



# City of Rowlett

## Action 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.*

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Tuesday, March 4, 2014

5:30 P.M.

Municipal Building – 4000 Main Street

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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.

#### 1. CALL TO ORDER

Mayor Gottel called the meeting to order at 5:45 p.m.

#### 2. EXECUTIVE SESSION

Convened into Executive Session at 5:45 p.m.

- 2A. The City Council shall convene into Executive Session pursuant to 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 request of financial or other incentives pertaining to an Economic Development Program Agreement with the Rowlett Chamber Foundation for property located at 3840 Main Street. (15 minutes)
- 2B. The City Council shall convene into executive session pursuant to the Texas Government Code, §551.071 (Consultation with Attorney) and section §551.087 (Economic Development) to seek legal advice and to discuss and deliberate the offer of financial or other incentives pertaining to a potential Economic Development Incentive Agreement for property located at 7000 Scenic Drive. (30 minutes)
- 2C. 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, and to consider a letter of intent to fund the acquisition and/or for the development of the Elgin B. Robertson Park property. (10 minutes)

**A motion was made by Mayor Pro Tem Kilgore, seconded by Councilmember Phillips, to approve a resolution authorizing the City Manager to enter into a Letter of Intent with the Donahue Development Corporation. The motion carried with a unanimous vote of those members present.**

**3. WORK SESSION (6:25 P.M.)\*Times listed are approximate**

Convened into the Work Session at 6:45 p.m.

- 3A.** Update on Stage 3 Water Restrictions from the North Texas Municipal Water District (NTMWD). (20 minutes)
- 3B.** Discuss the alignment and Task Authorization #141-NS for the Agreement for Professional Services with Neel-Schaffer Incorporated in the amount of one hundred forty-one thousand five hundred ninety dollars and zero cents (\$141,590.00) for the engineering design of the Big A Road 20 Inch Water Transmission Project. (20 minutes)

**4. DISCUSS CONSENT AGENDA ITEMS**

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

Deputy Mayor Pro Tem Gallops and Councilmember Pankratz left the meeting prior to the start of the regular session.

**INVOCATION**

The invocation was led by Mayor Gottel.

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by the City Council.

**TEXAS PLEDGE OF ALLEGIANCE**

The Texas Pledge of Allegiance was led by the City Council.

**5. PRESENTATIONS AND PROCLAMATIONS**

- 5A.** Presentation of the Rowlett Police Department's, Lifesaving Award to Officers Edgar Borusqueta and Ryan Doherty.

Chief Brodnax presented each officer with the Police Departments Lifesaving Award for their courageous actions while on duty.

- 5B.** Present the monthly Financial Report for the period ending January 31, 2014.

Alan Guard, Director of Financial and Information Services, provided the report. Council stated if we do not receive rain, a discussion may be necessary to consider raising fees.

- 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: the City Council upcoming meetings include a Work Session on Tuesday, March 11<sup>th</sup> and a regular meeting on Tuesday, March 18<sup>th</sup>; the Planning and Zoning Commission's next meetings are scheduled for Tuesday, March 11<sup>th</sup> and 25<sup>th</sup>; a Special Joint City Council and Planning and Zoning Meeting is scheduled for Thursday, March 27<sup>th</sup>; the last day to register to vote for the May 10<sup>th</sup> Joint Election is Thursday, April 10<sup>th</sup>; the official candidates for the May 10<sup>th</sup> Election are: Place 1 – Robbert van Bloemendaal, Place 3 – Carl Pankratz, and Place 5 – Rick Sheffield and Pamela Bell; during the month of April, the City will be seeking citizen input about future City Services as the City is no longer sustainable at the current tax rate; the meeting dates will be Thursday, April 3<sup>rd</sup>, Monday, April 7<sup>th</sup>, Thursday, April 10<sup>th</sup>, Thursday, April 17<sup>th</sup>, Monday, April 21<sup>st</sup>, and Thursday, April 24<sup>th</sup>. Please check the website for times and meeting locations; the City is still under Stage 3 Water Restrictions; the Animal Shelter will offer low cost vaccine clinics on Saturday, March 15<sup>th</sup> and 29<sup>th</sup>; the March Clean Up Campaign is underway and will last the entire month of March; the Rowlett Police Department will participate in the Great Texas Warrant Roundup; Connect Rowlett is the new City to Citizen Notification Service, sign up on the City's website to control the information you receive; the Parks and Recreation Department will host spring break activities, the Annual Easter Egg Hunt is scheduled for Saturday, April 12<sup>th</sup>, and the Easter Pup-A-Palooza is scheduled for Sunday, April 13<sup>th</sup>; the Rowlett Library has been awarded the 2013 Achievement of Library Excellence Award for the 9<sup>th</sup> year, upcoming events at the Library include Saturday Crafts @ the Library scheduled for Saturday, March 8<sup>th</sup>, Spring Break activities, and the Arts and Humanities Commission will host the 13<sup>th</sup> Annual Young Artists Contest and Exhibit. Please submit all entries on Wednesday, April 2<sup>nd</sup>.

