



## CITY OF ROWLETT CITY COUNCIL AGENDA

*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.*

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**Tuesday, September 7, 2021**

**5:00 P.M.**

**Municipal Building**

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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.

**To provide comment for the meeting (if you are NOT attending in person), please send an email to [CitizenInput@rowlett.com](mailto:CitizenInput@rowlett.com) by 3:30 p.m. the day of the meeting. Please specifically state whether your comment is regarding a specific City Council meeting agenda item or a general comment to the City Council. Your comment will be read into the record during the meeting (must be within the 3-minute time limit).**

**For in-person comments, registration forms/instructions are available inside the door of the City Council Chambers.**

**1. CALL TO ORDER**

**2. EXECUTIVE SESSION (5:00 P.M.)**

- 2A.** The City Council shall convene into Executive Session pursuant to Texas Government Code, §551.071 (Consultation with Attorney) and §551.087 (Economic Development) to seek legal advice from the City Attorney and to discuss commercial or financial information that the City has received from a business prospect that the Council seeks to have locate, stay, or expand in the City and with which the City is conducting economic development negotiations, regarding the North Shore Center for Commerce and Industry. (30 minutes)
- 2B.** The City Council shall convene into Executive Session pursuant to Texas Government Code, §551.071 (Consultation with Attorney), to seek legal advice from the City Attorney regarding the Comptroller's Office Private Letter Ruling and Sapphire Bay. (15 minutes)

**3. WORK SESSION (5:45 P.M.)\* Times listed are approximate.**

- 3A.** Joint meeting of Rowlett Chamber of Commerce and Council. (30 minutes)
- 3B.** Discuss and take public input on the Garner, Fuqua, Spinnaker Point trail and provide guidance on moving forward with planning for this specific trail. (45 minutes)

- 3C.** Update and take public input on reconstruction projects in the Southeast portion of Rowlett as they relate to the I-30 expansion. (30 minutes)

**4. DISCUSS CONSENT AGENDA ITEMS**

**INVOCATION** – Brian Hiatt, Cornerstone Church

**PLEDGES OF ALLEGIANCE**

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

**5. PRESENTATIONS AND PROCLAMATIONS**

- 5A.** Presentation of Proclamation in recognition of National Food Safety Education Month.
- 5B.** Update from the City Council and Management: Financial Position, Major Projects, Operational Issues, Upcoming Dates of Interest and Items of Community Interest.

**6. CITIZENS' INPUT**

*At this time, three-minute comments will be taken from the audience on any topic. No action can be taken by the Council during Citizens' Input.*

**7. CONSENT AGENDA**

*The following may be acted upon in one motion. A City Councilmember or a citizen may request items be removed from the Consent Agenda for individual consideration.*

**7A. Consider approving the minutes.**

Consider action to approve minutes from the following City Council meeting(s): August 17, 2021 Regular Meeting, August 19, 2021 Special Meeting and August 28, 2021 Special Meeting.

**7B. Consider a resolution executing an Interlocal Agreement.**

Consider action to approve a resolution authorizing the City Manager to enter into an Interlocal Agreement with Dallas County for Household Hazardous Waste (HHW) for FY2022.

**7C. Consider a resolution approving the Atmos Cities Steering Committee's recommendation.**

Consider action to approve a resolution settling Rate Review Mechanism (RRM) filings as recommended by the Atmos Cities Steering Committee.

**7D. Consider a resolution authorizing a Professional Services Agreement.**

Consider action to approve a resolution authorizing the City Manager to enter into a Professional Services Agreement (PSA) with the City of Garland for the purposes of providing Public Health Services for Rowlett residents.

**7E. Consider a resolution and to set a public hearing.**

Consider action to approve a Resolution of Intent and setting a public hearing for the Texas Property Assessed Clean Energy (PACE) Program.

