



# 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, February 2, 2016

6:00 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 Dana-Bashian, Councilmember van Bloemendaal, Councilmember Bobbitt, and Councilmember Sheffield

**Absent:** Councilmember Pankratz

**1. CALL TO ORDER**

Mayor Gottel called the meeting to order at 6:00 p.m.

**2. EXECUTIVE SESSION (6:00 P.M.)** \* Times listed are approximate.

- 2A.** 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 discuss and deliberate regarding commercial or financial information that the Council has received from a business prospect that the Council seeks to have locate in the City, and to deliberate the offer of financial incentives with Evergreen at Rowlett Senior Living, and to receive legal advice from the City Attorney and discuss the Evergreen at Rowlett Senior Living Economic Development Incentive agreement. (30 minutes)

In at 6:01 p.m. Out at 6:11 p.m.

**3. WORK SESSION (6:30 P.M.)**

- 3A.** Discuss proposed ballot language for Charter Review Commission recommendations. (45 minutes)

Mayor Gottel left the meeting at 6:40 p.m.

**4. DISCUSS CONSENT AGENDA ITEMS**

Council took a short break at 6:45 p.m.

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

Council reconvened at 7:33 p.m. Mayor Gottel returned to the meeting.

**INVOCATION** – Mayor Pro Tem Gallops

**PLEDGE OF ALLEGIANCE**

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

**5. PRESENTATIONS AND PROCLAMATIONS**

**5A.** Presentation of donation for tornado survivors from Chang Lee’s Taekwondo USA.

Mayor Gottel accepted a check in the amount of \$1,086. Taekwondo students demonstrated some board breaking, which was the fundraising activity.

**5B.** Presentation of donation by Atmos Energy to Community Emergency Response Team (CERT) and recognition of Roy Moss of Atmos Energy.

Mayor Gottel introduced Eva Hummel with Atmos Energy, who presented a check in the amount of \$50,000 to CERT.

Mayor Pro Tem Gallops presented the proclamation to Mr. Moss.

**5C.** Proclamations recognizing the 2016 Rowlett Arts and Humanities Commission’s Young Artists Exhibit winners.

Councilmember van Bloemendaal presented proclamations to winners and members of the Arts and Humanities Commission presented each of the winners with a check. Winners and honorable mention were:

First Place winner in the K-2 grade division, two-dimensional category:

James Lovell for his entry, “The Grass is Greener”. James attends Amy Parks Heath Elementary School.

First Place winner in the K-2 grade division, three-dimensional category:

*No entries were received.*

First Place winner in the 3-5 grade division, two-dimensional category:

Jack Sharp for his entry, “Owl’s Embrace”. Jack attends Amy Parks Heath Elementary School.

First Place winner in the 3-5 grade division, three-dimensional category:

*No entries were received.*

First Place winner in the 6-8 grade division, two-dimensional category:  
Carter Chase for his entry, "Frog". Carter attends J. W. Williams Middle School.

First Place winner in the 6-8 grade division, three-dimensional category:  
Cheyenne Smith for her entry, "Nature in Copper". Cheyenne attends J. W. Williams Middle School.

First Place winner in the 9-12 grade division, two-dimensional category:  
Gaby Banda for her entry, "Holding a Triangle". Gaby attends Rowlett High School.

First Place winner in the 9-12 grade division, three-dimensional category:  
Morgan Carter for her entry, "Dusk". Morgan attends Rowlett High School.

Second Place winners in the two-dimensional category:

- K-2 grade division: Estrella Alvarez for "A Purple Kind of Day"
- 3-5 grade division: Daniella Gonzales for "Nutcracker"
- 6-8 grade division: Everett Weir for "Nature Collection"
- 9-12 grade division: Nick Moulder for "Looking Up – Looking Down"

Second Place winners in the three-dimensional category:

- K-2 grade division: *No entries received*
- 3-5 grade division: *No entries received*
- 6-8 grade division: Emilie Dondero for "Twisting"
- 9-12 grade division: Tyler Zachary for "Bubbles and Fish"

Third Place winners for the two-dimensional category:

- K-2 grade division: Tozi Manyukwa for "Analogous Life"
- 3-5 grade division: Alyssa Drupp for "1 – 2 – 3"
- 6-8 grade division: Becka Knight for "Winter"
- 9-12 grade division: Cassandra Jobman for "Monkey Face"

