



City of Rowlett
Special Meeting Minutes
City Council

4000 Main Street
P.O. Box 99
Rowlett, TX 75030-0099
www.rowlett.com

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Monday, June 22, 2009

5:30 P.M.

Community Centre - 5300 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 Harper, Mayor Pro Tem Maggiotto, Deputy Mayor Pro Tem Gottel, Councilmember Phillips, and Councilmember Jackson.

Absent: Councilmember Rushing and Councilmember Kilgore

1. CALL TO ORDER

Mayor Harper called the meeting to order at 5:39 p.m. A quorum was present, Councilmembers Kilgore and Rushing were unable to attend. The Mayor asked Deputy Mayor Pro Tem Gottel to introduce the Bond Committee.

2. WORK SESSION ITEMS

2A. Recognize and discuss the Infrastructure Sub-Committee presentation.

Mr. Walt Parker, Chair of the Infrastructure Sub-Committee introduced his committee members, Mr. Al Wilkinson. He explained that their committee (Walt Parker, Chair, Mark Cunningham, Brad Marshall, Don Moore, Ron Muhleisen, Terry Vaughn, and Al Wilkinson) did not engage with citizens on their project. He went over the following spreadsheet:

PROJECT TITLE	PROPOSITION	RANKING	ESTIMATED COST
An Overview		TOTAL	\$ 54,236,126.00
ANNUAL MAINTENANCE	Crack sealing, slab jacking, (not sufficiently funded at present)	1	\$ 1,000,000.00

CDBG PROJECTS	Low to moderate income neighborhood Improvements. Federal Matching Fund available.	2	\$ 763,000.00
Merritt Road Interconnector	Merritt & George Bush	3	\$ 5,568,000.00
Martin Drive Extension	Hwy 66 to Industrial near Dart area	4	\$ 1,958,185.00
Alley Improvements	Misc as needed and determined by city Public Works Dept.	5	\$ 3,291,582.00
Misc Concrete/Asphalt <69 PCI	Panel Replacements as needed and determined by Public Works Dept.	6	\$ 7,912,452.00
Traffic Signals-Undesignated		7	\$ 490,500.00
Liberty Grove Recon-Phase 1	Chiesa to George Bush Frwy	8	\$ 2,009,960.00
Chiesa Road Improvements	Liberty Grove to Bobbie	9	\$ 13,636,000.00
Castle Road/Merritt Rd Improvements	Castle Rd from Myles to Merritt due to anticipation of school in that area.	10	\$ 7,194,000.00
Chaha Road Reconstruction	Rowlett Rd to Kirby	11	\$ 3,325,616.00
Hickox Road Recon-Phase 2	Toler to Merritt	12	\$ 2,725,300.00
Hickox Road Recon-Phase 3	continue East from Merritt	13	\$ 2,236,200.00
Kyle Street (Rowlett & Smartt)	Neighborhood road NE of Miller & Rowlett Rd	14	\$ 1,039,860.00
Smartt Street (Miller to Kyle)	Neighborhood road NE of Miller & Rowlett Rd	15	\$ 635,471.00
Community Park Access Road	Continuation of Princeton to Community Park	16	\$ 450,000.00

2B. Recognize and discuss the Neighborhood Revitalization Sub-Committee presentation.

Mr. Justin Namee, Chair of the Neighborhood Revitalization Sub-Committee recognized his committee members. He made the following slide presentation:

Slide 1:

VISION
A City on the Lake a City on the Move
Neighborhood Revitalization Sub-Committee

Slide 2:

Committee Members

- Justin McNamee - Sub-Committee Chairman
- Penny Graham as Vice Chair
- Wanda Hoff as Secretary/Recorder
- Carole Dodd
- Brady Cox
- Benny Stovall
- Joe Angel Rocha
- Keri Samford City of Rowlett Contact

Slide 3:

An Overview

- The vision and goal of the Neighborhood Revitalization Sub Committee was to enhance the City's image which in turn would increase property values, attract high quality development and improve the quality of life. Our vision was to beautify the City's points of entry and major thoroughfares by replacing or repairing the screening walls.

Slide 4:

Methodology

- The Sub-Committee obtained the Screening Walls and Fences Condition Assessment Study from the city.
- We divided up the city GIS maps each committee member took a area of the city to survey. The maps were marked with the city maintained and homeowner maintained walls.
- We surveyed the condition of each wall. Noted the condition, Construction type and Linear feet that need repaired or replaced.
- From this we arrived at the estimated footage of walls.
- The walls then were broken down into two categories Screen walls that front The Main points of entry to Rowlett and the remaining walls elsewhere within the city.

