



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, December 2, 2025

7:00 PM

Municipal Building – 4000 Main

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.

Invocation

Pledges of Allegiance

- 1. Call to Order**
- 2. Executive Session**
- 3. Reconvene Into Open Session and Take Any Necessary or Appropriate Action on Closed/Executive Session Matters**
- 4. Presentations**
 - 4.A.** Presentation of Life Saving Award Proclamation to Scott Hart, Trey Ernst, Daric Parent, Chloe Groves, Jackson Parent, and Lea Kloiber of Explorer Post One.
 - 4.B.** Update from the City Council and Management: Financial Position, Major Projects, Operational Issues, Upcoming Dates of Interest and Items of Community Interest.
- 5. 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.
- 6. 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.

6.A. Consider action approving the minutes.

Consider action to approve minutes from the following City Council meeting(s): November 17, 2025, City Council Work Session, and November 18, 2025, City Council Meeting.

6.B. Consider action to receive the fourth quarter investment report.

Consider action to receive the fourth quarter investment report for September 30, 2025.

6.C. Consider action approving the purchase of six (6) Chevrolet Tahoe pursuit patrol vehicles.

Consider action to adopt a resolution authorizing the purchase of six (6) Chevrolet Tahoe police pursuit patrol vehicles.

7. Individual Consideration

7.A. Conduct a Public Hearing for the U.S. Department of Housing and Urban Development (HUD) Consolidated Annual Performance and Evaluation Report (CAPER) for Program Year 2024.

7.B. Consider action to adopt a resolution approving the U.S. Department of Housing and Urban Development (HUD) Consolidated Annual Performance and Evaluation Report (CAPER) for Program Year 2024.

Members of the City Council may request topics to be placed on an agenda for a subsequent meeting. Any deliberation or decision shall be limited to a proposal to place topic on the agenda for a subsequent meeting.

8. Adjournment



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 November 24, 2025, by 5:30 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: 12/2/2025

Agenda Item: 4.A.

Title

Presentation of Life Saving Award Proclamation to Scott Hart, Trey Ernst, Daric Parent, Chloe Groves, Jackson Parent, and Lea Kloiber of Explorer Post One.

Staff Representative

Jeff Winget, Mayor

Executive Summary

Presentation of Life Saving Award to Scott Hart, Trey Ernst, Daric Parent, Chloe Groves, Jackson Parent, and Lea Kloiber, of Explorer Post One. Explorer Post One is an Affiliated Program of the Rowlett Citizen Corps Council, and contributes over 10,000 service hours annually, focusing on young adult career development and skills training.

Strategic Priority and Goal(s)

Strategic Priority	Strategic Goal
 ENHANCE QUALITY OF LIFE	4.6 Support programs and resources for lifelong learning.

Background Information

On June 11, 2025, during an annual canoe trip along the Current River in Missouri, members of Explorer Post One rescued two citizens who were trapped underwater in a hazardous section of the river. The Current River was flowing at a higher-than-average speed, which created unforeseen hazards and obstacles for river traffic. The bold actions of Scott Hart, Trey Ernst, Daric Parent, Chloe Groves, Jackson Parent, and Lea Kloiber saved lives and prevented further harm to fellow river enthusiasts. Scott, Trey, Daric, Chloe, Jackson, and Lea acted quickly and decisively, relying on their training to bring the capsized canoe victims to the shore, provide immediate emergency care, and issue warnings to oncoming kayakers to avoid the area. This incident underscores the training, preparedness, situational awareness, and leadership capacity of Explorer Post One. These members of Explorer Post One should receive high honors and recognition for their brave emergency actions, and gratitude for their selfless dedication to others.

Discussion

N/A

Financial/Budget Implications

N/A

Recommended Action

N/A

Attachments

1. Proclamation - Life Saving Award Explorer Post One
2. Explorer Post Certificate - Ernst
3. Explorer Post Certificate - Groves
4. Explorer Post Certificate - Hart
5. Explorer Post Certificate - Kloiber
6. Explorer Post Certificate - Parent
7. Explorer Post Certificate - J Parent



Proclamation

Life-Saving Award

WHEREAS, the City of Rowlett has a long history of volunteer and philanthropic initiatives that shape our community and define the fabric that unites us, and for over 22 years, the Rowlett Citizen Corps Council has lived up to the highest ideals of that estimable tradition; and

WHEREAS, Explorer Post One is an Affiliated Program of the Rowlett Citizen Corps Council, and contributes over 10,000 service hours annually, focusing on young adult career development and skills training; and

WHEREAS, on June 11, 2025, during an annual canoe trip along the Current River in Missouri, members of Explorer Post One rescued two citizens who were trapped underwater in a hazardous section of the river; and

WHEREAS, the Current River was flowing at a higher-than-average speed, which created unforeseen hazards and obstacles for river traffic; and

WHEREAS, the bold actions of Scott Hart, Trey Ernst, Daric Parent, Chloe Groves, Jackson Parent, and Lea Kloiber saved lives and prevented further harm to fellow river enthusiasts; and

WHEREAS, Scott, Trey, Daric, Chloe, Jackson, and Lea acted quickly and decisively, relying on their training to bring the capsized canoe victims to the shore, provide immediate emergency care, and issue warnings to oncoming kayakers to avoid the area; and

WHEREAS, the actions of these Explorer Post One members underscore the importance of preparedness, situational awareness, and teamwork in the face of emergency situations; and

WHEREAS, the City of Rowlett wishes to formally recognize and honor Scott Hart, Trey Ernst, Daric Parent, Chloe Groves, Jackson Parent, and Lea Kloiber for their selfless dedication, bravery, and commitment to the safety of others.

NOW, THEREFORE, BE IT PROCLAIMED, that the City of Rowlett hereby expresses its gratitude and admiration for these exceptional individuals and encourages all citizens to recognize and celebrate their heroism and exemplary service.

*In official recognition thereof, I hereby affix my signature
this 2nd day of December 2025.*

Jeff Winget, Mayor

Certificate of Recognition

Presented by the City of Rowlett and the Rowlett Citizen Corps Council to:

Trey Ernst

The City of Rowlett proudly recognizes the exceptional courage, skill, and dedication demonstrated by members of Explorer Post One.

On June 11, 2025, while on a canoe trip along Missouri's Current River, Trey Ernst, along with five other Explorer Post members, acted with extraordinary bravery to rescue two citizens trapped in a hazardous section of the river. Their quick thinking, adherence to training, and selfless actions not only saved lives but also exemplified the highest standards of service, leadership, and community responsibility.

In official recognition thereof, I hereby affix my signature this 2nd day of December 2025.

Jeff Winget, Mayor



Certificate of Recognition

Presented by the City of Rowlett and the Rowlett Citizen Corps Council to:

Chloe Groves

The City of Rowlett proudly recognizes the exceptional courage, skill, and dedication demonstrated by members of Explorer Post One.

On June 11, 2025, while on a canoe trip along Missouri's Current River, Chloe Groves, along with five other Explorer Post members, acted with extraordinary bravery to rescue two citizens trapped in a hazardous section of the river. Their quick thinking, adherence to training, and selfless actions not only saved lives but also exemplified the highest standards of service, leadership, and community responsibility.

In official recognition thereof, I hereby affix my signature this 2nd day of December 2025.

Jeff Winget, Mayor



Certificate of Recognition

Presented by the City of Rowlett and the Rowlett Citizen Corps Council to:

Scott Hart

The City of Rowlett proudly recognizes the exceptional courage, skill, and dedication demonstrated by members of Explorer Post One.