Third Place winners in the three-dimensional category:

- K-2 grade division: *No entries received*
- 3-5 grade division: *No entries received*
- 6-8 grade division: Bella Macaluso for "Athena, Goddess of War"
- 9-12 grade division: Bianca Espinoza for "Cityscape"

Honorable Mention in the two-dimensional category:

- K-2 grade division: Vanessa Viera for "A Falling"
- 3-5 grade division: Drew Sitterle for "Gumballs Galore"
- 6-8 grade division: Bridget Winson for "Notre-Dame"
- 9-12 grade division: Marissa Carpenter for "Two Dinos in Trouble"

Honorable Mention in the three-dimensional category:

- K-2 grade division: *No entries received*
- 3-5 grade division: *No entries received*

- 6-8 grade division: Kalyn Dryman for “Metal in Pink and Black”
- 9-12 grade division: Tyler Zachary for “Grandparent’s Home”

5D. 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:

**INFORMATION ABOUT THE TORNADO CAN BE FOUND ON THE MAIN PAGE OF THE CITY’S WEBSITE AT [www.rowlett.com](http://www.rowlett.com) CLICK ON “VIEW ALL” AT THE BOTTOM OF THE “ROWLETT NEWS SECTION” TO SEE ALL INFORMATION POSTED ON OUR WEBSITE**

**TORNADO RELIEF DONATION CENTER –**

LOCATED @ 4813 ROWLETT RD. OPEN MONDAY – FRIDAY, 4-7PM AND SATURDAY, 9AM-4PM

ITEMS AVAILABLE: FOOD, HOUSEHOLD GOODS, CLEANING SUPPLIES, STORAGE SUPPLIES, BABY & TODDLER ITEMS, TOILETRIES & BATHROOM SUPPLIES, KITCHEN GOODS, PET FOOD AND SUPPLIES

**CONTACT ST. VINCENT DE PAUL FOR LONG TERM RECOVERY – CITIES OF ROWLETT AND GARLAND**

SURVIVORS SEEKING ASSISTANCE WITH LONG-TERM RECOVERY OR OTHER RECOVERY NEEDS MAY CONTACT: ST. VINCENT DE PAUL CASEWORKERS BY CALLING 469-607-0909 OR GETTING REFERRED BY 211.

**\*\*CALL 211** TO BE REFERRED TO A CASE MANAGER TO ASSIST WITH MEETING LONG-TERM RECOVERY NEEDS

THE DONATIONS CENTER WILL REMAIN OPERATIONAL AT THE GRANGER RECREATION CENTER ANNEX FROM 3-7PM ON TUESDAYS AND THURSDAYS.

**\*\*RECOVERY ASSISTANCE CENTER (RAC) INSIDE GRANGER RECREATION CENTER CLOSED ON SATURDAY, JAN 23**

**LANDFILL PASS INFORMATION**

- IF AFFECTED RESIDENTS CHOOSE, YOU MAY PICK UP LANDFILL PASSES TO DISPOSE OF YOUR DEBRIS AT THE HINTON LANDFILL LOCATED AT 3175 ELM GROVE RD. 972-205-3670
- NORMAL PROOF OF A UTILITY BILL ***WILL BE WAIVED*** AT THIS TIME.
- RESIDENTS NEED TO PRESENT SOME FORM OF ID - WE WILL DO OUR BEST TO ACCOMMODATE THOSE WITHOUT FORMAL ID.
- NO HAZARDOUS WASTE WILL BE ACCEPTED AT THE LANDFILL; PLEASE CHECK ON OUR WEBSITE TO SEE ALL ITEMS THAT ARE ACCEPTED.
- PICK UP PASSES AT:
  - CITY HALL, 4000 MAIN STREET
  - ROWLETT COMMUNITY CENTRE, 5300 MAIN STREET
  - UTILITY BILLING DEPARTMENT, 4004 MAIN STREET
  - FIRST CHRISTIAN CHURCH, CORNER OF MILLER & CHIESA ROAD