Slide 5:

Methodology (Cont.)

- We also considered of the main points of entry to the city all points have a Rowlett stone monument with the exception of the entrance of Miller road from Garland. This thoroughfare from Dexham to Rowlett road was just recently completed.
- The final area the committee considered was revisiting Proposition 4 from the last bond election. This was the Lakeshore Reclamation Project. This is one of the cities major points of entry.
- Consideration was given to the beautification of the median areas of thoroughfares. Given the lack of maintenance of the current areas this was not considered for the current bond election.

Slide 6: *Example of a Screen Wall picture was displayed which cannot be displayed here.*

Slide 7: Example of a Screen Wall picture was displayed which cannot be displayed here.

Slide 8: Example of a Screen Wall picture was displayed which cannot be displayed here.

Slide 9:

Prioritization Conclusion

1. Screen Walls fronting main points of entry
 - 13,000 feet @ \$90.00 linear feet = \$1,170,000.00
2. Screen Walls elsewhere within the city
 - 11,000 feet @ \$90.00 linear feet = \$990,000.00
3. Large stone monument Miller road entrance
 - One large monument based on prior city cost \$25,000.00
4. Lakeshore Reclamation Project previously Proposition 4.
 - Prior bond election cost \$3,990,000.00

2C. Recognize and discuss the Parks and Recreation Sub-Committee presentation.

Mr. Bill Barber, Chair of the Parks and Recreation Sub-Committee recognized his committee members and made the following Power Point presentation:

Slide 1:

**Parks, Open Spaces & Recreation
It's About Rowlett Quality of Life!
It's About Cost Effective Family Support!**

WHAT WE FOUND & WHAT WE DID:

- A Key Consideration to Business Retention & Relocation
- Little Support Has been Given to the 2004 Park & Recreation Master Plan
- We identified key needs from City Staff, Boards, Commissions & Citizens

Slide 2:

Members of the Parks & Recreation Subcommittee

- Bill Barber – Chairman
- Jerry Beggren – Vice Chairman
- Deborah Alexander
- Bob Carter
- Lonnie Cornwell
- Heather Sims
- Wayne Baxter unable to serve due to business requirements

Slide 3:

Where Our Results Came From 2004 Parks, Recreation & Open Space Master Plan

- City Staff

- Annual Survey Review
- Parks & Recreation Advisory Board
- Sports Association
- Golf Advisory Board
- Citizen Surveys and Interviews
- Wet Zone Leadership

Slide 4:

**Partially Developed Neighborhood Parks Completion – Priority One
Bond Committee – Priority Five
\$3,900,000**

- Katy Railroad Park – SW
- Isaac Scruggs Park (Garner Park) – SE
- Twinstar Park – NE

Grading & Drainage Improvements to stop erosion, Walking Paths, Swings & Things, Sports Practice Fields, Irrigation of Site, Pavilion

Slide 5:

**Athletic Field Revitalization for
6 Baseball Fields, 8 Softball Fields, 14 Soccer Fields
Priority Two
Bond Committee – Priority Eight
\$2,500,000**

- Constant use creates stress and decline
- Fields must be removed from service and revitalized on a scheduled basis
- Excellent sports venues bring tournaments which brings revenue to restaurants and other businesses

Slide 6:

**Design & Construction of Undeveloped Neighborhood Parts
Priority Three
Bond Committee Priority 11
\$7,500,000**

- Sunset Park – NE
- R. Arnold Edwards Park – NW
- Wedgewood Park (WALMART) – NW
- Columbia Park – NW

Slide 7:

Other Park & Recreation Bond Projects

- P4 – Existing Developed Park Infrastructure Enhancements - \$1,676,000
- P5 – Hike n Bike Trails Development Phase One - \$7,250,000
- P6 – Athletic Field Renovation and construction \$6,000,000
- P7 – Hike n Bike Trails Development Phase Two - \$5,850,000

- P8 – Golf Course Enhancements – \$935,000

Slide 8:

The Bottom Line

- Money is Tight
- We need a new Fire Station, A Larger Police Station & Court House
- We need Road Construction & Repairs, **BUT**
- We Must Begin to Correct the Park/Recreation Shortfall!
- At Least, Finish The Three Partially Developed Neighborhood Parks Through This Bond Opportunity & Work To Complete The Rest!