On June 11, 2025, while on a canoe trip along Missouri's Current River, Scott Hart, along with five other Explorer Post members, acted with extraordinary bravery to rescue two citizens trapped in a hazardous section of the river. Their quick thinking, adherence to training, and selfless actions not only saved lives but also exemplified the highest standards of service, leadership, and community responsibility.

In official recognition thereof, I hereby affix my signature this 2nd day of December 2025.

Jeff Winget, Mayor



Certificate of Recognition

Presented by the City of Rowlett and the Rowlett Citizen Corps Council to:

Lea Kloiber

The City of Rowlett proudly recognizes the exceptional courage, skill, and dedication demonstrated by members of Explorer Post One.

On June 11, 2025, while on a canoe trip along Missouri's Current River, Lea Kloiber, along with five other Explorer Post members, acted with extraordinary bravery to rescue two citizens trapped in a hazardous section of the river. Their quick thinking, adherence to training, and selfless actions not only saved lives but also exemplified the highest standards of service, leadership, and community responsibility.

In official recognition thereof, I hereby affix my signature this 2nd day of December 2025.

Jeff Winget, Mayor



Certificate of Recognition

Presented by the City of Rowlett and the Rowlett Citizen Corps Council to:

Daric Parent

The City of Rowlett proudly recognizes the exceptional courage, skill, and dedication demonstrated by members of Explorer Post One.

On June 11, 2025, while on a canoe trip along Missouri's Current River, Daric Parent, along with five other Explorer Post members, acted with extraordinary bravery to rescue two citizens trapped in a hazardous section of the river. Their quick thinking, adherence to training, and selfless actions not only saved lives but also exemplified the highest standards of service, leadership, and community responsibility.

In official recognition thereof, I hereby affix my signature this 2nd day of December 2025.

Jeff Winget, Mayor



Certificate of Recognition

Presented by the City of Rowlett and the Rowlett Citizen Corps Council to:

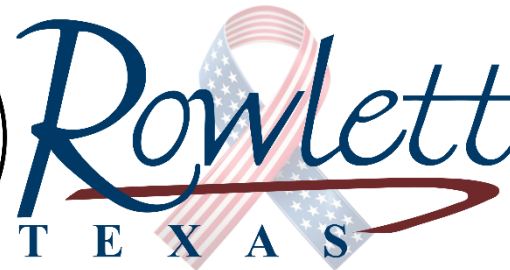
Jackson Parent

The City of Rowlett proudly recognizes the exceptional courage, skill, and dedication demonstrated by members of Explorer Post One.

On June 11, 2025, while on a canoe trip along Missouri's Current River, Jackson Parent, along with five other Explorer Post members, acted with extraordinary bravery to rescue two citizens trapped in a hazardous section of the river. Their quick thinking, adherence to training, and selfless actions not only saved lives but also exemplified the highest standards of service, leadership, and community responsibility.

In official recognition thereof, I hereby affix my signature this 2nd day of December 2025.

Jeff Winget, Mayor



CITY COUNCIL WORK SESSION MINUTES

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.

Monday, November 17, 2025

6:00 P.M.

Municipal Building – 4000 Main

Present: Mayor Jeff Winget, Mayor Pro Tem Michael Schupp, Deputy Mayor Pro Tem Britton, Councilmember Jonathan Reaves, Councilmember Marvin Gibbs, and Councilmember John Bowers III

Absent: Councilmember Elise Bowers (excused).

1. CALL TO ORDER

Mayor Winget called the meeting to order at 6:00 p.m.

2. EXECUTIVE SESSION - None

3. RECONVENE INTO OPEN SESSION AND TAKE ANY NECESSARY OR APPROPRIATE ACTION ON CLOSED/EXECUTIVE SESSION MATTERS – N/A

4. CITIZENS INPUT

Noel Wardrope, Rowlett – Spoke regarding the speed limit on Rowlett Road. He has lived in Rowlett for 34 years. The speed and number of cars on Rowlett Road is tearing up the road. There are too many cars on Rowlett Road and they are causing accidents. He requested to lower the speed limit to 35 mph.

5. WORK SESSION

5A. Presentation of Rowlett Road Speed Study Key Findings.

Kristoff Bauer, Deputy City Manager, presented this item. Sgt. C. Klinger, Traffic Division, completed a speed study on Rowlett Rd. between Sept. 16 and Sept. 29. Six locations were monitored during this study, with all posted 40 MPH. The overall average speed was 43.85 MPH and 58.02% of vehicles drove at or below 40 MPH. Only 1.75% exceeded 50 MPH. 222,586 vehicles were observed during the period. The results of the speed study were reviewed by the City Engineer, Quang Nguyen. He also reviewed the engineering characteristics of the Rowlett Road corridor. The recommendation based on that review is that the current speed limit of 40 MPH be maintained.

Councilmember Gibbs asked the method used to track speed. Was it with a trailer? Police Chief Michael Denning stated that it was with the trailer. It was confirmed that the trailer had red and blue lights that flash when speeds exceeded. Councilmember Gibbs stated this could affect the outcome of the study. He would prefer to use the trailer without the flashing lights and doesn't post the speed, to get a more realistic survey. Mayor Winget confirmed with Chief Denning that the trailer records

the first speed. Councilmember Reaves asked for data on how many accidents occur on Rowlett Road. Chief Denning will confirm with his department as to which trailer was used for the study and any other data that was collected.

Mayor Pro Tem Schupp stated that he is very supportive of lowering the speed limit due to safety concerns. He asked if the purpose is to slow down for safety or to discourage drivers from using Rowlett Road? Councilmember Reaves doesn't think that lowering the speed to 35 mph would do that much to save the road or add safety. Mayor Winget stated that Dalrock Road is also used as a conduit to pass through the city and it is 40 mph, like Rowlett Road.

Chief Denning stated that the data collector used was the trailer with no lights or speed displayed. Councilmember Gibbs stated that with this type of data collector, he can get behind the traffic study. Mayor Winget asked Victoria Thomas, City Attorney, how can the city lower the speed limit. Ms. Thomas stated the language is set by state law. You have to have a traffic study in order to change the speed limit. Councilmember Gibbs would like to see the number of accidents on Rowlett Road. Chief Denning does not have that information. Councilmember J. Bowers III asked if a traffic light could be installed at the neighborhood as you are coming into Rowlett on Rowlett Road. A different traffic study would need to be done.

Councilmember Gibbs would like to see high enforcement in the areas on Rowlett Road. Deputy Mayor Pro Tem Britton requested to see the number of accidents due to speed. Mayor Winget requested Mr. Bauer to do high enforcement in the area, have another traffic study, and bring it back to City Council. Mr. Bauer asked to bring this back in six months, to give staff time. Mayor Winget would also like to know if the City of Garland plans to lower their speed limit to 35 mph due to putting in a bike lane on Rowlett Road.

5B. Discussion regarding an Interlocal Agreement with Dallas County to provide emergency response services to the unincorporated portions of Dallas County adjacent to the city limits of Rowlett.

