



City of Rowlett

Meeting Agenda

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.

Tuesday, February 2, 2016

6:00 P.M.

Municipal Building – 4000 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.

1. **CALL TO ORDER**
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)
3. **WORK SESSION (6:30 P.M.)**
 - 3A. Discuss proposed ballot language for Charter Review Commission recommendations. (45 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.** Presentation of donation for tornado survivors from Chang Lee's Taekwondo USA.
- 5B.** Presentation of donation by Atmos Energy to Community Emergency Response Team (CERT) and recognition of Roy Moss of Atmos Energy.
- 5C.** Proclamations recognizing the 2016 Rowlett Arts and Humanities Commission's Young Artists Exhibit winners.
- 5D.** 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. 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 Councilmember or a citizen may request items be removed from the Consent Agenda for individual consideration.

- 7A.** Consider action to approve minutes from the January 19, 2016 City Council Regular Meeting.
- 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.
- 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.
- 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.
- 7E.** Consider action to officially accept the resignation of Councilmember Place 3 – Carl Pankratz.

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).

- 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).
- 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.
- 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.
- 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.
- 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.

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) on the 29th day of January 2016, by 5:00 p.m.