



CITY OF ROWLETT CITY COUNCIL MINUTES

Our Vision: A well-planned lakeside community of quality neighborhoods, distinctive amenities, diverse employment, and cultural charm. Rowlett: THE place to live, work and play.

Tuesday, July 19, 2022

5:00 P.M.

Municipal Building – 4000 Main St.

Present: Mayor Margolis, Mayor Pro Tem Winget, Deputy Mayor Pro Tem Shinder, Councilmember Galuardi, Councilmember Britton and Councilmember Bell

Absent: Councilmember Grubisich

1. CALL TO ORDER

Mayor Margolis called the meeting to order at 5:00 p.m.

2. EXECUTIVE SESSION (5:00 P.M.)* Times listed are approximate.

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 discuss commercial or financial information the City has received from business prospects that the Council seeks to have locate, stay or expand in the City and with which the City is conducting economic development negotiations, regarding La Hacienda Del Centro restaurant and the Jackson Shaw development. (60 minutes)

In at 5:01 p.m. Out at 6:00 p.m.

In at 10:27 p.m. Out at 11:16 p.m.

3. WORK SESSION (6:00 P.M.)* Times listed are approximate.

City Council may receive public input on the following items:

3A. Presentation from the Animal Shelter Advisory Board. (30 minutes)

Board Chair, Deana Seigler, along with Asher Moore, Animal Shelter Manager, reviewed the Board details, responsibilities and focus areas; Animal Services metrics; partnership with Friends of Rowlett Animals (FRAs); Animal Shelter renovations and recommendations for consideration for a new shelter.

3B. Present and receive input regarding the Department of Housing and Urban Development (HUD) Community Development Block Grant Program 2022 Annual Action Plan. (30 minutes)

Joe Carroll, CDBG Consultant, along with Munal Mauladad, Managing Director of Community Development and Engineering, reviewed the three national objectives eligible for funds, the

expenditure types and caps and the current and proposed allocations. It was the consensus of Council to bring formal action on the Plan to a future Council meeting.

3C. Discuss a possible Charter Amendment Election for May 2023. (20 minutes)

Mayor Pro Tem Winget and Councilmember Galuardi reviewed a timeline and items for a proposed scope of review. After further discussion, it was the consensus of Council to appoint a Charter Review Commission to review the presented items. Council will submit volunteer recommendations and formal consideration will be presented at the August 16, 2022 Council meeting.

4. DISCUSS CONSENT AGENDA ITEMS

Short break at 7:13 p.m.

INVOCATION – Craig Schill, Lake Cities Community Church

PLEDGES OF ALLEGIANCE

CONVENE REGULAR SESSION (7:30 P.M.)* Times listed are approximate.

Council reconvened at 7:32 p.m.

5. PRESENTATIONS AND PROCLAMATIONS

5A. Presentation of Proclamation to Michael J. Kuklenski, Jr. as part of the Rowlett Veterans Recognition Program.

Presented by: Mayor Margolis, Brian Wilburn with Third Watch/VROC and Quilts of Valor.

5B. Update from the City Council and Management: Financial Position, Major Projects, Operational Issues, Upcoming Dates of Interest and Items of Community Interest.

Councilmember Britton made the following announcements:

The Wet Zone is open 7 days a week and is the perfect place to help beat the heat. Come thrill in the spill for an event-filled summer.

Ahoy mateys! Beware of pirates at the Library on Saturday, July 30th at 11 am. Families can enjoy a presentation from A Play on Swords and learn about the lives of real pirates during the Golden Age of piracy. While you're at the Library, be sure to sign up for the Oceans of Possibilities Summer Reading Program.

If you've been pawndering the pitter patter of four paws, the Animal Shelter is a GREAT place to start your search. They always have a cat, dog or sometimes something more exotic from

which you may choose to find the right fit to expand your family. Please help these babies find their forever homes. ADOPT – DON'T SHOP.

Do you have a passion for photography? Now is the time to get outside and take photos of your hometown! The Rowlett Arts and Humanities Commission's Photo Contest is accepting submissions August 19 & 20 – professionals, amateurs, and people of all ages are encouraged to submit up to three photographs taken within one year of the contest deadline. Visit rowlett.com for the Arts and Humanities page for contest details and entry form.

Are you interested in being more involved in your City?

Serving on one of our boards or commissions is a great way to give back to the community in which you live. Applications will be accepted through August 14th.

The Rowlett Housing Finance Corporation has a vacancy on their Board of Directors. If interested, please submit a board application. The deadline has been extended to July 22nd.

For more information on these and all other City-related events, please visit Rowlett.com or call the Action Center at 972-412-6100.

Due to Excessive Heat Conditions, there may be Trash/Recycle/Bulk Pickup Delays
FCC staffing levels have been impacted by the excessive heat. All routes should be completed by Saturday, however daily pickup delays may continue through the heat. Please leave trash/recycle/bulk out until serviced.