Chief Tim Gauthier, Fire Department, presented this item. On September 19, 2023, City Council approved a resolution authorizing the City of Rowlett and the Rowlett Fire Department to enter into an agreement with Dallas County to provide emergency response services to the unincorporated portions of Dallas County. The initial agreement was for one year plus one additional year, with the total contract running through September 30, 2025. Call volume at the time was approximately 20 runs per month. Significant number of these calls were already within our response volume due to mutual aid agreements with Sachse. The Dallas County agreement was to pay \$500 flat rates for fire-based calls and \$600 flat rate for EMS calls. Certain EMS responses requiring additional units could be billed separately. During the term of the contract, Rowlett Fire Department responded to 231 calls for service to county areas, of which 165 were EMS-based calls and 66 were fire-based calls. Total revenues collected were \$154,000, \$108,000 from Dallas County for emergency responses and \$46,000 from medical and fire billing. Costs to deliver services were a total of \$40,229, with a net revenue of \$113,771 (\$17,000 additional has been billed). Dallas County is requesting to renew the contract for county emergency response services for one year, with two additional one-year renewal periods. The total term of the agreement would run through September 30, 2028. The contract billing adjustments are \$600 for fire-based calls, \$700 for EMS-based calls, additional billing for certain calls that require multi-unit response, and additional reimbursement for fire calls exceeding 2 hours at a rate of \$300 per hour. Staff is looking for consensus to move forward with the agreement with Dallas County for fire and emergency medical services in the unincorporated areas of Dallas County.

Councilmember Gibbs stated that he is not a fan of this agreement. It doesn't capture the amount of time to get to the call and return. Those residents do not have to pay taxes to get the same service as our residents. Deputy Mayor Pro Tem Britton confirmed with Chief Gauthier that the fire department is still providing services even though the contract expired on September 30, 2025. Dallas County is still paying for the services. Councilmember Gibbs stated that he cannot support this. Mayor Winget confirmed with Chief Gauthier that the agreement does not require the City to prioritize the County calls. There is a termination clause in the agreement with a 90-day notice, if the calls become too much. Mayor Winget further stated that he does not want to damage the relationship with Dallas County. Mayor Pro Tem Schupp added that as long as it doesn't impede our service to our citizens, he doesn't have a problem with the agreement. Mayor Winget requested that this item be an individual consideration and not on consent agenda on a future agenda.

- 5C.** Discussion regarding ambulance billing procedures, including the parameters used in billing processes by the Rowlett Fire Department and Emergicon, the city's third-party billing vendor.

Chief Tim Gauthier, Fire Department, presented this item. The provision of ambulance service and the ability to bill for services is authorized by City Ordinance. The fee schedule is approved as part of the Master Fee Schedule (RES100-25). The current fees have been in place since 2014. Emergicon currently serves as the City's third-party billing entity, and an agreement has been in place since 2018 (RES-097-18). The City's overall collection rate with Emergicon is usually around 45% of billed charges. The industry performance and standards usually fall in the lower 30-35% range. Emergicon is also the billing entity for the City's fire-based billing. There are three levels of Ambulance Services. BLS is the Basic Level of Service, ALS-1 is the Advanced Level of Service, and ALS-2 is the Advanced Level of Service 2. The total billed was \$3,496,931 and total cash collected was \$1,789,461. Chief Gauthier reviewed the current fee schedule compared to the Cities of Carrollton, Lewisville, and Farmers Branch.

Councilmember Gibbs asked if the nonresidential fee could be increased. Mayor Winget agreed with only increasing the nonresidential fee. He asked Chief Gauthier to come back at a later date with suggestions.

6. DISCUSS CONSENT AGENDA ITEMS FOR NOVEMBER 18, 2025, CITY COUNCIL MEETING.

Mayor Winget requested item 4D be removed from the consent agenda for individual consideration. Deputy Mayor Pro Tem Britton requested item 4E be removed from the consent agenda for individual consideration.

7. ADJOURNMENT

Mayor Winget adjourned the meeting at 7:17 pm.

CITY COUNCIL MEETING MINUTES

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 November 18, 2025

7:00 P.M.

Municipal Building – 4000 Main

Present: Mayor Jeff Winget, Mayor Pro Tem Michael Schupp, Deputy Mayor Pro Tem Mike Britton, Councilmember Jonathan Reaves, Councilmember Marvin Gibbs, Councilmember Elise Bowers, and Councilmember John Bowers III

INVOCATION

The invocation was led by Deputy Mayor Pro Tem Britton.

PLEDGES OF ALLEGIANCE

The Pledges of Allegiance were led by the City Council.

1. CALL TO ORDER

Mayor Winget called the meeting to order at 7:00 p.m.

2. PRESENTATIONS

2A. Presentation by the Senior Advisory Board of the 2025 Senior Friendly Business Award.

Deputy Mayor Pro Tem Britton and the Senior Advisory Board presented Right at Home Rockwall with the 2025 Senior Friendly Business Award.

2B. Update from the City Council and Management: Financial Position, Major Projects, Operational Issues, Upcoming Dates of Interest and Items of Community Interest.

Councilmember Gibbs provided the following announcements:

COMMUNITY DEVELOPMENT - Pictures with Santa, Mrs. Claus and their Reindeer - Join the Animal Services for magical afternoons in December with Santa Claus and his family! Bring your children and cherished pets to the Animal Shelter for a delightful time, filled with joy and wonder. Take pictures with Santa Claus, Mrs. Claus and shelter pets dressed as reindeer. Children can share holiday wishes and bask in the festive atmosphere, while drinking hot chocolate and apple cider. The dates are December 7, 2025, and December 21, 2025, from 1:00 p.m. - 3:00 p.m. at the Animal Shelter Building, located at 4402 Industrial Street. To RSVP, please send an email to animalservices@rowlett.com with your preferred date.

LIBRARY - Each year, the Arts and Humanities Commission recommends grant funding for local cultural groups along with grant funding for public and private schools in Rowlett. Applicants must demonstrate how funding will be used to support cultural arts in Rowlett. Please visit

Rowlett.com/Arts for additional details and grant application forms which are due by January 16, 2026.

It's not too late to register to play trombone at the Arts and Humanities Commission's annual Trombone Thanksgiving. This free performance on Wednesday, November 26 at 11 am is a great way to kick off the holiday season. Visit Rowlett.com/Trombone to register to play or view last year's performance.

Despite our warmer temperatures, the Library's Winter Reading Program begins this Saturday! Stop by the Library to pick up your reading log and begin earning entries for grand prize drawings. The reading challenge ends January 3rd.

At the Library's Elementals programs on Wednesdays at 4 pm, kids 5-8 years old construct educational crafts to inspire further learning in our future scientists. Visit Rowlett.com/Library for a calendar of all the spectacular library programs.

POLICE - The Rowlett Police Department's Operation Safe Holidays is underway. Operation Safe Holidays is an initiative focused on high visibility and crime reduction throughout our community. This operation is designed to enhance safety, deter criminal activity, and reassure the public through proactive engagement and a strong, visible presence. The Rowlett Police Department is utilizing data-driven crime trends to strategically focus its resources on better serving residents, businesses, and visitors. We are partnering with companies and community leaders to ensure OSH's success.

The Rowlett Police Department is partnering with other DFW-area agencies for the Civilian Response to Active Shooter (CRASE) 2.0 Metroplex Training Event on Saturday, November 22, from 10:00 AM to 12:00 PM. This free, community-focused event is part of our Operation Safe Holidays initiative and is designed to help residents and businesses stay prepared during the busy holiday season. Participants will learn tips on how to survive an active shooter incident. For more information, email Officer Erick Mitchell at emitchell@rowlett.com or call 972-412-6242.

Councilmember Reaves introduced the Featured Pet, Winston, he's the total package. He is leash and potty trained, a perfect car passenger, calm, and easygoing. To meet Winston, or one of his companions, please contact Animal Services at 972-412-6219 or come by the Shelter at 4402 Industrial St. from 10 am to 5 pm, Tuesday through Saturday. The animal shelter is currently at code red. This means that the kennels are full. All adoptions are \$25 and include spay/neuter, microchip, and up-to-date vaccinations. November is Adopt a Senior Pet Month. Please consider fostering a pet for the weekend.

