



# City of Rowlett

## Meeting Agenda

### City Council

4000 Main Street  
P.O. Box 99  
Rowlett, TX 75030-0099  
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 972-412-6109 or write PO Box 99, Rowlett, Texas, 75030-0099, at least 48 hours in advance of the meeting.*

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Tuesday, September 6, 2011

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.

**1. CALL TO ORDER**

**CONVENE INTO EXECUTIVE SESSION (5:30 P.M.)**

**2. EXECUTIVE SESSION**

- 2A.** The City Council shall convene into Executive Session pursuant to the TEXAS GOVERNMENT CODE, §551.071 (Legal Consultation) and §551.087 (Economic Development) to seek legal advice and to deliberate on economic development incentives and financial prospects for property located at or around Pecan Grove Park. (15 minutes)

**RECONVENE INTO OPEN SESSION**

**3. WORK SESSION ITEMS (5:45 P.M.)**

- 3A.** Debut of the new City Android App. (10 minutes).
- 3B.** Hear update from the Library Advisory Board regarding the Five-Year Update to the Strategic Plan for the Rowlett Public Library. (20 minutes)
- 3C.** Discuss land lease of 100 acres to LSC and Stratford Land located at or around Pecan Grove Park for the City Center at Waters Edge Project. (30 minutes)

**4. DISCUSS CONSENT AGENDA ITEMS**

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

**INVOCATION**

## **PLEDGE OF ALLEGIANCE**

### **TEXAS PLEDGE OF ALLEGIANCE**

*Honor the Texas Flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.*

## **5. PRESENTATIONS AND PROCLAMATIONS**

- 5A.** Proclamation recognizing September 11, 2011 marking it as the 10th anniversary of the ruthless terrorist attacks on our country and 10th National Day of Remembrance.
- 5B.** Presentation of the Texas Amateur Athletic Federation – Proclamation to the Rowlett Predators Swim Team and recognition of TAAF “Games of Texas” Qualifiers in Swimming and Track & Field.
- 5C.** Update from the City Council and Management: Financial Position, Major Projects, Operational Issues, Upcoming Dates of Interest and Items of Community Interests.

## **6. CITIZENS’ INPUT**

*At this time, three-minute comments will be taken from the audience on any topic. To address the Council, please submit a fully-completed request card to the City Secretary prior to the beginning of the Citizens’ Input portion of the Council meeting. 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 Council member or a Citizen may request items be removed from the Consent Agenda for individual consideration.*

- 7A.** Consider approving minutes from the August 9, 2011 City Council Joint Meeting with the Planning and Zoning Commission, the August 16, 2011 City Council Regular Meeting, the August 29, 2011 City Council Special Work Session Meeting, the August 30, 2011 City Council Special Work Session Meeting and the August 31, 2011 City Council Special Work Session Meeting.
- 7B.** Consider action to approve a resolution affirming Mark Enoch as the City of Rowlett’s DART Board Representative.
- 7C.** Consider action to approve a resolution establishing minimum qualifications for the appointment of board members for the Rowlett Municipal Management Districts.
- 7D.** Consider action to approve a resolution urging the Federal government to provide for a timely extension of the Federal Surface Transportation Law.
- 7E.** Consider a resolution approving a lease agreement for the operation of the Downtown Farmer’s Market.

- 7F.** Consider action to approve a resolution ratifying the termination of Bio Landscape and Maintenance, Incorporated for Section II mowing services and authorizing services to be performed by Carruthers Landscape Management in an amount not to exceed fifty thousand dollars (\$50,000).
- 7G.** Consider action to approve a resolution to enter into an agreement with La Terra Studio, Inc. in the amount of one hundred five thousand seven hundred fifty dollars (\$105,750) for architectural services for Scenic Point Park master plan and design and authorizing the Mayor to execute the necessary documents for said service.
- 7H.** Consider a resolution approving Task Order 4-TER in the amount of thirty-nine thousand eight hundred forty dollars (\$39,840.00) with Terracon, Incorporated to provide construction materials testing for the Rowlett Road, Phase 2 Reconstruction Project, and a fifteen percent (15%) contingency in the amount of five thousand nine hundred seventy-six dollars (\$5,976.00) for a total amount of forty-five thousand eight hundred sixteen dollars (\$45,816.00).
- 7I.** Consider a resolution awarding a contract with the PVC Alternate Bid in an amount of five hundred forty-five thousand and forty-five dollars (\$545,045.00), approving a contingency amount of fifty-four thousand five hundred and four dollars and fifty cents (\$54,504.50) (10%), and approving an early completion bonus budget of ten thousand dollars (\$10,000) for a total project budget of six hundred nine thousand five hundred forty-nine dollars and fifty cents (\$609,549.50) to CPS Civil, LLC, for the Rowlett Road Pump Station & Upper Pressure Plane Improvements and authorizing the Mayor to execute such agreement.
- 7J.** Consider a resolution entering into a Memorandum of Agreement for Parcel 7 – Merritt Road Improvements with Paul C. Merritt in the total amount of one hundred ninety-two thousand four hundred eighty-five dollars and seventy-two cents (\$192,485.72) for Right-of-Way (4.441 acres), Prescriptive Right-of-Way (25,851 sq. ft.) and Temporary Construction Easement (0.45 acre).
- 7K.** Consider a resolution entering into a Memorandum of Agreement for Parcel 35 – Merritt Road Improvements with Ruben Marroquin in the amount of fifty thousand dollars (\$50,000.00) for purchase of a Permanent Right-of-Way, Permanent Drainage Easement, and Temporary Construction Easement.
- 7L.** Consider a resolution entering into a Memorandum of Agreement for Parcel 46 – Merritt Road Improvements with Rowlett Community Development, L.P. in the amount of seventy-eight thousand five hundred five dollars (\$78,505.00) for purchase of permanent right-of-way (0.578 acre), permanent drainage and wall easement (0.921 acre), permanent sanitary sewer easement (0.127 acre), and a temporary construction easement (0.89 acre).
- 7M.** Consider action to approve a resolution for an employee benefits contract for Fiscal Year 2011-2012 to Special Insurance Services, Inc. for GAP insurance in the estimated amount, in combination with employee contributions, not to exceed fifty thousand dollars (\$50,000) and authorization for the City Manager to execute all necessary documents.