**7F. Consider a resolution executing a task authorization with RJN Group.**

Consider action to approve a resolution executing Task Authorization FY21-RJN-04 in the amount of \$197,544 with RJN Group, Inc. (RJN) to provide smoke testing, manhole inspection, Closed Circuit TV (CCTV) and engineering analysis for the Sanitary Sewer Evaluation Survey (SESS) and authorizing the Mayor to execute the necessary documents for said services.

**7G. Consider a resolution executing a task authorization with Binkley-Barfield.**

Consider action to approve a resolution executing Task Authorization FY21-BB-02 in the amount of \$115,700 with Binkley-Barfield, Inc. (Binkley-Barfield) for engineering design work associated with the Alley Group M Reconstruction Project and authorizing the Mayor to execute the necessary documents for said services.

**7H. Consider a resolution executing a task authorization with Neel-Schaffer.**

Consider action to approve a resolution approving Task Authorization FY21-NS-03 in the amount of \$570,755 to Neel-Schaffer, Inc. (Neel-Schaffer) for engineering design work associated with the Toler Business Park Phase I and Phase II Reconstruction Project (ST2146) and authorizing the Mayor to execute the necessary documents for said services.

**7I. Consider a resolution executing a task authorization with Teague, Nall & Perkins.**

Consider action to approve a resolution executing Task Authorization FY21-TNP-01 in the amount of \$96,200 for Teague, Nall and Perkins, Inc. (TNP) for engineering design work associated with the Alley Group K Reconstruction Project, and authorizing the Mayor to execute the necessary documents for said services.

**7J. Consider a resolution executing a task authorization with CP&Y.**

Consider action to approve a resolution executing Task Authorization FY21-CPY-01 in the amount of \$150,238 with CP&Y, Inc. (CP&Y) for engineering design work associated with the Alley Group L Reconstruction Project and authorizing the Mayor to execute the necessary documents for said services.

## 8. INDIVIDUAL CONSIDERATION

*Public hearing comments may be made in person and will be limited to 3-minutes. Registration forms/instructions are available inside the door of the City Council Chambers.*

- 8A.** Conduct a public hearing and consider approval of an ordinance, on a request by Ryan Alcala, Jones & Carter, Inc., on behalf of property owner Walker Royall, Briarwood Rowlett LLC., granting a Special Use Permit to allow a restaurant with drive-thru window service on an approximately 0.88-acre property zoned General Commercial/Retail (C-2) District. The subject property is located at 3201 Lakeview Parkway, being Lot 4, Block A of Briarwood Armstrong Addition, approximately 560 feet west of the intersection of Rowlett Road and Lakeview Parkway, in the City of Rowlett, Dallas County, Texas.
- 8B.** Conduct a public hearing and consider approval of an ordinance granting a Special Use Permit on request by property owner Candace Edwards to allow for a Spa and Massage Establishment on a portion of property zoned Planned Development (PD) District for Limited Commercial/Retail (C-1) Uses. The approximately 2.658-acre site is located at 8200 Liberty Grove Road, being a portion of Liberty Grove Office Center, Lot 1 Block A, approximately 760 feet southwest of the intersection of Chiesa and Liberty Grove Roads, in the City of Rowlett, Dallas County, Texas.
- 8C.** Conduct a public hearing and consider approval of an ordinance to rezone a 3.49-acre tract of land located 230 feet east of the intersection of Miller and Chiesa Roads, situated in the Charles D. Merrell Survey, Abstract Number 957, in the City Of Rowlett, Dallas County, Texas, from Single-Family Residential (SF-8) to Planned Development (PD) District for Multi-Family Duplex (MF-2F) Uses.

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

## 9. ADJOURNMENT

*Laura Hallmark*

Laura Hallmark, City Secretary

I certify that the above notice of meeting was posted on the bulletin boards located inside and outside the doors of the Municipal Center, 4000 Main Street, Rowlett, Texas, as well as on the City's website ([www.rowlett.com](http://www.rowlett.com)) on the 3<sup>rd</sup> day of September 2021, by 5:00 p.m.

***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.***

***City of Rowlett ~ 4000 Main Street, Rowlett TX 75088 ~ [www.rowlett.com](http://www.rowlett.com)***