3. CITIZENS INPUT

1. Alison Felderhoff, Rowlett – Spoke regarding the sewer smell along Liberty Grove. The smell has become unbearable. Something must be done now.
2. Dan Houpt, Rowlett – Thanked Mayor Winget for answering his email regarding the sewer smell. The sewer smell is bad. He gave a couple of options to repair the sewer line to control the smell.
3. Patrick Bandle, Rowlett – Spoke regarding Lake Bend Estates screening wall. Seems that ideas have stalled. Requested that the voters vote on whether we stay with DART. Water bills are high and taxes need to be lowered.

4. CONSENT AGENDA

4D and 4E were removed from the Consent Agenda to be considered individually.

4A. Consider action approving the minutes.

Consider action to approve minutes from the following City Council meeting(s): October 28, 2025, City Council Special Meeting, November 3, 2025, City Council Work Session, and November 4, 2025, City Council Meeting.

This item was approved on the Consent Agenda.

4B. Consider action approving an Interlocal Cooperation Agreement with Rockwall County for jail services.

Consider action to adopt a resolution authorizing the City of Rowlett to enter into an Interlocal Cooperation Agreement for jail services with Rockwall County and providing for an effective date.

This item was approved on the Consent Agenda as RES-121-25.

4C. Consider action authorizing the City's participation in the Discover Card Merchant Class Action Settlement.

Consider action to adopt a resolution authorizing the City's participation in the Discover Card Merchant Class Action Settlement and submission of the court-approved claim form to receive payment under the Settlement.

This item was approved on the Consent Agenda as RES-122-25.

A motion was made by Deputy Mayor Pro Tem Britton, seconded by Councilmember Reaves, to approve all the preceding items marked as having been approved on the Consent Agenda. Motion passed 7-0.

4D. Consider action approving a resolution approving the first amendment to the 2018 Rowlett Parks, Recreation and Trails Master Plan.

Consider action to approve a resolution approving the first amendment to the 2018 Rowlett Parks, Recreation and Trails Master Plan.

Kristoff Bauer, Deputy City Manager, presented this item. The proposed action is to revise the Plan to clarify that the Muddy Creek Area around the planned Merritt Road Extension is not a current City Park and is not planned to be developed for that purpose within the planning horizon. The Parks Advisory Board recommends approval of the amendment.

A motion was made by Mayor Pro Tem Schupp, seconded by Deputy Mayor Pro Tem Britton, to accept the substituted resolution as presented. Motion passed 7-0.

This item was approved as RES-123-25.

4E. Consider action approving the purchase of solar lights.

Consider a resolution authorizing the purchase of solar lights from Fonroche Lighting America.

Deputy Mayor Pro Tem Britton stated he requested this item be pulled for individual consideration for a brief explanation of the purchase of the additional lights as a pretty good cost. David Hall, City Manager, stated that once the plans for the previous solar lights were revised, there was a surplus of 56 lights that Fonroche offered to sell to the city. There are other areas in the city that can install these lights. The plan as to where to place the lights has not been developed yet, but there have been discussions. Staff negotiated the sale of 56 lights to have 20 of those lights given to the city for free, so the city is only paying for 34 of those lights.

A motion was made by Deputy Mayor Pro Tem Britton, seconded by Councilmember Gibbs, to approve the purchase of solar lights. Motion passed 7-0.

This item was approved as RES-124-25.

5. INDIVIDUAL CONSIDERATION

- 5A.** Conduct a public hearing on an ordinance amending the Comprehensive Plan of the City of Rowlett by amending the Future Land Use Plan for an approximately 23.673 acre tract out of the James M. Hamilton Survey, Abstract No. 0544 in the City of Rowlett, Dallas County, Texas, commonly known as 8500 Merritt Road, from Employment Center to Medium Density Residential, approving a Regulating Plan to construct a 185-Townhome II development based on Form-Based Code Commercial Center Zoning District (FB-CC) thereon, and approving a minor access warrant in accordance with Section 2.10.3 of the Form Base Code (FBC) to connect to Merritt Road.

Derek Hull, Community Development Director, presented this item. The request is to consider amending the Comprehensive Plan Land Use from Employment Center to Medium Density Residential approval of a Regulating Plan, 2) consider adopting a Regulating Plan, and 3) consider approving of a minor access warrant in accordance with Section 2.10.3 of the Form Base Code (FBC) to connect to Merritt Road. The project is 23.673-acre site developed into 185 Townhomes constructed to built-to-zone standards. Three residential lots that will remain in the center of the project. There will be two parking spaces per unit and additional visitor spaces. It will have five open space lots. Mr. Hull reviewed the Comprehensive Plan and the current zoning of Form-Based Commercial Center (FB-CC).

The Regulating Plan consists of 185 Townhomes individually platted lots allowed by right. Parking will be two spaces per unit and ninety visitor parking spaces. There will be five distinct open space lots. Minor warrants are requested for Fayetteville Ave. and two secondary roads to connect to Merritt Road. It will be managed by a HOA.

Comprehensive Land Use and Current Zoning are inconsistent. Employment Center requires employment related uses as the primary use with a development project. The applicant is requesting Change in Land Use from Employment Center to Medium Density Residential. No changes are required for the Zoning District, as Townhome II uses are allowed by right in the FB-CC Zoning District and amenities and open space requirements are met. Alleys are proposed at 27' and 30' to accommodate fire vehicles. Sixty-one 200 foot notices and forty-one 500 foot notices

were mailed on October 17, 2025. As of November 17, 2025, staff received ten notices in favor and none in opposition within 200 feet and none in favor or in opposition within the 200-500 feet range. The Planning & Zoning Commission recommended denial.

Pursuant to Texas Government Code, §551.071 (Consultation with Attorney) to seek legal advice from the City Attorney, Mayor Winget adjourned the meeting into Executive Session at 7:52 pm.

Mayor Winget reconvened the meeting at 8:00 pm.

Mayor Winget opened the public hearing at 8:01 pm.

Representatives of Bridge Tower Homes, LLC, applicant, gave presentation asking for approval of a regulating plan and an amendment to the Comprehensive Plan Land Use.

12 Online Input forms were received in favor.

82 Online Input forms were received against.

1. Chris Williams, Rowlett – Spoke in favor of project.
2. Jesse Hooks, Rowlett – Spoke in support of project.
3. Sheila Williams, Rowlett – have had 3 investors in the past 4 years trying to sell the land. Spoke in favor of the project.
4. Alison Felderhoff, Rowlett – Spoke against project.
5. Bob Williams, Rowlett – Family has been in Rowlett since 1877. Spoke in favor of project.
6. Kaylee Williams, Rowlett – Spoke in support of project.
7. Dan Houpt, Rowlett – Spoke against project. He is not against people selling their land.
8. Stoney Adams, Rowlett – Spoke in favor of project.
9. Carol Hooks, Rowlett – Spoke in favor of project.
10. Randy Roberts, Rowlett – Spoke in favor of project.
11. Nam Pham, Rowlett – Spoke against project.
12. James Roan, Rowlett – Spoke against project.
13. Aime Dugger, Rowlett – Spoke against project.

Mayor Winget closed the public hearing at 8:57 pm.

Mayor Winget read a statement. Landowners have protected property rights. He further explained how zoning changes occur within the City. The City's Comprehensive Plan is a guideline for the City. Mayor Winget read various senate bills regarding regulating multifamily, commercial property, and lot sizes.

