



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.

Wednesday, October 1, 2025

6:00 PM

Fire Station #2 - 8602 Schrade Road

Pursuant to Texas Government Code Section 551.127, on a regular, non-emergency basis, members may attend and participate in the meeting remotely by video conference. Should that occur, a quorum of the members, including the presiding officer, will be physically present at the location noted above on this Agenda.

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.

Process for Public Input: If you are not able to attend in person, you may complete the [Public Input Form](#) on the City's website by 3:30 p.m. the day of the meeting. All forms will be forwarded to the City Council prior to the start of the meeting.

For in-person comments, request to speak forms/instructions are available inside the door of the City Council Chambers.

1. Call to Order

2. Citizens' Input

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

3. Individual Consideration

3.A. Discuss and take action on design options by Architects (Hoefer Welker & Westwood) and CMar (Swinerton) for the Municipal Complex Project at Herfurth Park.

4. Adjournment

A handwritten signature in blue ink that reads "Deborah Sorensen".

Deborah Sorensen, TRMC, MMC, 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](#) on September 25, 2025, by 12:30 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 972-412-6109 or write 4000 Main St., Rowlett, Texas, 75088, at least 48 hours in advance of meeting.

City of Rowlett ~ 4000 Main Street, Rowlett TX 75088 ~ www.rowlett.com

Meeting Date: 10/1/2025

Agenda Item: 3.A.

Title

Discuss and take action on design options by Architects (Hoefer Welker & Westwood) and CMaR (Swinerton) for the Municipal Complex Project at Herfurth Park.

Staff Representative

Kristoff Bauer, Deputy City Mgr
Lynnette Lawyer, Sr. CIP Manager

Executive Summary

The community approved the authorization of General Obligation (“GO”) debt in the summer of 2023 to support the construction of a Public Safety Administration building, an Animal shelter, and the improvement of Herfurth Park. The City of Rowlett Project Team has been working with the Architects and CMaR to develop the preliminary Project design and Budget. Options for the Base Design and Budget are being presented for Council consideration.

Strategic Priority and Goal(s)

Strategic Priority	Strategic Goal
 PROMOTE OPERATIONAL EXCELLENCE	7.3 Support investments in upgraded, consolidated City facilities.

Background Information

On May 6, 2023, residents of Rowlett voted to authorize the issuance of general obligation bonds in the amount of \$76.3 million for three facility bond propositions comprising the following.

- Proposition A – Public Safety facility in the amount of \$63.9M
- Proposition B – Animal Shelter building in the amount of \$8.4M
- Proposition C – Herfurth Park in the amount of \$4M

On July 18, 2023, the Council authorized the selling of \$7,330,000 in GO bonds to support the initial design of the projects contemplated in the 2023 propositions.

On November 27, 2023, the City Council considered site assessment scenarios prepared by staff. Council consensus supported co-locating these investments on the current site of Herfurth Park. This project has subsequently been referred to as the Municipal Complex.

The City has contracted with Hoefer Welker for the design of the complex and with Swinerton to act as the City's construction manager at risk (CMaR).

Discussion

The City of Rowlett Project Team has been working with Hoefer Welker (Architect) and Swinerton (CMaR) on Design and Budget Options that meet the Municipal Complex Project's design goals, and keep it in Budget. This is a standard part of the Schematic Design process. That process should not be concluded and the next phase of design, Design Development, initiated until the Schematic Design is estimated to be within budgeted resources. The design team will be presenting different design packages along with budget impact information in order to obtain Council consensus regarding final Schematic Design elements.

Staff met with the Animal Control Advisory Committee and the Parks Advisory Board to obtain feedback on the elements of the Complex relevant to their areas. Their feedback and priorities are reflected in the options that will be presented to Council for discussion.

The Design Team will present 2 base designs each of which also has several options based on the feedback that has been received. The budget implications of each option will be identified providing Council an opportunity to identify the elements that they support for inclusion in the next phase of the design process.

Financial/Budget Implications

N/A

Recommended Action

Provide feedback regarding elements that should be included in the design of the Municipal Complex.

Attachments

None