2D. Recognize and discuss the Facilities Sub-Committee presentation.

Ms. Deb Shinder, Chair of the Facilities Sub-Committee introduced her committee members and made the following PowerPoint presentation:

Slide 1:

Rowlett Bond Committee Facilities Subcommittee

Deb Shinder, Chair
Donna Davis, Vice Chair
Jerry Barshop
Jeri Fontenot
Will Delaney
Thomas Shinder
Sherry Talent
Kelly Gottel
Shari Hilterbran

Slide 2:

Methodology

- Facilities tours
- Meetings with staff and other groups and individuals
- 2006 space needs assessment
- Research: other cities
- Cost estimates
- Financial briefings
- Citizen surveys

Slide 3:

Facilities

- City hall & annex
- Dev. Services bldg
- Public works
- Police/Courts bldg

- Fire stations (4)
- Community Center
- Wet Zone
- Parks Maintenance
- Animal Shelter
- Fire/Parks Admin.
- Library

Slide 4:

Conflicting priorities

- Within the city staff
- Within the subcommittee
- Among the citizenry

What's in it for me? What will it cost me?

Slide 5:

Criteria for Setting Priorities

- Condition of facility – safety issues/cost issues
 - Structural problems; mold/water damage
 - OSHA compliance, ADA compliance
 - Electrical/plumbing
 - Energy efficiency
- Working conditions/effect on efficiency
 - Cramped workspaces, lack of storage space
 - Inefficient layout
- Better/higher use issues
 - Property location, present/future value
 - Worker proximity/efficiency and citizen convenience
- Hierarchy of needs

What do the taxpayers want?

What can we "sell"?

Slide 6:

Hierarchy of Needs

Maslow: *A Theory of Human Motivation* (1943)

- Self actualization
- Esteem
- Love/belonging
- Safety
- Safety

INDIVIDUAL

- Luxury (nice to have)
- Important (Better society)
- Public safety
- And public health

COMMUNITY

Slide 7:

Rate Facilities Priorities

New fire station

New police station

- | | |
|---|---|
| <input type="checkbox"/> Expand police station | <input type="checkbox"/> New Parks Maintenance bldg |
| <input type="checkbox"/> New animal shelter | <input type="checkbox"/> Expand Parks Maint. |
| <input type="checkbox"/> Expand animal shelter | <input type="checkbox"/> Expand Wet Zone |
| <input type="checkbox"/> New city hall | <input type="checkbox"/> Expand Comm. Center |
| <input type="checkbox"/> Expand city hall | <input type="checkbox"/> New Parks/Fire Admin |
| <input type="checkbox"/> New dev. svc. Bldg | <input type="checkbox"/> Build senior center |
| <input type="checkbox"/> Expand dev. svc. | <input type="checkbox"/> Build teen center |
| <input type="checkbox"/> New library | <input type="checkbox"/> Build civic auditorium |
| <input type="checkbox"/> Expand library New public works bldg | <input type="checkbox"/> Other |
| <input type="checkbox"/> Expand public works | |

Slide 8:

Master List: Priority Ratings

1. Fire Station #2
2. Police and Courts building
3. Animal Shelter
4. Library
5. Senior Citizens' Center
6. Civic Auditorium
7. City Hall
8. Public Works & Parks Maintenance
9. Environmental Learning Center
10. Youth Center
11. Wet Zone Administration Building

Slide 9:

Fire Station #2:

- Urgent need
- Current building is outdated, unsafe and energy inefficient
- Space is inadequate for personnel and equipment
- Health and safety issues: recurring mold problem

Essential city service affecting health and safety

Slide 10:

Fire Station #2

Various pictures displaying the conditions of Fire Station #2 which cannot be displayed here.

Slide 11:

Fire Station #2 compared to Fire Station #1

Various pictures comparing Fire Station #2 to Fire Station #1 which cannot be displayed here.

Slide 12:

Police/Courts Facility

- High priority need
- Cramped, inadequate space for workers and citizens; inadequate parking

- Inefficient layout
- Jail is not sufficient for current and future needs
- Municipal court safety issues
- Location

Essential city service affecting public safety

Slide 13:

Police/Courts Facility

Various pictures displaying the conditions of the Police/Courts Facility which cannot be displayed here.