- 5B.** Consider action to adopt an ordinance amending the Comprehensive Plan of the City of Rowlett by amending the Future Land Use Plan for an approximately 23.673 acre tract out of the James M. Hamilton Survey, Abstract No. 0544 in the City of Rowlett, Dallas County, Texas, commonly known as 8500 Merritt Road, from Employment Center to Medium Density Residential, approving a Regulating Plan to construct a 185-Townhome II development based on Form-Based Code Commercial Center Zoning District (FB-CC) thereon, and approving a minor access warrant in accordance with Section 2.10.3 of the Form Base Code (FBC) to connect to Merritt Road.

Mayor Pro Tem Schupp stated he appreciates all of the work that has been done. He wants to relieve the tax burden of the homeowners. The only way to alleviate that is to bring in commercial. Residential is ancillary to the commercial component. Councilmember J. Bowers III stated that change is the only constant thing. We need to increase our day and night populations to get more commercial. 23 acres is not detrimental to the commercial area. Councilmember Reaves agrees with both statements. We are a bedroom community. We do not have a lot of land available for development. He is leaning towards denying. Deputy Mayor Pro Tem Britton stated he agrees with everybody. He works for everyone. City Council has received a lot of emails against this project. Mayor Winget appreciates everyone and the public sending emails. We have to take emotions out of the decision. In 40 years, what do we want the North Shore to look like. The Future Land Use Map shows this area to be Commercial/Employment Center. This has to be a logical decision and not emotional.

A motion was made by Mayor Pro Tem Schupp, seconded by Councilmember Reaves to approve as presented. Motion failed, 1-6, with Councilmember E. Bowers for.

- 5C.** Conduct a public hearing regarding a zoning change request for an approximately 21.412 acre tract located generally north of Miller Road and west of Chiesa Road and being further described as a portion of the James Hobbs Survey, Abstract No. 571, Page 721, Tract 19 in the City of Rowlett, Dallas County, Texas (the "Property"), to amend the Comprehensive Plan for the Property by amending the Future Land Use Plan from Low-Density Residential, Medium-Density Residential and Retail/Commercial/Office to Multi-Family, to amend the Comprehensive Zoning Ordinance and Map for the Property from Single Family Residential- 40/24 (SF-40) District to Planned Development District with a base zoning of Multi-Family Attached Residential Duplex (PD-MF-2F), and to approve a Concept Plan to construct 170 single-family homes on the Property. **"THIS ITEM HAS BEEN WITHDRAWN AT THE REQUEST OF THE APPLICANT."**

This agenda item was withdrawn per the applicant's request.

- 5D.** Consider action to adopt a resolution approving and authorizing the City Manager to execute job creation incentive agreement with SAF-Holland pursuant to Chapter 380 of the Texas Local Government Code (Economic Development Agreement).

Kristoff Bauer, Deputy City Manager, presented this item. SAF-Holland is establishing a new manufacturing and regional headquarters facility. This facility will consolidate operations currently located in Wylie, TX and Dumas, AR. Partial production is projected to be December 2025 and full production in Mid-2026. SAF-Holland facility will serve as the center for their specialty fifth wheel and truck suspension product lines, focused on low-volume, high-complexity production for Class 8 OEM customers. They will feature advanced manufacturing capabilities and will also house several high-skill, high-salary functions, including: Product Line Management, Advanced Manufacturing Engineering, Continuous Improvement, and IT. At project start date, they are projecting a total number of 126 permanent full-time jobs and 152 permanent full-time jobs at the term of the incentive. Total payroll is estimated to approach \$10 million annual by year three. The Economic Development Advisory Board recommended approval.

A motion was made by Councilmember J. Bowers III, seconded by Councilmember Reaves, to adopt the resolution as presented. Motion passed 7-0.

This item was approved as RES-125-25.

6. EXECUTIVE SESSION

- 6A.** The City Council shall convene into Executive Session pursuant to Texas Government Code, §551.071 (Consultation with Attorney) to seek legal advice from the City Attorney regarding an ethics complaint filed on October 28, 2025, against Mayor Pro Tem Michael Schupp.

Jaclyn Basilone, complainant, stated that this has created tangible distress. The targeted policing of her residence has caused her to no longer feel comfortable in her home. She consistently lives with an expectation of consistent retaliation. She now regrets buying her home. The campaign of targeting her home was executed during an extremely personal and vulnerable time. Her father was re-hospitalized due to stage 3 heart failure and the tragic loss of her 13-year-old nephew to suicide. In her visit with Mr. Schupp, she admitted that she falsely assumed the legality of owning and parking the cargo trailer at her house. She has witnessed other cargo trailers parked on the street on both Suzanne and Faulkner. The City should regulate everyone or no one at all. The problem trailer belongs to her fiancé, who is a small business owner and needs the trailer so that he can quickly respond to emergencies. She didn't buy the house to be bullied.

Carter Holston, Rowlett – Thanked each Councilmember for being a volunteer to our city and for the service they provide. He spoke on behalf of Councilmember Schupp. They have worked together on a number of projects in Rowlett and have served together on the Golf Advisory Board and other Boards. He has always admired Councilmember Schupp's ability to sort through matters and to use the highest level of integrity. Councilmember Schupp is very dedicated to the city, with high level of integrity and it is an honor to work alongside him. He has seen Councilmember Schupp represent the city in the best light and operate with the highest level of integrity.

Kellie McKee, Rowlett – She thanked Councilmember Schupp for continuing to choose to do the right thing and serve this city despite the nonsense thrown at him. She thanked him for having the nerve to stand up to bullies who think that throwing a tantrum would somehow make them less culpable for their own bad actions. Thank you for holding people to account, especially here in this instance, when their actions endanger children and the other neighbors in your neighborhood. Keep doing what you do.

Mayor Winget adjourned the meeting into Executive Session at 9:43 pm

7. RECONVENE INTO OPEN SESSION AND TAKE ANY NECESSARY OR APPROPRIATE ACTION ON CLOSED/EXECUTIVE SESSION MATTERS.

Mayor Winget reconvened the meeting at 10:02 pm.

No action taken.

- 7A.** Deliberate and take action on the October 28, 2025, ethics complaint against Mayor Pro Tem Michael Schupp.

Mayor Winget read the Code of Ethics Policy as it relates to this ethics complaint. Mayor Winget reviewed the ethics complaint against Mayor Pro Tem Schupp. Mayor Winget confirmed with

Victoria Thomas, City Attorney, that Mayor Pro Tem Schupp may stay seated at the dais but may not participate in the discussion unless he is asked a question.

Mayor Winget asked Ms. Basilone if the situation with Mayor Pro Tem Schupp would be different if she wasn't going through her personal trauma. Ms. Basilone replied no. What really pushed the situation over the edge is when she found the handwritten letter in her mailbox. She found it to be threatening. She went to Mr. Schupp's house and notified him that her fiancé was out of town and did not know where the key was to move the trailer. She felt uncomfortable moving the trailer even if she did find the key. She needed time to resolve the issue. She is now paying extra for storage and insurance. What pushed her over the edge was when Mr. Schupp brought her into his home and said this is the reason why you are being targeted, I sit here and have my coffee in the morning, and your trailer is blocking my view. She felt that it was a personal grievance based on his own words. She was told that another trailer at 2909 Suzanne was exempt. When she was notified by the City that they could not have the trailer on the street, they moved it to their driveway. It became a constant recurring visit from code compliance. Code compliance devolved into targeting her. She loves her house but hates the situation. She was hoping that this would have been handled privately and not publicly. She has been cited for every little thing. This has been a snowballing event.