**6. CITIZENS' INPUT**

No one spoke during Citizens' Input.

## **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 action to approve minutes from the February 18, 2014, City Council Meeting.

**This item was approved on the Consent Agenda.**

- 7B.** Consider action to approve a resolution accepting the bid for the purchase of a Voice over IP (VoIP) telephony system including a five year maintenance agreement to Mitel/Co-Nexus in the amount of \$102,500 through the Interlocal Cooperative Purchasing Agreement with the National Joint Powers Alliance (NJPA) and authorizing the City Manager, after City Attorney approval, to execute the necessary documents for said purchase.

**This item was approved as RES-017-14 on the Consent Agenda.**

- 7C.** Consider action to approve a resolution accepting the bid of and awarding a contract to Landmark Structures I, L.P. in the amount of \$3,370,000 for the base bid and up to \$14,400 for an early completion bonus, resulting in a total bid of \$3,384,400 for the Main Street 1.25 Million Gallon Elevated Water Storage Tank. (WS 2/18/14)

**This item was approved as RES-018-14 on the Consent Agenda.**

- 7D.** Consider approving a Joint Election Contract with Dallas County Elections Department for the May 10, 2014, General Election and the possible June 21, 2014, Run-Off Election.

**This item was approved on the Consent Agenda.**

- 7E.** Consider action to approve the renewal of the existing contract for prosecutorial services to Attorney Felicita Amy Thomas for the Rowlett Municipal Court of Record No. 1, and authorizing the Mayor to execute said agreement.

**This item was approved on the Consent Agenda.**

- 7F.** Consider action to approve a resolution to enter into a Facilities Agreement with Benbrook Winchester, LP for the North Shore Sanitary Sewer Main Construction Project for property located at 3100 Merritt Rd. and to authorize the Mayor to execute the necessary documents. (WS 02/18/14)

**This item was approved as RES-019-14 on the Consent Agenda.**

- 7G.** Consider action to approve a resolution to approve the application of a Texas Criminal Justice Division Grant to purchase 16 P25 portable radios.

**This item was approved as RES-020-14 on the Consent Agenda.**

- 7H.** Consider an ordinance amending the Fiscal Year 2013-14 Adopted Operating and Capital Improvements Program Budget.

**This item was approved as ORD-004-14 on the Consent Agenda.**

### **Passed The Consent Agenda**

**A motion was made by Mayor Pro Tem Kilgore, seconded by Councilmember Phillips, 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 Major Warrants for property located at 8701 Liberty Grove Road, within the Urban Village Form Based District, for building orientation, block dimension, and building transparency, in order to develop a church.

Mayor Gottel read the item into the record.

Erin Jones, Director of Development Services, gave a brief presentation of the history of this item. Spoke regarding the major warrant requests and requirements.

A member of Council questioned staff regarding the one unfavorable notice staff received regarding this issue.

Mayor Gottel opened and closed the public hearing with no one speaking.

**A motion was made by Councilmember Phillips, seconded by Councilmember 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-005-14.**

- 8B.** Conduct a public hearing and consider an ordinance approving a Special Use Permit to allow the expansion of a mini-warehouse in the Industrial Overlay District and General Manufacturing (M-2) zoning district for property located at 2416 Lakeview Parkway. (SUP14-697)

Mayor Gottel read the item into the record.

Garrett Langford, Principal Planner, gave a brief presentation on this item.

Mayor Gottel opened and closed the public hearing with no one speaking.

**A motion was made by Mayor Pro Tem Kilgore, seconded by Councilmember Phillips, to approve the item as presented. The motion carried with a unanimous vote of those members present. This item was approved as ORD-006-14.**

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

Please see Item 2C for the action that was taken.

**9. ADJOURNMENT**

Mayor Gottel adjourned the meeting at 8:11 p.m.