



City of Rowlett

Meeting Minutes

City Council

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

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Tuesday, November 6, 2012

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 Phillips, Deputy Mayor Pro Tem Gallops, Councilmember Davis, Councilmember Pankratz, Councilmember Miller and Councilmember Kilgore

1. CALL TO ORDER

Mayor Gottel called the meeting to order at 5:30 p.m.

2. EXECUTIVE SESSION

CONVENE INTO EXECUTIVE SESSION

There were no Executive Session items to discuss.

RECONVENE INTO OPEN SESSION

Convened into the Work Session at 5:30 p.m.

3. WORK SESSION ITEMS (5:30 P.M.)

- 3A. Hear Third Quarter Investment Report for September 30, 2012. (10 minutes)**

Alan Guard, Finance Director, stated the portfolio continues to have a strong emphasis on liquid investments and all securities held by the City are of high credit quality. Stated staff will continue to follow the prudent investment strategies that have safely provided the City with favorable long-term performance and preservation of principal, while seeking opportunities to add value by remaining flexible and responding to changes in interest rates, economic data, market outlook or specific opportunities that arise.

3B. Discuss Year-End Update of the FY 2012 Workplan. (80 minutes)

Lynda Humble, City Manager, spoke regarding the seven goals of the organization. They are as follows:

- Improve Relations with Citizens to Establish Community Good Will and Trust
- Create an Organization that Embraces Innovation and Creates Opportunities to Improve Efficiencies and Effectiveness
- Ensure Citizens Receive the Value of their Investment
- Establish a Customer Centered Organization by Serving Its External and Internal Customers
- Enhance Employee Culture and Morale to Create an Environment Where Employees are Valued and Have a Sense of Pride
- Create a Sustainable Organization Ensuring the Right Resources to the Right Place at the Right Time
- Install a Sense of Pride and Ownership in our Community

Spoke concerning volunteerism; engaging the community; Crime Watch Program; excellent financial stewardship; began three accreditation processes; software implementation; solid waste collection process; improved citizen communication; injunction against the Garland Public Shooting Range; Special Events on Main Street; economic development growth; the President George Bush Turnpike; the "While You Wait" Afterschool Program; employee recognition; the water rate adjustment; the Water Meter Replacement Program; Realize Rowlett 2020; development code improvements; Capital Improvement Projects; Parks and Recreation Capital Improvement Projects; Benefits Strategy and Wellness; fleet replacement; community programs; Code Enforcement; the Animal Shelter's live release rate; and the Sidewalk Safety Program.

Members of Council commented on the many accomplishments.

4. DISCUSS CONSENT AGENDA ITEMS

No items were removed from the Consent Agenda to be considered individually.

RECEPTION FOR CITY EMPLOYEE HONOREES (7:00 P.M. TO 7:30 P.M.)

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

Convened into the Council Chambers at 7:32 p.m.

INVOCATION

The invocation was led by Pastor Shane Pruitt, Connection Community Church.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor Gottel.

TEXAS PLEDGE OF ALLEGIANCE

The Texas Pledge of Allegiance was led by Mayor Gottel.

5. PRESENTATIONS AND PROCLAMATIONS

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

City Manager Humble thanked employees for their extraordinary work within the organization. Stated the criteria for "Above and Beyond Customer Service" is as follows:

- Advocate for the Customer
- Follow Through
- Find Long Term Solutions for Customers
- Be Proactive
- Teamwork Beyond the Job
- Pride Through Action

City Manager Humble and Mayor Gottel presented each recognized employee with a plaque and a "Making a Difference" bracelet.

Following this item, there was a short recess (8:04 p.m.). Council reconvened at 8:10 p.m.

- 5B.** Proclamation recognizing the month of November as National Adoption Month.

Deputy Mayor Pro Tem Gallops recognized the month of November as National Adoption Month.

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

Mayor Gottel gave a brief update to the Council on the various activities in the City including the Planning and Zoning Commission Meeting will be held on Tuesday, November 13th at City Hall; the next City Council Meeting will be held on Tuesday, November 20th beginning at 5:30 p.m. at City Hall; the Veterans' Day Ceremony will be on Friday, November 9th beginning at 4:30 p.m. at Veterans Park; the Noon Exchange Club's 26th Annual Holiday Parade and Festival will be held on Saturday, November 17th beginning at 10 a.m.; City offices will be closed for the Thanksgiving Holiday on both Thursday, November 22nd and Friday, November 23rd; trash service will not run on Thanksgiving Day and will be delayed one day; the DART Blue Line Grand Opening and Main Street Fest will be held on Saturday, December 1st beginning at 3:00 p.m. on the Main Street Front Lawn and at the DART Station; a Low Cost Animal Vaccination Clinic will be held at the Animal Shelter on Saturday, November 3rd and 10th beginning at 12:30 p.m.; the Rowlett Library will host a No Page Unturned Book Club on November 15th beginning at 7 p.m.; the Library will also host Tech Ed: Online Shopping on Thursday, November 8th beginning at 6:30 p.m., Music with Miss Heather on Saturday, November 10th beginning at 2:00 p.m.; and a Holiday Parade and Turkey Fest on Saturday, November 17th beginning at 10:00 p.m.