Mayor Winget asked if she had the copy of the handwritten letter. Ms. Basilone stated she does, but it is at home. Mayor Winget stated that it was missing from her complaint. She can email it to Council. Part of the reason why that wasn't addressed initially is because she hid it from her fiancé but he wants to sell the house. He doesn't want to be there anymore. She feels that they are being pushed out of their residence.

Mayor Winget asked Mayor Pro Tem Schupp in his opinion, did this ever cross the line from becoming a personal neighborly dispute to you acting in your official capacity to get something done against your neighbor. Mayor Pro Tem Schupp responded absolutely not. He never did and he never filed any of the complaints. He never called the police or filed the original complaint. The complaint with code enforcement was not done by him. The police showing up because of the bus problems, he assumed it was Garland ISD called the police. In the last ten days, he went online to the Action Center which lead him to the Code Enforcement page, which required him to contact a code enforcement officer. He contacted two code enforcement officers and never received a response or action. The weekend this came to a head, he went to code enforcement website as a private citizen and used his personal email address. He is very cognizant of his being an elected official. He tries to be extremely careful with everything he does. He is also a private citizen, and he lives in a nice neighborhood, has a nice house, and nice neighbors around him. Their lives were being disrupted. This was a neighborhood thing. It was a safety issue. There has never been anything personal about this. This has been unpleasant for both him and Jaclyn. He wasn't the one making the complaints but did make sure that people within the city were accountable. There were two school buses blocked both directions with a car between them and had students knocking on doors in the neighborhood trying to find somebody who could move the truck so that the school buses could continue to deliver the students. Their trailer was blocking the street.

Deputy Mayor Pro Tem Britton asked Mayor Pro Tem Schupp to summarize in his own words as to what prompted him to put the business card attached to the letter. Mayor Pro Tem Schupp stated that in hindsight, that was a mistake. He had written a friendly handwritten letter and attached a copy of the ordinance and his business card. He is a corporate guy; he is used to attaching business cards. He doesn't have a job, and he doesn't have any other business cards. He wasn't sure what

type of reaction he was going to get, he knew that it would probably illicit a reaction. He was thinking that he would give her a phone and email address that goes directly to the city. If there is an angry email, texts, or calls, there will be visibility of that. He understands how that perception is there. He apologized directly to Ms. Basilone. That was not what he was trying to do. In hindsight, he would not do that again. He just wanted some type of contact information.

Councilmember E. Bowers stated that Mayor Pro Tem Schupp going through Action Center as a private citizen is his right. It sounds like there were some issues with this. Her problem is that Mayor Pro Tem Schupp did use his card. He should have used his private citizen email. Mayor Winget asked Ms. Basilone having received the letter in the mail with the business card attached that you felt was threatening, did you meet with him in his house after that? Ms. Basilone stated that she did. She hid the letter from her fiancé because she feels that she is more emotionally equipped to handle the difficult situation that is proper. She called Mrs. Schupp because she could not remember where she had hid the letter. Putting the business card in with the note negates the fact that it was a friendly handwritten note.

Councilmember J. Bowers III asked Mayor Pro Tem Schupp if he was aware of the trailer at 2909 Suzanne Drive. Mayor Pro Tem Schupp replied that he hasn't taken on the role of code enforcement officer for the neighborhood. He knows that there is one trailer that she can see from her door. He has been told by his neighbors that because of the way it is oriented in the driveway and because of the fence between the front of the house and the trailer that it is allowed.

Councilmember Gibbs asked Ms. Basilone, did Mayor Pro Tem Schupp use the word targeted when you were in his house. She does not believe that he said the word targeted, it was something like the reason for the letter in your mailbox was because of your trailer blocks the view of where I have coffee in the morning.

There were no questions regarding the roof permit. Mayor Winget read the City Council's options for this ethic complaint. Mayor Winget read a formal statement of the primary and secondary complaints. He finds the complaints baseless. Deputy Mayor Pro Tem Britton stated he concurs with Mayor Winget, he doesn't find these a violation of ethics. His only problem was his lapse of judgement in putting the business card with the letter. That is not a violation, though. Councilmember Reaves thanked Mayor Winget for summarizing everything and he agrees with everything said. It is an honor to serve with Mayor Pro Tem Schupp and appreciate how Mayor Pro Tem Schupp has conducted himself for the city and appreciates him. Councilmember J. Bowers III stated he is in agreeance with Deputy Mayor Pro Tem Britton regarding the business card. Councilmember Gibbs appreciates the level of going through the whole investigation and looking into this and he agrees with Mayor Winget. You don't lose your right to complain. It was a lapse of judgement putting the business in the mailbox. He agrees with this being baseless.

A motion was made by Deputy Mayor Pro Tem Britton, seconded by Councilmember Reaves, to find the allegations of unethical misbehavior without merit. Motion passed 6-0.

MEMBERS OF THE CITY COUNCIL MAY REQUEST TOPICS TO BE PLACED ON AN AGENDA FOR A SUBSEQUENT MEETING. ANY DELIBERATION OR DECISION SHALL BE LIMITED TO A PROPOSAL TO PLACE TOPIC ON THE AGENDA FOR A SUBSEQUENT MEETING.

Councilmember E. Bowers asked for an update on the Parks Master Plan, be presented to City Council. She thought that there is an updated from the 2018 Parks Master Plan, which has not been approved yet. David Hall, City Manager stated that he will email an update.

Mayor Winget stated there will be a future work session to limit or restrict clothing donation bins that he has been working with the City Attorney.

Councilmember J. Bowers III requested an update to the International Building Code as it relates to roof permits. Mayor Winget seconded this item.

8. ADJOURNMENT

Mayor Winget adjourned the meeting at 10:54 pm.

DRAFT

Meeting Date: 12/2/2025

Agenda Item: 6.B.

Title

Consider action to receive the fourth quarter investment report.

Consider action to receive the fourth quarter investment report for September 30, 2025.

Staff Representative

Michael Kuhn, Treasurer & Debt Mgr.

Executive Summary

In order for the City of Rowlett to comply with the State of Texas Public Funds Investment Act (PFIA), it has adopted an official Investment Policy. A requirement of this Policy is a quarterly report of the City's investment activity.

Strategic Priority and Goal(s)

Strategic Priority	Strategic Goal
 GOVERN TRANSPARENTLY & INCLUSIVELY	1.8 Provide accurate and timely information to policy makers and the public.

Background Information

Effective September 1, 1995, the Public Funds Investment Act, Chapter 2256 of the Texas Government Code, outlined authorized investments and fund management criteria for governmental entities. Among other criteria, an annual authorization and approval of the City's Investment Policy is required by December 31 of each year for compliance with the State of Texas PFIA. The City Council authorized and approved the last revision of the City's Investment Policy on October 21, 2025. The City's Investment Policy and Section 2256.023 of the Code requires that in conjunction with the Investment Officer(s), the City's Investment Advisor(s) shall provide quarterly investment reports on the City's short-term and long-term core investments to City Council. This agenda item fulfills the requirements of the PFIA and the City's Financial Investment Policies for the Quarter ending September 30, 2025.