- 7N. Consider approval of a Notice and Mutual Consent of Termination between the City of Rowlett and D R Horton's Economic Development Incentive Agreement.

**8. ITEMS FOR INDIVIDUAL CONSIDERATION**

*If a Public Hearing is listed, the City Council will conduct such public hearing to receive comments concerning the specific items listed in the agenda. Any interested persons may appear and offer comments, either orally or in writing; however, questioning of those making presentations will be reserved exclusively to the presiding officer as may be necessary to ensure a complete record. While any person with pertinent comments will be granted an opportunity to present them during the course of the hearing, the presiding officer reserves the right to restrict testimony in terms of time and repetitive content. Organizations, associations, or groups are encouraged to present their commonly held views and identical or similar comments through a representative member when possible. Presentations must remain pertinent to the issues being discussed. A person may not assign a portion of his or her time to another speaker.*

- 8A. Conduct a public hearing on the ad valorem tax rate for Fiscal Year 2011-2012.
- 8B. Conduct a public hearing (2<sup>nd</sup>) on the proposed budget for Fiscal Year 2011-2012.
- 8C. Consider action to approve a resolution awarding the bid for the ten-year lease purchase financing of public safety software and hardware for the Police Department and Fire Rescue to Capital One Public Funding in the amount of eight hundred thousand eight hundred fifty-one dollars and seventy cents (\$800,851.70) utilizing an interest rate of 2.58%.
- 8D. Consider action to approve a resolution to award proposal #2010-29 for the purchase of public safety software and hardware to Integrated Computer Systems ("ICS") in the amount of six hundred thirty thousand four hundred forty-eight dollars (\$630,448), to Brazos Technology in the amount of fifty-one thousand seven hundred ten dollars (\$51,710), and to ACS Firehouse Services in the amount of forty-three thousand two hundred thirty-two dollars and ninety cents (\$43,232.90) for a grand total of seven hundred twenty-five thousand three hundred ninety dollars and ninety cents (\$725,390.90) for Police and Fire Rescue, and authorizing the City Manager to execute the necessary documents for said purchase.
- 8E. Conduct a public hearing and discussion on the proposed Realize Rowlett 2020 Vision Plan, to serve as the City's Comprehensive Plan.

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

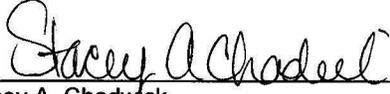
**9. ADJOURNMENT**

  
Susie Quinn, City Secretary

I certify that the above notice of meeting was posted on the bulletin board inside the Municipal Center, as well as, outside the Municipal Center, 4000 Main Street, Rowlett, Texas on the 2<sup>nd</sup> day of September, 2011, by 5:00 p.m.

State of Texas, Dallas County, Texas

Susie Quinn, City Secretary, acknowledged this instrument before me on September 2, 2011.



Stacey A. Chadwick

Commission Expires:



*City Council Strategies/Vision/Mission*

CITY COUNCIL STRATEGIES:

Organizational Development  
Economic Development  
Transportation  
Community Development  
Financial Management  
Infrastructure  
Delivery of Services  
Public Safety  
Quality of Life

ROWLETT'S VISION:

A unique community where families enjoy life and feel at home.

ROWLETT'S MISSION:

To provide high quality services, utilize best practices, and promote well-planned growth while enhancing our community's sense of home.