Slide 14:

Animal Shelter

- High priority need
- Facility is outgrown, not adequate to house current volume of animals (which is increasing)
- Inadequate area for vet, food storage, quarantine
- No enclosed parking for loading/unloading animals
- Plumbing problems
- Drafty and energy inefficient building
- Location

Essential service affecting public health and safety

Slide 15:

Animal Shelter

Various pictures displaying the conditions of the Animal Shelter Facility which cannot be displayed here.

Slide 16:

Citizen Survey

FACILITY	RANK*												
Animal Shelter Expansion	5.1												
New Public Auditorium	3.7												
New City Hall Complex	3.7												
New Fire Station # 2 (Replacement)	6.6												
New Municipal Courts and Police Building	6.0												
New Public Library	5.3												
Municipal Services Building (Public Works & Parks Maint.)	4.1												
New Senior Citizen's Center	4.5												
Wet Zone Admin. Building Exp.	1.6												
Youth Activity Center	4.4												
		1	2	3	4	5	6	7	8	9	10		

Slide 17:

Cost Estimates: Top tier projects

Priority	FACILITY	COST ESTIMATES (ROUGH)*
1	Fire Station #2 – New construction (city already owns land)	\$3,109,250**
2	Police and Courts Building (New construction; includes land acquisition; 88,722 sq ft)	\$29,346,000**
	Police and Holding only (does not include Courts; 76,831 sq ft)	\$25,664,000**
3	Animal Shelter expansion (5400 additional sq ft)	\$654,000**
	Animal Shelter new construction (9400 sq ft)	\$1,600,000**

* Costs based on LEEDS energy efficiency standards

**** Costs are the latest from architect engaged by city staff, based on build-out needs according to Space Needs Assessment study**

Slide 18:

**Cost Estimates:
Second Tier Projects**

4	Library (new construction; library only; 40,000 sf)	\$12,178,000**
	Library (new construction; w/senior center and auditorium; 60,000 sf)	\$17,741,000**
	Library (expansion w/senior center and auditorium; 60,000 sf)	16,169,000** ***
5	Senior citizens center	Recommended that it be included in some other facility
6	Auditorium	Recommended that it be included in some other facility or as add-on to library
7	City Hall (new construction; 54,524 sf)	\$16,338,000**

Slide 19:

Questions and Answers

2E. Discuss prioritization of the recommendations.

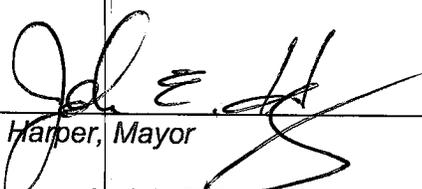
Rank	Project Prioritization
1	Fire Station #2 - new construction
2	Annual Maintenance
3	CDBG Projects
4	Merritt Road Interconnector
5	Partially Developed Neighborhood Parks Completion
6	Police and Courts building - new construction
7	Martin Drive Extension
8	Athletic Field Revitalization for 6 Baseball, 8 Softball, 14 Soccer
9	Alley Improvements
10	Screen Walls fronting main points of entry
11	Design & Construction of Undeveloped Neighborhood Parks
12	Misc Concrete/Asphalt <69 PCI
13	Existing Developed Park Infrastructure Enhancements
14	Traffic Signals-Undesignated
15	Screen Walls elsewhere within the city
16	Animal Shelter - expansion or new construction

17	Hike n Bike Trails Development Phase One
18	Liberty Grove Recon-Phase 1
19	Chiesa Road Improvements
20	Library - expansion or new construction
21	Castle Road/Merritt Rd Improvements
22	Athletic Field Renovation and Construction
23	Hike n Bike Trails Development Phase Two
24	Chaha Road Reconstruction
25	Hickox Road Recon-Phase 2
26	Hickox Road Recon-Phase 3
27	Kyle Street (Rowlett & Smartt)
28	Smartt Street (Miller to Kyle)
29	Community Park Access Road
30	Large stone monument Miller road entrance
31	Lakeshore Reclamation Project previously Proposition 4
32	Senior citizens' center
33	Civic auditorium
34	City hall - new construction
35	Golf Course Enhancements

The Council requested staff to work on the numbers in order to have a better understanding before a decision can be made to take various items to the voters.

3. ADJOURNMENT

Mayor Harper adjourned the meeting.



 John E. Harper, Mayor
 Date Approved: July 7, 2009



 Susie Quinn, City Secretary