Discussion

The City continues to maintain its reporting compliance with the requirements of the PFIA and the City's Investment Policy. The City's pooled funds and long-term pooled fund portfolios are of high credit quality and invested in TexPool, TexStar, U.S. Treasury, Federal Agency and high-quality commercial paper securities. The quarterly

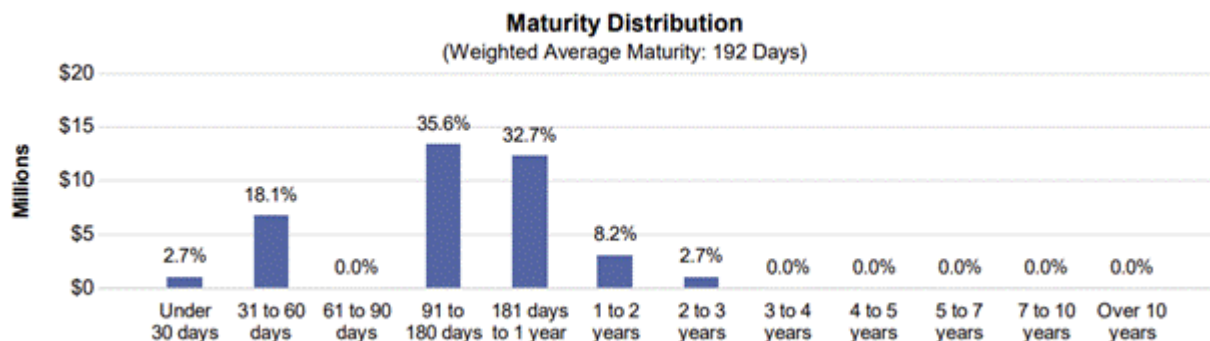
report is prepared by the City's financial advisor, PFM Asset Management, Inc. (PFM). Please note that their references are to calendar year; therefore, their third quarter is defined as June 30, 2025, through September 30, 2025, but represents the City's fourth quarter of fiscal year 2025 (see Attachment 1).

As of September 30, 2025, the City's monies comprised of U.S. Treasury, Federal Agency, Municipal, and Commercial Paper securities; additionally, there are monies held in local government investment pools and local bank operating accounts:



Note: Credit rating of securities held in portfolio, exclusive of money market fund, bank or LGIP. Standard & Poor's is the source of the credit ratings.

The Pooled Funds and Long-Term Pooled Funds portfolios maintain an adequate level of liquidity and comprise high quality credits. The portfolios maintain an aggregate weighted average maturity of less than one year – in line with the Investment Policy.



Note: Represents maturities for Pooled Funds and Long-Term Pooled Funds portfolios.

The Long-Term Fund Portfolio's quarterly total return performance of 1.15% outperformed the benchmark performance of 1.14% by 0.01%. For the last 12 months, the Portfolio's total return performance of 4.44% outperformed the benchmark performance of 3.85% by 0.59%.

Economic conditions during the quarter were characterized by: i) net new job creation nearing zero, ii) Inflation accelerating but expectations to remain short-lived, and iii)

Fiscal and tariff policy concerns easing.

U.S. inflation accelerated modestly during the fourth quarter as certain goods categories began to reflect tariff-related cost pressures and services inflation remained sticky. Headline CPI rose to 2.9% year-over-year, and core CPI (ex-food and energy) edged up to 3.1%.

In September, the Fed lowered the federal funds target range to 4.00% to 4.25%. Fed Chair Jerome Powell described it as a “risk management cut” reflecting growing concerns over the labor market. The median forecast from the Fed’s September “dot plot” showed an additional 50 basis points (bps) of rate cuts this year, 25 bps more than its June projections.

The U.S. Treasury yield curve steepened further in Q4, led by a decline in short-term yields. Maturities less than one year fell 30-40 bps as markets reflected new Fed rate-cutting expectations. Longer-dated maturity yields from three to 30 years also fell but to a lesser extent after concerns over fiscal deficits and tariff-related inflation eased slightly. The 3-month U.S. Treasury ended the quarter at 3.94%, over 35 bps lower. The 2- and 5-year Treasuries fell by 11 and 6 bps to 3.61% and 3.74% respectively. The 10- and 30-year U.S. Treasury fell by 8 and 4 bps to 4.15% and 4.73% respectively. Bond volatility has continued to fall significantly from April highs and has now reached the lowest levels in three years.

The labor market continued to cool with new net job creation nearing zero and the unemployment rate ticked up to 4.3%. Despite these signs of slowing, layoffs remained low, suggesting employers are adopting a “no hire, no fire” approach.

Financial/Budget Implications

N/A

Recommended Action

Move to accept the fourth quarter investment report for September 30, 2025.

Attachments

1. Attachment 1 – Quarterly Investment Report for September 30, 2025



City of Rowlett

Investment Performance Review For the Quarter Ended September 30, 2025

Client Management Team

Nathan Smith, Director
Robert Cheddar, CFA, Co-Head of Short & Intermediate Fixed

PFM Asset Management A division of U.S. Bancorp Asset Management, Inc

180 State Street, Suite 225
Southlake, TX 79092
1-512-781-9887

213 Market Street
Harrisburg, PA 17101-2141
717-232-2723

NOT FDIC INSURED : NO BANK GUARANTEE : MAY LOSE VALUE

For Institutional Investor or Investment Professional Use Only - This material is not for inspection by, distribution to, or quotation to the general public

Investment Officer's Certification

This report is prepared for City of Rowlett (the "City") in accordance with Chapter 2256 of the Public Funds Investment Act ("PFIA"). Section 2256.023(a) of the PFIA states that "Not less than quarterly, the investment officer shall prepare and submit to the governing body of the entity a written report of the investment transactions for all funds covered by this chapter for the preceding reporting period." This report which covers the month ended September 30, 2025, is signed by the City's investment officers and includes the disclosures required in the PFIA.

The investment portfolio complied with the PFIA and the City's approved Investment Policy and Strategy throughout the month. All investment transactions made in the City's portfolio during this month were made on behalf of the City and were made in full compliance with the PFIA and the City's approved Investment Policy.

Wendy Badgett, Director of Financial Services

Current Market Themes



- ▶ U.S. economy has been resilient but a cooling labor market presents risk
 - ▶ Net new job creation neared zero as employers follow a “no hire, no fire” approach
 - ▶ Inflation accelerated but Fed expects further price pressures to be short-lived
 - ▶ Uncertainty eased as tariff and fiscal announcements were digested



- ▶ Fed cut rates for the first time in 2025
 - ▶ Fed Chair Powell acknowledged the difficulty in balancing the risks affecting labor markets and inflation, but noted risks to the labor market were the Fed's focus
 - ▶ The Fed's September “dot plot” signals 50 bps in additional cuts for 2025, though views remain split, with 7 members favoring no additional cuts in 2025



- ▶ Treasury yields moved lower across the curve in Q3
 - ▶ Front end Treasury yields moved lower on Fed rate cut expectations
 - ▶ Yields settled into a narrow trading range as market volatility eased
 - ▶ Credit spreads continued to tighten and neared historically narrow levels

Source: Details on market themes and economic indicators provided throughout the body of the presentation. Bloomberg Finance L.P., as of September 30, 2025.

