



CITY OF ROWLETT CITY COUNCIL MEETING 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.

Tuesday, May 17, 2022

5:30 P.M.

Municipal Building – 4000 Main St.

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 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 (5:30 P.M.)*** Times listed are approximate.
 - 2A. The City Council shall convene into Executive Session pursuant to Texas Government Code, Sec. 551.071 (Consultation with City Attorney), to consult with and receive legal advice from the City Attorney regarding the contractual renewal of Stop Loss Coverage provisions with United Healthcare. (15 minutes)
 - 2B. The City Council shall convene into Executive Session pursuant to Texas Government Code, Sec. 551.071 (Consultation with City Attorney), to consult with and receive legal advice from the City Attorney regarding a referendum petition received to repeal zoning ordinance number ORD-008-22. (15 minutes)

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

City Council may receive public input on the following items:

- 3A. Joint Work Session of Golf Advisory Board and City Council. (30 minutes)
- 3B. Presentation of Finalists for Fire Station #2 Sculpture. (30 minutes)

- 3C.** Discuss and receive input regarding updates to the following codes: International Building Code, International Fire Code, International Residential Code, International Mechanical Code, International Plumbing Code, International Fuel Gas Code International Swimming Pool and Spa Code and the International Energy Code. (30 minutes)

4. DISCUSS CONSENT AGENDA ITEMS

INVOCATION – Cole Hedgecock, First Baptist Church

PLEDGES OF ALLEGIANCE

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

5. PRESENTATIONS AND PROCLAMATIONS

- 5A.** Presentation of Proclamation recognizing the week of May 15 – 21, 2022, as American Public Works Association National Public Works Week.
- 5B.** Presentation of American Public Works Association (APWA) Re-Accreditation to the Public Works Department.
- 5C.** Presentation of Comprehensive Monthly Financial Report (CMFR) for the period ending March 31, 2022.
- 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. No action can be taken by the Council during Citizens' Input.

7. CONSENT AGENDA

The following may be acted upon in one motion. City Council 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): May 3, 2022 Regular Meeting.

7B. Consider a resolution approving an employee benefits contract renewal for stop loss coverage.

Consider action to approve a resolution for a contract renewal for employee benefits for Fiscal Year 2022-2023 (FY2023) to UnitedHealthcare for stop loss coverage in an estimated amount of \$1,200,440 and authorizing the City Manager to execute all necessary documents.

7C. Consider a resolution approving the purchase of foam injection services.

Consider action to approve a resolution authorizing the City of Rowlett to purchase foam injection services from Nortex Concrete Lift and Stabilization, Inc. in the amount of \$200,000 through an interlocal agreement with the City of Grand Prairie utilizing their Annual Contract for Pavement Leveling Services (RFB 21158).

7D. Consider a resolution approving the payment for emergency communications center workstations.

Consider action to approve a resolution approving an agreement with ErgoFlex Systems, Inc. d/b/a Xybix Systems, Inc. for the purchase of Communications Center workstations for the Police and Fire Emergency Communications Center in the amount of \$97,487.77.

7E. Consider action approving the execution of standby contracts for disaster debris removal services.

Consider action authorizing the City Manager to negotiate and execute standby contracts for disaster debris removal services with CrowderGulf, LLC., as the primary service provider; Ceres Environmental Services, Inc., as the secondary service provider; and DRC Emergency Services, as the tertiary service provider in an amount not to exceed \$6,000,000 and for a one-year period, with four additional one-year renewal options.

8. INDIVIDUAL CONSIDERATION

8A. Conduct a public hearing and take action to approve a Special Use Permit for property owners Shelly Bland and Patrick Boux, allowing the construction of an accessory structure covering more than 35 percent of the rear yard, and to amend the Comprehensive Plan and Zoning Map of the City of Rowlett for a 0.17 +/- acre site located at 8110 Columbia Drive, in the City of Rowlett, Rockwall County, Texas.

8B. Conduct a public hearing and take action to approve an ordinance granting a zoning change for the Crawford Trust, Marilyn Wyrick Ingram, and Phyllis Wyrick Patterson, to 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; and to amend the Comprehensive Plan Zoning Map of the City of Rowlett for a 24.5 +/- acre site 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.

8C. Conduct a public hearing and take action to approve Major Warrants under the Form-Based Code for Sapphire Bay Marina, LLC, to Article 2.4 to allow for single-story building, Articles 2.4.1.f and 3.1.3.a.1 to allow parking lots to dominate the street, and Article 2.4.3.b.2.i and Appendix 2.1 to eliminate the requirement for 80% continuous street frontage and allow for buildings to front on the lake shore instead of on the street on a 3.24 +/- acre site located south of the intersection of Marina Vista and East Access Drive, situated on lot 54, Block A of the Sapphire Bay Addition, in the City of Rowlett, Rockwall County, Texas.

- 8D.** Conduct a public hearing and consider approval of an ordinance to: 1) rezone the subject property from Limited Commercial/Retail (C-1) District, to Planned Development (PD) District for Limited Commercial/Retail (C-1) and Self-Storage Uses, and approval of a Concept Plan to construct approximately 17,000 square feet of Retail Commercial space and 115,000 of self-storage space; 2) amend the Comprehensive Plan; and 3) amend the Zoning Map of the City of Rowlett for a 6.94 +/--acre tract of land located at the southwest corner of the intersection of Miller Road and Rowlett Road, in the 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 13th day of May 2022, by 5:00 p.m.

City of Rowlett City Council meetings are available to all persons regardless of disability. If you require special assistance, 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