6. CITIZENS' INPUT

1. Graham Irvine, 1601 Elm Street, Dallas – Spoke regarding Form Based Codes.
2. Bob Carter, 2409 Harborview Boulevard, Rowlett – Spoke regarding Signature Gateway.

7. CONSENT AGENDA

No items were removed from the Consent Agenda to be considered individually.

The City Secretary read the items into the record.

- 7A. Consider approving minutes from the October 4, 2012, City Council Joint Meeting and the October 16, 2012, City Council Regular Meeting.

This item was approved on the Consent Agenda.

- 7B. Consider action to approve a resolution authorizing the City Manager to enter into an Interlocal Agreement with Dallas County for Mosquito Ground Control for FY 2013.

This item was approved as RES-105-12 on the Consent Agenda.

- 7C. Consider action to approve a resolution authorizing the First Amendment to the Solid Waste Collection and Disposal contract with Waste Management of Texas, Incorporated for the Pecan Lane Residents and authorizing the City Manager to execute the necessary documents for said amendment.

This item was approved as RES-106-12 on the Consent Agenda.

- 7D. Consider action to approve a resolution awarding the first of four one-year renewal options 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 \$100,000 through the Interlocal Cooperative Purchase Agreement with the City of Grand Prairie and authorize the Mayor to execute the necessary documents for said services.

This item was approved as RES-107-12 on the Consent Agenda.

- 7E. Consider action to approve a resolution amending the Master Fee Schedule for rate and fee changes to the Development Code section of the Master Fee Schedule, specifically as it pertains to Form Based Code plan review fees.

This item was approved as RES-108-12 on the Consent Agenda.

- 7F. Consider action to approve a resolution rescinding the award of the annual bid for motor fuel to Lykins Oil Company in the unit amounts bid for transporting and delivery per fuel gallon and type in an estimated annual amount of \$378,322.

This item was approved as RES-109-12 on the Consent Agenda.

- 7G. Consider action to approve a resolution awarding the annual bid for motor fuel to Four Sisters Petroleum in the unit amounts bid for transporting and delivery per fuel gallon and type in an estimated annual amount of \$378,322.

This item was approved as RES-110-12 on the Consent Agenda.

- 7H. Consider action to approve a resolution awarding the bid for the purchase of six Dodge patrol motor vehicles to Dallas Dodge Chrysler Jeep in the amount of \$166,734 for the Police Department through the Interlocal Cooperative Purchasing Agreement with the Houston-Galveston Area Council (H-GAC).

This item was approved as RES-111-12 on the Consent Agenda.

Passed The Consent Agenda

A motion was made by Mayor Pro Tem Phillips, seconded by Councilmember Davis, including all the preceding items marked as having been approved on the Consent Agenda. The motion carried by a unanimous vote of those members present.

8. ITEMS FOR INDIVIDUAL CONSIDERATION

- 8A. Conduct a public hearing and consider approving an ordinance approving amendments to the Comprehensive Plan specifically as it relates to the addition of subarea plans, supplemental information, and textual changes to the Woodside Living, Healthy Living, Signature Gateway, and Downtown (also referred to as Old Town) areas.

Mayor Gottel read the item into the record.

Staff presented an informational video outlining the Realize Rowlett 2020 process.

Comments were made regarding the development process, the potential developers, visibility and access issues for Signature Gateway, and commercial and residential development.

The public hearing opened and closed with no one speaking.

A motion was made by Mayor Pro Tem Phillips, seconded by Deputy Mayor Pro Tem Gallops, to approve the item as read. The motion carried by a unanimous vote of those members present. This item was adopted as ORD-027-12.

- 8B. Conduct a public hearing and consider approving an ordinance amending the Rowlett Code of Ordinances and the Rowlett Development Code to adopt Form Based Code zoning, with two districts to be entitled New Neighborhood and Urban Village Districts, adopting standards for the use and development of all real property within the Form Based Code districts, adopting regulations for review and approval, site design, building form and design, street design, setbacks, parking, signage, and landscaping.

Mayor Gottel read the item into the record.

Staff gave a presentation regarding Form Based Codes and the New Neighborhood Open Space overview.

Councilmember Kilgore made a presentation regarding New Neighborhood Open Space.

Members of Council commented regarding green space.

The public hearing opened with two people speaking.

1. Keith Evans, 9317 Inverness, Rowlett – Stated it is important to be familiar with the reasons why citizens move to Rowlett; the City must zone responsibly and be fiscally responsible.
2. Emery Shane, 4808 Lakeview Parkway, Rowlett – Posed the question regarding property zoning if Form Based Codes are not adopted.

A member of Council spoke regarding the two story requirement in the Downtown Urban District.

A motion was made by Mayor Pro Tem Phillips, seconded by Councilmember Davis, to approve the item as read. The motion carried by a vote of 6 – 1 with Councilmember Kilgore voting against. This item was adopted as ORD-028-12.

