



# 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, December 15, 2009

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**

**2. EXECUTIVE SESSION**

**2A.** The City Council shall convene into Executive Session pursuant to the TEXAS GOVERNMENT CODE, §551.074(a)(1), (Personnel), to deliberate the duties of the City Attorney. (30 minutes)

**2B.** 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 Primo Plaza. (15 minutes)

**2C.** 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. (10 minutes)

**2D.** The City Council shall convene into Executive Session pursuant to the TEXAS GOVERNMENT CODE, §551.071 (Legal Consultation) to deliberate on duties and functions of Municipal Court. (30 minutes)

**RECONVENE INTO OPEN SESSION**

**3. WORK SESSION ITEMS (7:00 P.M.)**

**3A.** Joint meeting with the Library Advisory Board. (10 minutes)

**3B.** Update on the funding for the DART Art and Design project. (10 minutes)

**4. DISCUSS CONSENT AGENDA ITEMS**

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

**5. INVOCATION**

**6. PLEDGE OF ALLEGIANCE**

**7. TEXAS PLEDGE OF ALLEGIANCE**

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

**8. PRESENTATIONS AND PROCLAMATIONS**

**8A.** Proclamation recognizing Tyler McKnight for achieving the rank of Eagle Scout.

**8B.** Update from the Mayor: Financial Position, Major Projects, Operational Issues, Upcoming Dates of Interest, and Items of Community Interests.

**9. 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.*

**10. 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.*

**10A.** Consider approving minutes from the December 1, 2009 Regular Council Meeting.

**10B.** Consider a resolution amending the Master Fee Schedule for credit card processing fees and water meter fees.

**10C.** Consider a resolution awarding a proposal for an Interactive Voice Response (IVR) system in the amount of seventy-six thousand nine hundred fifty dollars (\$76,950) to Tele-Works, Inc. through the interlocal agreement with the City of Irving and authorize the City Manager to execute the necessary documents for said purchase after City Attorney approval.

**10D.** Consider a resolution awarding a proposal to Entech Sales and Service, Inc., to replace air conditioning units in City Buildings in an amount not to exceed four hundred fifty-eight thousand seven hundred sixty dollars (\$458,760) through the interlocal cooperative purchase agreement with the Texas Local Government Purchasing Cooperative (BuyBoard) and authorizing the City Manager to execute the necessary documents for said purchase.

- 10E.** Consider a resolution authorizing the City Manager to enter into an economic development incentive agreement with Denisio Malo (Primo Plaza) for the development of a 10,000 square foot retail strip center.
- 10F.** Consider a resolution approving Change Order Number 5 to the contract with J&T Excavating in the amount of fifty-three thousand five hundred seven dollars and forty-five cents (\$53,507.45) and authorizing the final acceptance of the improvements and release of retainage for a final payment in the amount of ninety-one thousand three hundred sixty-six dollars and fifty-seven cents (\$91,366.57) for the 2007 Alley Reconstruction.
- 10G.** Consider a resolution authorizing the final acceptance of public improvements for Colonial Bank development located on Lot 1, Block A of the Tallal Addition.
- 10H.** Consider a resolution awarding the annual bid for concrete repair/replacement for streets to Platinum Paving in the amount of one million three hundred seventy-three thousand six hundred twenty-five dollars (\$1,373,625) and authorizing the Mayor to execute the Standard Public Works Construction contract for said service.
- 10I.** Consider a resolution awarding the annual bid for concrete repair/replacement for alleys to F & F Concrete LLC in the amount of eight hundred twelve thousand nine hundred fifty-nine dollars (\$812,959) and authorizing the Mayor to execute the Standard Public Works Construction contract for said service.
- 10J.** Consider a resolution approving a Right of Entry and Use agreement with the Dallas Area Rapid Transit for construction of Richards Street improvements to Melcer Drive.
- 10K.** Consider a resolution entering into an interlocal agreement with Dallas County for the purpose of repairing and resurfacing various roadways on the thoroughfare plan identified as a Type B road project as further described as Exhibit A Project Description which Dallas County will reimburse the City in an amount not to exceed one hundred nineteen thousand four hundred fifty-six dollars and fifty cents (\$119,456.50) for said project.
- 10L.** Consider approving a resolution entering into an interlocal agreement with the City of Lewisville for cooperative purchasing of goods and services.
- 10M.** Consider a resolution approving a professional services agreement to Quimby McCoy Preservation Architecture, LLP to provide architectural services for the adaptive reuse of the James E. Coyle House Farmstead for an estimated amount not to exceed fifty-two thousand two hundred and twenty dollars (\$52,220) and authorizing the City Manager to execute such documents necessary to enter into such agreement.
- 10N.** Consider a resolution supporting the funding of the Dallas Area Rapid Transit's Art and Design Project in an amount not to exceed forty-two thousand nine hundred two dollars (\$42,902).

100. Consider an ordinance to remove the statutory maximum contribution rate limit for the Texas Municipal Retirement System.

11. 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.*

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

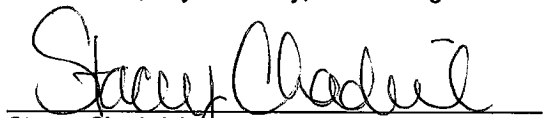
12. ADJOURNMENT

  
\_\_\_\_\_  
Susie Quinn, City Secretary

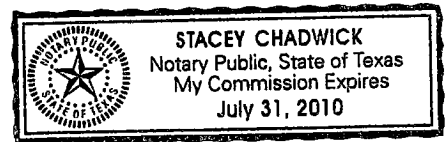
I certify that the above notice of meeting was posted on the bulletin board inside the Municipal Center, as well as, outside the Municipal Center, 4000 Main Street, Rowlett, Texas on the 11<sup>th</sup> day of December, 2009, by 5:00 p.m.

State of Texas, Dallas County, Texas

Susie Quinn, City Secretary, acknowledged this instrument before me on December 11, 2009.

  
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Stacey 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.