In partnership with TxDOT, DGNO Railroad will perform railroad crossing rehab on the north-and-south bound PGBT frontage roads between Main Street and Lakeview Parkway beginning Thursday, July 21. These projects are limited to the frontage roads only. Northbound frontage road closure: July 21 – July 25, which will include the westbound entrance to Main Street. Southbound frontage road closure: July 28 – August 1. This maintenance will smooth out the crossings and bring them to grade. All work will be completed before school begins on August 8th.

Deputy Mayor Pro Tem Shinder made the following announcement:

Lucy and Chelsea have been at the Animal Shelter since March. They are mother and daughter. They lived in an outside pen together for years with very little human contact. For this reason, they can be a little timid and they are continually working on being more comfortable around people and other animals.

Lucy is 6 years old, can be selective with dogs, especially dominant females. But, she's a doll once you gain her trust.

Chelsea is roughly 2 years old and needs someone who is very patient and will let her decompress in her own time. It takes a while to gain her trust, but she does great taking cues from more confident dogs. She went to a foster home to try and build her social skills and help her gain some confidence.

Both of these beauties are vaccinated, spayed, microchipped, and heart worm negative, which means they are absolutely ready to go to their new home.

They are not a package deal, but c'mon, look at those faces....you don't want to split up this family.

Contact the animal shelter to find out how you can make one (or both) of these sweet girls part of your family.

Councilmember Bell announced the following:

NeighborFest – Saturday, July 23rd 7-9pm at Cedar Bridge Park. Come to Cedar Bridge Park, located at the corner of Bermuda and Coastway Drives. This mini-NeighborFest event will be all ages and abilities friendly! Invite your friends and neighbors to come join in on the fun and tell us how they want to get to school! Food and games will be available.

Councilmember Galuardi announced that North Texas Municipal Water District has asked that users voluntarily conserve water at this time. They are making emergency repairs and are requesting this assistance before more stringent restrictions need to be put in place.

6. CITIZENS' INPUT

1. Ken Romaine, Rowlett; option for citizens to pull items from Consent Agenda
2. Dave Holl, Rowlett; 6917 Miller Road
3. Stanley Pollard, Rowlett; zoning

7. CONSENT AGENDA

7A. Consider approving the minutes.

Consider action to approve minutes from the following City Council meeting(s): June 16, 2022 Strategy and Planning Session and July 12, 2022 Regular Meeting.

This item was approved on the Consent Agenda.

7B. Consider action authorizing the purchase of replacement desktop and laptop computers.

Consider action to approve a resolution authorizing a purchase order to a major hardware and software vendor in the amount of \$117,674.62 to replace 38 existing desktop computers and 40 existing laptop computers through the interlocal cooperative purchasing agreement with the Texas Comptroller of Public Accounts and the Department of Information Resources (DIR) and authorizing the City Manager to execute the necessary documents for said purchase.

This item was approved on the Consent Agenda as RES-079-22.

7C. Consider action approving a task authorization for sewer line improvements.

Consider action to approve a resolution executing Task Authorization FY22-PTG-03 in the amount of \$54,000 with Prime Time Group, Inc. (PTG) for the acquisition of sanitary sewer easements and temporary construction easements associated with the SH66 East Sewer Line Improvements Phase 2 Project (SS1134) and authorizing the Mayor to execute the necessary documents for said services.

This item was approved on the Consent Agenda as RES-080-22.

7D. Consider action awarding a contract for alley reconstruction project.

Consider action to approve a resolution accepting the bid from and awarding a contract to GRod Construction, LLC. in the amount of \$436,390, and authorizing staff to set aside funds for a ten percent (10%) construction contingency in the amount of \$43,639 and a maximum allowance of up to \$5,000 for an early completion bonus as set forth in the project bidding documents resulting in a total project budget of \$485,029 for the Clydesdale Court/Stallion Circle and Stallion Circle/Katy Park Alley Reconstruction Project and authorizing the Mayor to execute the necessary documents for said services.

This item was approved on the Consent Agenda as RES-081-22.

7E. Consider action awarding a contract for the Dalrock South Curve Improvement Project.

Consider action to approve a resolution accepting the bid from and awarding a contract to GRod Construction, LLC. in the amount of \$371,397, and authorizing staff to set aside funds for a 10% construction contingency in the amount of \$37,139 and a maximum allowance of up to \$5,000 for an early completion bonus as set forth in the project bidding documents resulting in a total project budget of \$413,536 for the Dalrock South Curve Improvements Project and authorizing the Mayor to execute the necessary documents for said services.

This item was approved on the Consent Agenda as RES-082-22.

7F. Consider action awarding a contract for CDBG Sidewalk Replacement Project.

