



# 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.*

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Tuesday, February 3, 2015

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.

**Present: Mayor Gottel, Mayor Pro Tem Gallops, Deputy Mayor Pro Tem Pankratz, Councilmember Bobbitt, Councilmember Dana-Bashian, Councilmember Sheffield and Councilmember van Bloemendaal**

1. CALL TO ORDER
2. EXECUTIVE SESSION
3. WORK SESSION (5:30 P.M.)\* Times listed are approximate.

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

- 3A. Receive update on 84<sup>th</sup> Texas Legislative Session. (30 minutes)

Brian Funderburk, City Manager, provided an update on the tracking of legislative agendas of TML, TMRS, NTTA, NTCC, and RTC. He discussed Rowlett's Legislative Days on February 11<sup>th</sup>-12<sup>th</sup>, when staff and Councilmembers travel to Austin with representatives from the Rowlett Chamber of Commerce to discuss items in the legislative session that are important to the City and our area. He reviewed the information that will be shared with the legislators. After further discussion, it was the consensus of Council to add to that list the following: toll authorities' reimbursement to municipalities for response to accidents; remove eminent domain authority for private toll roads; consistency in reporting of electricity providers and no punishment for lower usage in the form of higher fees; reorganization of structure of water districts to allow more equitable representation for customer cities and review/revise the structure of pay. There was further discussion about blanket support statements for the abovementioned entities' agendas.

- 3B.** Hear a presentation outlining the City Aggregate, Departmental, and Tenure-based results of the 2014 City of Rowlett Employee Climate Assessment Survey. (30 minutes)

John Murray, Director of Human Resources and Risk Management, provided a review of the second round of the Employee Climate Assessment including a comparison to last year's results. Comparison also included a breakdown by department and tenure. Mr. Funderburk commented regarding the results and the areas of improvement as a result of last year's results.

- 3C.** Discuss the Request for Proposals (RFP's) submitted on January 22, 2015, for the remodel of the 5702 Rowlett Road property for the Rowlett Public Library. (30 minutes)

Jim Grabenhorst, Director of Economic Development, discussed the results of the RFP submission and introduced Dustin Gadberry with Gadberry Construction, who will be doing the project. Council discussion regarding the lack of RFP submissions, the project itself, and responses from other contractors regarding no submissions.

- 3D.** Discuss proposed amendments to the Code of Ordinances to create regulations pertaining to Oil and Gas Drilling and Production, and seek feedback from City Council regarding future consideration of proposed amendments. (30 minutes)

David Berman, City Attorney, outlined the proposed regulations and it was the consensus of Council to reduce the distance requirement from 1000' to 600' and to consider this item at an upcoming Council meeting.

**4. DISCUSS CONSENT AGENDA ITEMS**

Council took a short break at 7:13 p.m.

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

Council reconvened in Regular Session at 7:30 p.m.

**INVOCATION** – Kason Huddleston, Freedom Place Church

**PLEDGE OF ALLEGIANCE**

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

**5. PRESENTATIONS AND PROCLAMATIONS**

- 5A.** Hear presentation of the Monthly Financial report for the period ending December 31, 2014.

Wendy Badgett, Interim Finance Director, presented the report.

