katy Goodrich, Planner, on the occasion of her first presentation to Council. Ms. Goodrich presented the information for this item. The public hearing opened and closed with no speakers.

A motion was made by Councilmember Bobbitt, 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 approved as ORD-031-16.

- 8C.** Conduct a public hearing and consider an ordinance approving a rezoning from Commercial/Retail Highway (C-3) and Park Zoning Districts to the Urban Village Form Based Zoning District (UV-FB) for properties located at 4500 and 4800 Main Street, and 3801 President George Bush Hwy, further described as being 57.61 +/- acres in the William Crabtree Survey, Abstract #347, and Lot 1, Block A, Kirby Elevated Tank Addition, City of Rowlett, Dallas County, Texas.

Daniel Acevedo, Urban Planner, presented the information for this item. The public hearing opened and closed with the following speakers:

1. Chris Coble, 18121 E. Hampden Ave, Aurora, CO; who spoke on behalf of the property owner.
2. Larry Beckham, 9313 Willard, Rowlett.

A motion was made by Deputy Mayor Pro Tem Sheffield, seconded by Councilmember Brown, to approve the item as presented. The motion carried with a vote of four in favor and two opposed (van Bloemendaal and Bobbitt). This item was approved as ORD-032-16.

- 8D. Consider action to approve a resolution authorizing the City Manager to enter into an agreement for payment in lieu of ad valorem taxes between the City of Rowlett and Blue Line Lofts, LP.

Due to the outcome of Item 8E, this item was not considered.

- 8E. Conduct a public hearing and consider action to approve a resolution of no objection expressing support of an application for the 4% non-competitive competitive tax credit program to the Texas Department of Housing and Community Affairs for the Groundfloor Development project known as Blue Line Lofts, and authorizing the Mayor to certify this resolution to the Texas Department of Housing and Community Affairs.

This item was considered before Item 8D.

Mr. Kurbansade presented the information for this item. The public hearing opened and closed with the following speakers:

1. Ron Miller, 7315 Stonemeadow Circle, Rowlett.
2. Brandon Bolin, 8117 Preston Road, Suite 300, Dallas; Developer.

A motion was made by Deputy Mayor Pro Tem Sheffield to approve the item as presented. The motion failed for lack of a second.

A motion was made by Councilmember van Bloemendaal, seconded by Councilmember Bobbitt, to DENY the item as presented. The motion carried with a vote of four in favor of denial and two opposed (Dana-Bashian and Sheffield). This item was not approved.

- 8F. Conduct a public hearing and consider an ordinance accepting the City's Updated Impact Fee Study and setting the impact fee rates for Roadways.

Garrett Langford, Principal Planner, introduced the consultant, Jeff Whitacre, with Kimley-Horn, who presented the results of the study. The public hearing opened and closed with no speakers.

A motion was made by Councilmember Brown, seconded by Councilmember Hargrave, to approve the item as presented. The motion carried with a unanimous vote of those members present. This item was approved as ORD-033-16.

- 8G. Conduct a public hearing (2nd) on the ad valorem tax rate for FY2016-2017.

Kim Wilson, Director of Financial Services, presented the information for this item. The public hearing opened and closed with no speakers.

There was no action taken. A vote on the tax rate on September 20, 2016, at 7:30 p.m. at City Hall, 4000 Main Street, Rowlett, Texas 75088.

- 8H. Conduct a public hearing (2nd) on the proposed budget for FY2016-2017.

Kim Wilson, Director of Financial Services, presented the information for this item. The public hearing opened and closed with no speakers.

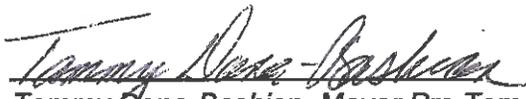
Mayor Pro Tem Dana-Bashian adjourned the Regular Session at 10:17 p.m. Council will reconvene in Executive Session at 10:24 p.m.

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

There was no action taken.

9. ADJOURNMENT

Mayor Pro Tem Dana-Bashian adjourned the meeting at 11:41 p.m.


Tammy Dana-Bashian, Mayor Pro Tem


Laura Hallmark, City Secretary

Date Approved: September 20, 2016