## **AGENCIES PROVIDING ASSISTANCE WITH DEBRIS REMOVAL, DEMOLITION AND OTHER SERVICES**

- ROCKWALL EXCHANGE/FDB VOLUNTEERS; CONTACT ARA HUNT @ 214-240-9696
- TEXAS BAPTIST MEN – 214-908-6239; 469-377-0290 OR 214-381-3700
- CRISIS RESPONSE INTERNATIONAL – 256-426-0034 OR 214-288-9325
- DALLAS COUNTY VOAD – DIAL 211

## **COUNCIL MEETINGS**

- SPECIAL MEETING ON TUESDAY, FEBRUARY 9<sup>TH</sup> STARTING TIME TO BE DETERMINED, IN ANNEX CONF ROOM
- NEXT REGULAR COUNCIL MEETINGS WILL BE HELD ON TUESDAY, FEBRUARY 16<sup>TH</sup> AND MARCH 1<sup>ST</sup>

## **P & Z MEETINGS**

- NEXT REGULAR MEETINGS WILL BE HELD TUESDAY, FEBRUARY 9<sup>TH</sup> AND 23<sup>RD</sup> IN THE CITY HALL CONFERENCE ROOM AT 6:30PM

## **ROWLETT LIBRARY**

- BLACK HISTORY MONTH BOOKMARK CONTEST WINNERS:
  - K-1: REESE FUDGE
  - GRADES 2 & 3: Coleman Hedgecock
  - GRADES 4 & 5: CHLOE HEDGECK
  - GRADES 6-8: MAEVE BENSON
- CRAFTS – ROMANTIC BATH MELTS: SATURDAY, FEBRUARY 6<sup>TH</sup> FROM 2-4PM @ THE LIBRARY
- MOVIE & POPCORN – SHOWING “THE PRINCESS BRIDE, INTERACTIVE VIEWING” SATURDAY, FEBRUARY 13<sup>TH</sup> @ 2PM @ RCC

## **ANIMAL SHELTER**

- LOW COST VACCINE CLINIC AT ANIMAL SHELTER – SATURDAY, FEBRUARY 20<sup>TH</sup>, 1 – 3PM
- LOCATED AT 4402 INDUSTRIAL ST.
- SHELTER IS OPEN MONDAY – SATURDAY, 10AM – 5PM
- **NEXT ADOPTION EVENT – SATURDAY, FEBRUARY 13<sup>TH</sup>**

## **KEEP ROWLETT BEAUTIFUL – LOVE YOUR NEIGHBOR DAY**

- VOLUNTEERS NEEDED FOR THIS SPONSORED EVENT BY KRB
- WHEN – SATURDAY, FEBRUARY 6<sup>TH</sup>
- WHERE – ROWLETT HIGH SCHOOL CAFETERIA
- TIME – 8:30AM TO 1PM
- WHY – TO HELP YOUR NEIGHBORS REMOVE DEBRIS FROM THE TORNADO
- NEEDED – VOLUNTEERS AND TRUCKS AND TRAILERS; BRING YOUR OWN TOOLS AND HEAVY WORK GLOVES
- SIGN UP @ [www.KeepRowlettBeautiful.org](http://www.KeepRowlettBeautiful.org)

A staff member of the Rowlett Animal Shelter brought Celia, a Pit Bull mix, to be introduced.

**6. CITIZENS' INPUT**

Ken Romaine, 3001 Larkin Lane, Rowlett; spoke regarding zoning.

**7. CONSENT AGENDA**

- 7A.** Consider action to approve minutes from the January 19, 2016 City Council Regular Meeting.

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

- 7B.** Consider action to approve a resolution authorizing the Texas Coalition for Affordable Power, Inc., (TCAP) to negotiate an electric supply agreement for five years for deliveries of electricity, and to act as an agent on behalf of the city to enter into a contract for electricity, to commit to budget for energy purchases in 2018 through 2022, and to honor the city's commitments to purchase power for its electrical needs in 2018 through 2022 through TCAP.

**This item was approved as RES-030-16 on the Consent Agenda.**

- 7C.** Consider action to approve a resolution exercising the second of three one-year renewal options for continuation of Bank Depository and Merchant Card Services to American National Bank and authorizing the City Manager to enter into an extension of services agreement.

**This item was approved as RES-031-16 on the Consent Agenda.**

- 7D.** Consider action to approve a resolution approving Change Order Number 1 to the contract with Pavecon, LTD in the amount of \$40,804.74 for encasement of a 30 inch sewer force main and installation of flex-base material as a result of unforeseen conflicts with a 30 inch sewer force main in the construction of the State Highway 66 (Lakeview Parkway) Right Turn Lane Project and authorizing the Mayor to execute the necessary documents for said services.