- 5B.** 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: Next Regular Council meetings will be held on Tuesday, February 17<sup>th</sup>, March 3<sup>rd</sup> and 17<sup>th</sup>. Special Work Sessions Tuesday, February 10<sup>th</sup> and March 10<sup>th</sup>. Upcoming Planning and Zoning Commission meetings will be Tuesday, February 10<sup>th</sup> and 24<sup>th</sup>, held in the City Hall Conference Room at 6pm. CIP (COMMUNITY IMPROVEMENT PROGRAM) TASK FORCE: Ballot language will be discussed at the next Special Work Session meeting for Council on Tuesday, February 10<sup>th</sup>. Meeting will be held in the Annex Conference Room starting at 6pm. Adoption of the ballot language at Council meeting on Tuesday, February 17<sup>th</sup>. The CIP Task Force will conduct a follow up meeting for the initiative in either late February or March. 2015 Bond Election set for May 9, 2015 – \$25M of Community Investment Projects – NO TAX INCREASE! ROWLETT RANKS HIGH AGAIN! BEST SMALL CITIES FOR FAMILIES: Rowlett ranks #33 in the Country out of 1030 cities analyzed by financial blog Nerdwallet!! Based on three factors: #1 – Income and affordability; #2 – Prosperity and growth; #3 – Family-friendliness. DALLAS MORNING NEWS STUDY – “How Transparent is Your Community?” – Rowlett ranks #4 out of 113 agencies! Year-long audit of open government compliance by DMN reporters tracked 565 request to 113 area cities, towns, county governments and school districts to determine how well they followed state laws guaranteeing access to information about how taxpayer money is spent. More than 1 in 5 local government entities assessed scored a “D” or “F” grade. Rowlett was among the best in the Transparency 2015 ratings, earning an “A” rating. OLD CENTRAL FIRE STATION ON MAIN - Part of the Chamber of Commerce relocation next to Herfurth Park will include the demolition later in February of the existing Old Central Fire Station. Prior to this demolition, the Police Department will be conducting SWAT training exercises starting Wednesday morning at 9am. Please do not be alarmed as these exercises will include the use of explosives. FREE MULCH! - Located at the Kirby Water Tower, 3801 PGBT (service road) Available now through Friday, February 13<sup>th</sup>. COMMUNITY EMERGENCY RESPONSE TEAM CLASSES - Saturdays, February 7<sup>th</sup> and 14<sup>th</sup> from 8am – 6pm. Visit rowlettcert.com or email cert@rowlettcitizenorg for more information. TWICE A MONTH LANCSCAPE WATERING – *Watering once every other week still in effect!* ANIMAL SHELTER: Low Cost Vaccine Clinics Saturday, February 21<sup>st</sup> from 1:00 – 3:00pm at 4402 Industrial Street. Normal Business Hours, Monday – Friday, 10am – 5pm, Saturday, 10:00am – 5pm. PARKS AND RECREATION - Upcoming Events: Easter Egg Hunt – Saturday, March 28<sup>th</sup>, 10am – 12pm at Pecan Grove Park. Pup-a-Palooza – Sunday, March 29<sup>th</sup>, 2-4pm at Herfurth Park; \$10 per dog. In Case of Emergency (ICE) – for Seniors, Tuesday February 10<sup>th</sup> at 10am at RCC – Rowlett Fire Rescue provides tips to ensure Rowlett seniors are prepared for an emergency. Check out all the programs in the Spring 2015 edition of the Lakeside Leisure or at www.rowlett.com on the Parks Department page. With over 50 ways to get healthy and stay active – there’s something for everyone! Parents Day Out, Little Athletes, SAT Prep Course, Senior Programs and many, many more! ROWLETT LIBRARY - Upcoming Events: Edible Book Contest – February 2<sup>nd</sup> – 14<sup>th</sup>, Family Saturday Movie & Popcorn – February 7<sup>th</sup>, 2pm. One-on-One Tech Help – Every Friday at Rowlett Library, flexible times – call 972-412-6161 for times. And many more programs – Check online or with the Library for dates and times at rowlett.com or 972.412.6161.

**5C. Mayor's State of the City Address**

Mayor Gottel provided some brief introductory remarks, thanking the City staff, his fellow Councilmembers and the citizens of Rowlett. The State of the City video then played.

**6. CITIZENS' INPUT**

Helen Walsh, 10309 Evergreen Drive, Rowlett; spoke regarding the Rowlett Animal Shelter.

**7. CONSENT AGENDA**

- 7A.** Consider action to approve minutes from the January 20, 2015, City Council Meeting and the January 27, 2015 City Council Work Session Meeting.

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

- 7B.** Consider action to approve a resolution authorizing the final acceptance and release of retainage for the Rowlett Road Lower Pressure Plane Pump Station Project in the amount of \$361,394.16 to Crescent Constructors Incorporated, and authorizing the Mayor to execute the necessary documents.

**This item was approved as RES-010-15 on the Consent Agenda.**

- 7C.** Consider action to approve a resolution authorizing the final acceptance and release of retainage for the traffic signal construction for the Princeton Road at Liberty Grove Road Project in the amount of \$14,627.90 to Durable Specialties, Incorporated and authorizing the Mayor to execute the necessary documents.