- 8C. Conduct a public hearing and consider approving an ordinance to rezone the area identified in the Realize Rowlett 2020 Comprehensive Plan as Signature Gateway to the Form Based District zoning with New Neighborhood and the Urban Village Subdistrict zoning. The property is generally located on the east side of the President George Bush Turnpike bounded by Lake Ray Hubbard at the southern City limits being approximately 81 ± acres.

Mayor Gottel read the item into the record.

Staff gave a presentation regarding Signature Gateway.

Comments were made regarding a residential buffer gate, pedestrian and vehicular accesses.

Kurt Schulte with Kimley Horn spoke regarding traffic impact within the area.

The public hearing opened with four people speaking.

1. Mardy Brown, 906 W. McDermott Drive, Allen – Spoke regarding the development having a 12 story minimum height requirement.
2. Fred Collier, 2501 Harborview, Rowlett – Spoke on behalf of the Harborside HOA. Spoke regarding traffic concerns and possible additional access points.
3. Ron Marlow, 3014 Harborview, Rowlett – Spoke regarding changing the zoning at this time; stated the traffic count should be increased by 60%; and the speed limit on the turnpike should be reduced.
4. Rick Ursury, 2809 Sunrise Drive, Rowlett – Spoke concerning water pressure concerns.

A motion was made by Deputy Mayor Pro Tem Gallops, seconded by Mayor Pro Tem Phillips, to approve the item as read. The motion carried by a unanimous vote of those members present. This item was adopted as ORD-029-12.

- 8D. Conduct a public hearing and consider approving an ordinance to rezone the area identified in the Realize Rowlett 2020 Comprehensive Plan as Healthy Living to Form Based District zoning

with New Neighborhood and the Urban Village Subdistrict zoning. The property is generally located north and south of Lakeview Parkway at the eastern City limits being approximately 70 ± acres.

Mayor Gottel read the item into the record.

Staff gave a presentation regarding Healthy Living.

Comments were made regarding transition zones.

The public hearing opened with one person speaking.

1. David Johnson, 6313 Lancashire Drive, Rockwall – Spoke regarding buffering, noise and wall/fence issues.

A motion was made by Mayor Pro Tem Phillips, seconded by Deputy Mayor Pro Tem Gallops, to approve the item as read. The motion carried by a unanimous vote of those members present. This item was adopted as ORD-030-12.

- 8E. Conduct a public hearing and consider approving an ordinance to rezone the area identified in the Realize Rowlett 2020 Comprehensive Plan as Downtown (also referred to as Old Town) to Form Based District zoning with New Neighborhood and the Urban Village Subdistrict zoning. The property is generally located south of Lakeview Parkway, west of the President George Bush Turnpike, east of Rowlett Road, and extending as far south as Larry Street being approximately 240 ± acres.

Mayor Gottel read the item into the record.

Staff gave a presentation regarding Downtown.

The public hearing opened with three people speaking.

1. Emery Shane, 4808 Lakeview Parkway, Rowlett – Stated there is competition with Firewheel; believes Form Based Codes will fail and would rather the City use design standards.
2. Robert Baldwin, 3904 Elm, Dallas – Stated he did not want to be pedestrian oriented and would like to keep the original zoning.
3. Marvin Lee, 4302 Aspen Drive, Rowlett – Stated the buffer zone is misleading and does not want through streets to Aspen Drive.

A motion was made by Mayor Pro Tem Phillips, seconded by Deputy Mayor Pro Tem Gallops, to approve the item as read with the addition of landscaping along the portion of the browsing lane immediately adjacent to the President George Bush Turnpike will be evaluated on a case-by-case basis. This is due to the fact that adequate landscaping buffering will need to be provided along private property line to shade the trails as

proposed in the City's Trail Master Plan, the trails delineated along the right-of-way of the President George Bush Turnpike. The motion carried by a unanimous vote of those members present. This item was adopted as ORD-031-12.

- 8F. Conduct a public hearing and consider approving an ordinance to rezone the area identified in the Realize Rowlett 2020 Comprehensive Plan as Woodside Living to Form Based District zoning with New Neighborhood and the Urban Village Subdistrict zoning. The property is generally located north of Liberty Grove Road, west of Phase 2 of the Waterview Subdivision and is approximately 242 ± acres.

Mayor Gottel read the item into the record.

Staff gave a presentation regarding Woodside Living.

The public hearing opened with one person speaking.

1. Keith Evans, 9317 Inverness, Rowlett – Spoke concerning the placement of the residential buffer, the Princeton Road access and how the adjacent development will abut Waterview.

A motion was made by Mayor Pro Tem Phillips, seconded by Councilmember Davis, to approve the item as read. The motion carried by a unanimous vote of those members present. This item was adopted as ORD-032-12.

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

There were no Executive Session items to discuss.

9. **ADJOURNMENT**

Mayor Gottel adjourned the meeting at 1:21 a.m.



Todd Gottel, Mayor



Laura Hallmark, City Secretary

Date Approved: November 20, 2012