Consider action to approve a resolution accepting the bid from and awarding a contract to Boardwalk Paving & Construction, LLC, in the amount of \$199,874, and authorizing staff to set aside funds for a 10% construction contingency in the amount of \$19,987, and a maximum allowance of up to \$2,500 for an early completion bonus as set forth in the project bidding documents resulting in a total project budget of \$222,361 for the Yale, Harvard, Baylor and College Park Drives Community Development Block Grant Sidewalk Replacement Project and authorizing the Mayor to execute the necessary documents for said services.

This item was approved on the Consent Agenda as RES-083-22.

Passed the Consent Agenda

A motion was made by Mayor Pro Tem Winget, seconded by Councilmember Britton, including all the preceding item(s) marked as having been approved on the Consent Agenda. The motion carried with a unanimous vote of those members present.

8. INDIVIDUAL CONSIDERATION

- 8A.** Conduct a public hearing and take action to approve an ordinance to 1) rezone 5106 Chiesa Road from Single-Family Residential (SF-9) District and General Commercial/Retail (C-2) District to Planned Development (PD) District for Single-Family Residential (SF-5) Uses and approval of a Concept Plan; 2) Amend the comprehensive plan; and 3) Amend the zoning map of the City of Rowlett. The subject property is an approximately 5.89-acre tract located west of Wilson Road and approximately 200 feet north of Woodside Road, situated in the J. W. Gardener Abstract, in the City of Rowlett, Dallas County, Texas.

Alex Koenig, Planning and Urban Design Manager, presented the information for this item. Rick Sheffield, Executive Director – Rowlett Housing Finance Corporation, Bryce Eckeberger with Kimley-Horn, Suzan Kedron and Victoria Morris with Jackson Walker presented additional information on behalf of the applicant. The public hearing opened and closed with one speaker: Stanley Pollard, Rowlett.

A motion was made by Councilmember Galuardi, seconded by Deputy Mayor Pro Tem Shinder, to DENY the item as presented. The motion FAILED with a vote of 2 in favor and 4 opposed (Britton, Margolis, Winget, Bell).

A motion was made by Mayor Pro Tem Winget, seconded by Councilmember Bell, to approve the item as presented. The motion carried with a vote of 4 in favor and 2 opposed (Galuardi, Shinder). This item was approved as ORD-026-22.

- 8B.** Conduct a public hearing and take action to approve an ordinance to 1) Rezone the subject property from General Commercial/Retail (C-2), General Manufacturing (M-2) District, and General Manufacturing (M-2)/Industrial Overlay (IO) to Planned Development (PD) District for General Manufacturing (M-2) Uses and approval of a Concept Plan to construct approximately 364,500 square feet of office/industrial space; 2) Amend the Comprehensive Plan; and 3) Amend the Zoning Map of the City of Rowlett. The approximately 24.5-acre site is located at the southwest corner of the intersection of Dexham Road and Lakeview Parkway, situated in the Reason Crist Survey, Abstract Number 225, in the City of Rowlett, Dallas County, Texas.

Mr. Koenig presented the information for this item. Jeff Stringer with Dalfen Industrial, Jonathan Vinson with Jackson Walker and Dan Grant with Kimley-Horn presented additional information on behalf of the applicant. The public hearing opened and closed with the following speakers:

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|-----------------------------|------------------------------|
| 1. Stanley Pollard, Rowlett | 4. Betty Littlejohn, Rowlett |
| 2. Mark Henkins, Rowlett | 5. Larry Perkins, Rowlett |
| 3. Diane Perkins, Rowlett | 6. Ken Romaine, Rowlett |

Council received 3 Public Input Forms opposed to this item.

A motion was made by Councilmember Galuardi, seconded by Councilmember Britton, to DENY the item as presented. The motion carried with a unanimous vote of those members present. This item DID NOT PASS.

After a short break at 10:17 p.m., Council reconvened in Executive Session at 10:27 p.m.

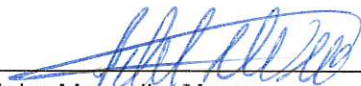
TAKE ANY NECESSARY OR APPROPRIATE ACTION ON CLOSED/EXECUTIVE SESSION MATTERS

There was no action taken. Mayor Margolis made the following announcement:

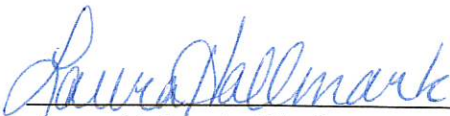
As a result of tonight's executive session, no formal action was taken. Council directs staff to continue negotiations with the developers based on council recommendations on incentive packages. Both the incentives for the Jackson Shaw development and the la Hacienda del Centro project will come back to City Council at a future meeting for formal action related to the incentives.

9. ADJOURNMENT

The meeting adjourned at 11:17 p.m.



Blake Margolis, Mayor



Laura Hallmark, City Secretary

Approved on: August 2, 2022