**This item was approved as RES-011-15 on the Consent Agenda.**

- 7D.** Consider action to approve a resolution authorizing the final acceptance and release of retainage for the Martha Lane Tank Water Main Improvements Project in the amount of \$22,989 to Fryer Construction Company, and authorizing the Mayor to execute the necessary documents.

**This item was approved as RES-012-15 on the Consent Agenda.**

- 7E.** Consider action to approve a resolution authorizing the final acceptance and release of retainage for the 24-Inch Force Main Replacement and Television Inspection Project in the amount of \$26,856.93 to Flow-Line Construction and authorizing the Mayor to execute the necessary documents.

**This item was approved as RES-013-15 on the Consent Agenda.**

- 7F.** Consider action to approve a resolution accepting the proposal of and awarding a contract to Gadberry Construction Company, Inc., for the remodel of the building at 5702 Rowlett Road for

the Rowlett Public Library in the amount of \$423,050, plus an early completion bonus of \$2,000 for a total amount of \$425,050, and authorizing the City Manager to execute the necessary documents.

**This item was approved as RES-014-15 on the Consent Agenda.**

- 7G.** Consider a resolution approving a request for alternative building materials for a garage conversion located at 8013 Eagle Drive, further described as Lot 4, Block C of the Dalrock Heights Addition to the City of Rowlett, Dallas County, Texas. (DP14-756)

**This item was approved as RES-015-15 on the Consent Agenda.**

- 7H.** Consider action to approve a resolution accepting the bid of and awarding a contract to Motorola in the amount of \$82,485 for the purchase of 18 – P25 portable radios through the interlocal cooperative purchasing agreement with Houston-Galveston Area Council (H-GAC).

**This item was approved as RES-016-15 on the Consent Agenda.**

#### **Passed the Consent Agenda**

**A motion was made by Mayor Pro Tem Gallops, 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 take action on a request for a Planned Development with an underlying General Commercial/Retail (C-2) base zoning district to allow a self-storage facility at property located at 7301 Lakeview Parkway further described as being Block A, Lot 2 RaceTrac Addition, City of Rowlett, Dallas County, Texas (Case Number PD14-750).

Garrett Langford, Principal Planner, presented the background information on this item. Councilmembers asked for clarification of the building as part of the screening wall.

The public hearing opened and closed with three speakers in favor of the item:

1. Maxwell Fisher, 900 Jackson Street, Dallas; on behalf of the applicant.
2. Christina Smith, 7414 Dartmouth Drive, Rowlett.
3. Pastor Doyl Tully, 5700 Mark Lane, Rowlett.

Further Council discussion regarding possible other sites, location of main entrance, and use not in line with Realize Rowlett 2020.

**A motion was made by Mayor Pro Tem Gallops, seconded by Councilmember Dana-Bashian, to approve the item as presented. The motion carried with a vote of six (6) in favor and one (1) opposed (Sheffield). This item was adopted as ORD-006-15.**

- 8B. Consider a resolution authorizing the use of eminent domain to condemn property and authorizing the initiation of condemnation proceedings under Chapter 21, Texas Property Code, to acquire property consisting of a part of the tract of land located at 2609 Lakeview Parkway (described as 0.042 acres of right-of-way situated in the Reason Crist Survey, Abstract Number 225, Lot 2 Luke's Landing Addition, Rowlett, Dallas County, Texas) and a part of the tract of land located at 5404 Kenwood Drive (described as 0.276 acres of right-of-way and 0.435 acres of temporary construction easement situated in the Reason Crist Survey, Abstract Number 225, Lot 5A, Luke's Landing Addition, Rowlett, Dallas County, Texas) for use as a public street and for temporary construction easement purposes.

Mr. Berman presented the supporting information for this item.

**A motion was made by Councilmember 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 adopted as RES-017-15.**

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

There was no action taken.

9. **ADJOURNMENT**

Mayor Gottel adjourned the meeting at 9:43 p.m.

  
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Todd W. Gottel, Mayor

  
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Laura Hallmark, City Secretary

Date Approved: February 17, 2015