**This item was approved as RES-032-16 on the Consent Agenda.**

- 7E.** Consider action to officially accept the resignation of Councilmember Place 3 – Carl Pankratz.

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

**Passed the Consent Agenda**

**A motion was made by Mayor Pro Tem Gallops, seconded by Deputy Mayor Pro Tem Dana-Bashian, 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.** Discuss and consider action to approve a resolution approving and authorizing the distribution of a preliminary limited offering memorandum (official statement) for "City of Rowlett, Texas, Special

Assessment Revenue Bonds, Series 2016” (Bayside Public Improvement District North Improvement Area Project).

**A motion was made by Councilmember Sheffield, seconded by Mayor Pro Tem Gallops, to approve the item as presented. The motion carried with a unanimous vote of those members present. This item was approved as RES-033-16.**

- 8B.** Discuss and consider action to approve a resolution relating to the Bayside Public Improvement District; determining total costs of authorized improvements; accepting a preliminary service and assessment plan, including a proposed assessment roll; directing the proposed assessment roll to be filed with the City Secretary and made available for public inspection; calling a public hearing to consider the levy of special assessments against property in the District to pay such costs; and, directing the City Secretary to publish, mail and post notice of the public hearing as required by law for the Bayside Public Improvement District (PID).

**A motion was made by Councilmember Sheffield, seconded by Mayor Pro Tem Gallops, to approve the item as presented. The motion carried with a unanimous vote of those members present. This item was approved as RES-034-16.**

- 8C.** Discuss and consider action to approve a resolution approving and authorizing the Mayor to execute the Bayside Public Improvement District (PID) Reimbursement Agreement between the City of Rowlett, Texas and Bayside District Partners LLC.

**A motion was made by Councilmember Sheffield, seconded by Mayor Pro Tem Gallops, to approve the item as presented. The motion carried with a unanimous vote of those members present. This item was approved as RES-035-16.**

- 8D.** Conduct a public hearing and consider an ordinance approving a Special Use Permit to allow an accessory building that does not meet the requirements in Section 77-303 of the Rowlett Development Code. The subject property is located at 3801 Castle Drive being further described as being Lot 4, Block 1, Castle Park Estates, City of Rowlett, Dallas County, Texas.

**A motion was made by Mayor Pro Tem Gallops, seconded by Councilmember Bobbitt, to approve the item as presented. The motion carried with a vote of five in favor and one opposed (Dana-Bashian). This item was approved as ORD-003-16.**

- 8E.** Conduct a public hearing and consider an ordinance approving a rezoning request from Rural Neighborhood and Urban Neighborhood Form-Based Districts to the New Neighborhood Form-Based Zoning District, including Major Warrants to allow for an increase in the maximum lot width of Type 2 and 3 lots and an increase in the minimum and maximum allowable square footage for Cottage and Estate homes, for the purposes of building a pedestrian-oriented, single family neighborhood. The subject property is located in the North Shore South District as identified in the Realize Rowlett 2020 Comprehensive Plan, being 3200 and 3600 Hickox Road, further described as 61.96 +/- acres of land situated in the Reason Crist Survey, Abstract No. 225, City of Rowlett, Dallas County, Texas.

**A motion was made by Deputy Mayor Pro Tem Dana-Bashian, seconded by Mayor Pro Tem Gallops, to table the item. The motion carried with a unanimous vote of those members present.**

- 8F.** Conduct a public hearing and consider an ordinance amending previously approved Planned Development Ordinance 022-15 specifically as it pertains to exterior building materials. The subject property is located at 5500 Rowlett Road, being a 5.50 +/- acre portion of a 12.79 +/- acre parcel located in Tract 14 of the John M. Thomas Survey, Abstract 1478, Page 460, City of Rowlett, Dallas County, Texas.

**A motion was made by Mayor Pro Tem Gallops, seconded by Councilmember Sheffield, to approve the item as presented. The motion carried with a unanimous vote of those members present. This item was approved as ORD-005-16.**

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

No action was taken.

**9. ADJOURNMENT**

Mayor Gottel adjourned the meeting at 10:22 p.m.