



**City of Rowlett**  
**Work Session 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 24, 2013

6:00 P.M.

Annex Building – 4004 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 Kilgore, Deputy Mayor Pro Tem Gallops, Councilmember Phillips, Councilmember Bobbitt, and Councilmember Dana-Bashian**

**Absent: Councilmember Pankratz**

**1. CALL TO ORDER**

Mayor Gottel called the meeting to order at 6:01 p.m.

**2. WORK SESSION ITEMS**

**2A. Funding Challenges for Alley Reconstructions – Potential Revenue Sources in Alley Assessments. (90 minutes)**

Mayor Gottel provided background on this issue.

Interim City Manager, Brian Funderburk, explained there are options, but difficult when only 60% of residences in the City are serviced by alleys.

Alan Guard, Director of Financial and Information Services, provided a PowerPoint presentation presenting options for alternative funding sources. Alternative A: 50/50 Cost-sharing Assessment Program. Alternative B: Chapter 313 Assessment Program. Alternative C: Alley Maintenance Fee.

Council discussion regarding the various options and the costs involved for repairing and replacing alleys. Concern was expressed regarding keeping up with the alleys that are deteriorating and newer developments being constructed with wider alleys, which will cost more to repair in the future.

Robbin Webber, Assistant Director of Infrastructure Services, explained that over the last 1½ years, they did 22 alleys, but normally, 12-15 would be the maximum capacity.

Discussion regarding possible placement on a bond election with explanation that the citizens had been surveyed in the past and were adamantly in opposition to funding alleys if they did not have one.

A Councilmember commented that there were other cities in the Metroplex who had recently addressed this issue and recommended staff investigate the outcome of their process.

It was the consensus of Council that Alternative C would be the preferred method, but asked that staff conduct more research.

**2B.** How does the City address streets with a Pavement Condition Index (PCI) below 40 (PCI<40)? (90 minutes)

Mr. Webber presented a PowerPoint presentation outlining the City's street maintenance strategy of "Keeping the Good Streets Good" and a proposal for maintaining and reconstructing streets with a PCI below 40.

The benefits of this program will:

- allow the City to extend the life of the street and reduce the amount of funds needed to for street reconstruction;
- allow the City to distribute street reconstruction projects over several bond elections;
- improve the quality of life for citizens;
- reduce the amount of maintenance needed to maintain these streets over the next seven to ten years;
- not require reallocation of funds from other programs;
- be completed within the next four years.

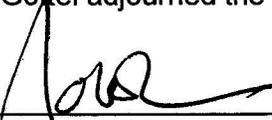
Mr. Webber explained that by utilizing the asphalt overlay process, streets can be repaired and/or reconstructed more quickly and more economically than concrete pavement. There is also a larger range of maintenance options for asphalt overlay versus concrete.

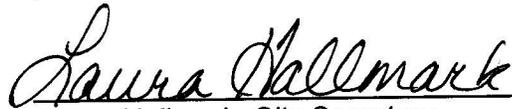
This process will allow more repair/reconstruction and not have to seek a higher amount of bond monies, which could possibly affect the City's bond rating.

It was the consensus of Council to pursue a pilot program to show the outcome of this proposed process, to help demonstrate and educate citizens on the benefits and look.

**3. ADJOURNMENT**

Mayor Gottel adjourned the meeting at 8:31 p.m.

  
\_\_\_\_\_  
Todd W. Gottel, Mayor

  
\_\_\_\_\_  
Laura Hallmark, City Secretary

Date Approved: October 15, 2013