Economic Uncertainty Challenges Outlook

Negative

- ▶ Net new job creation nears zero
- ▶ Sticky services inflation
- ▶ Increasing retail credit card balances
- ▶ Rising student loan delinquencies
- ▶ Planned federal spending cuts

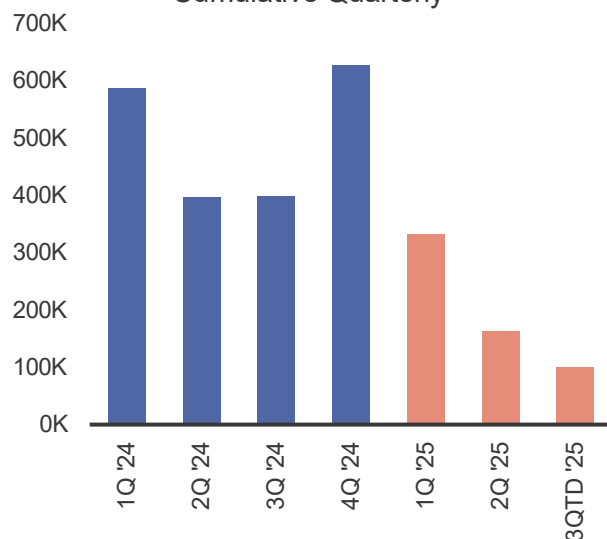
Neutral

- ▶ Slower tariff-based inflation passthrough
- ▶ Stabilizing credit card delinquencies
- ▶ Corporate fundamentals

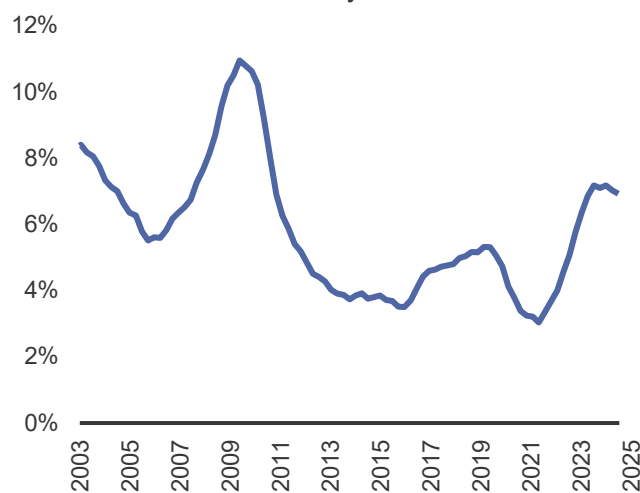
Positive

- ▶ Easing Fed Policy
- ▶ Resilient consumer spending
- ▶ Positive real disposable personal income growth
- ▶ Fiscal tailwinds to business investment

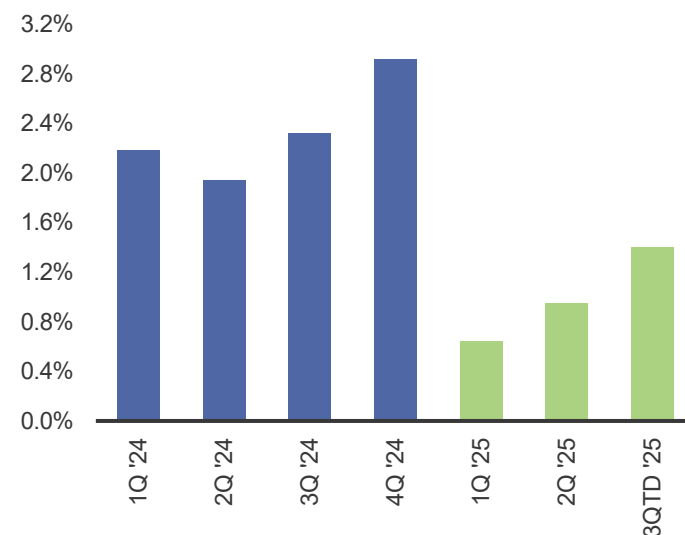
Nonfarm Payrolls
Cumulative Quarterly



Credit Card Delinquencies
90+ Days



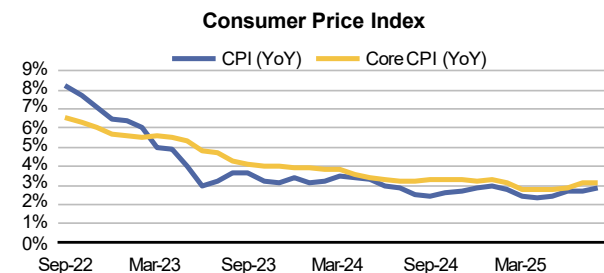
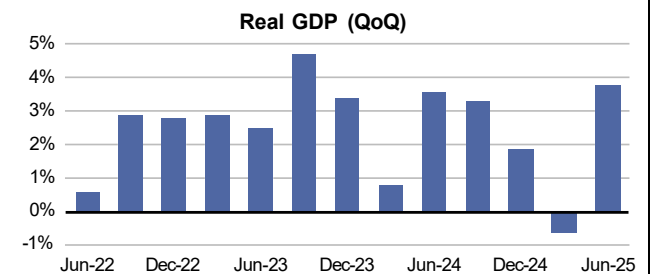
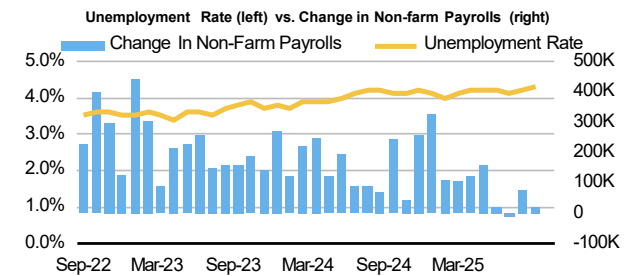
Personal Consumption
Quarter-Over-Quarter Change



Sources: Bloomberg Finance L.P., Bureau of Labor Statistics as of August 2025, Federal Reserve Bank of New York as of June 2025, and Bureau of Economic Analysis as of August 2025.

Economic Snapshot

Labor Market		Latest	Jun '25	Sep '24
Unemployment Rate	Aug-25	4.3%	4.1%	4.1%
Change In Non-Farm Payrolls	Aug-25	22,000	-13,000	240,000
Average Hourly Earnings (YoY)	Aug-25	3.7%	3.7%	3.9%
Personal Income (YoY)	Aug-25	5.1%	4.7%	5.3%
Initial Jobless Claims (week)	9/20/25	218,000	232,000	227,000
Growth				
Real GDP (QoQ SAAR)	2025Q2	3.8%	-0.6% ¹	3.6% ²
GDP Personal Consumption (QoQ SAAR)	2025Q2	2.5%	0.6% ¹	3.9% ²
Retail Sales (YoY)	Aug-25	5.0%	4.4%	2.0%
ISM Manufacturing Survey (month)	Sep-25	49.1	49.0	47.5
Existing Home Sales SAAR (month)	Aug-25	4.00 mil.	3.93 mil.	3.90 mil.
Inflation/ Prices				
Personal Consumption Expenditures (YoY)	Aug-25	2.7%	2.6%	2.3%
Consumer Price Index (YoY)	Aug-25	2.9%	2.7%	2.4%
Consumer Price Index Core (YoY)	Aug-25	3.1%	2.9%	3.3%
Crude Oil Futures (WTI, per barrel)	Sep 30	\$62.37	\$65.11	\$68.17
Gold Futures (oz.)	Sep 30	\$3,841	\$3,308	\$2,636



1. Data as of First Quarter 2025.

2. Data as of Second Quarter 2024.

Note: YoY = year-over-year, QoQ = quarter-over-quarter, SAAR = seasonally adjusted annual rate, WTI = West Texas Intermediate crude oil.

Source: Bloomberg Finance L.P.

Summary Portfolio Statistics

Account Name	Amortized Cost ^{1,2,3} September 30, 2025	Amortized Cost ^{1,2,3} June 30, 2025	Market Value ^{1,2,3} September 30, 2025	Market Value ^{1,2,3} June 30, 2025	Duration (Years) September 30, 2025
Pooled Fund	\$16,332,793	\$23,749,117	\$16,344,086	\$23,745,067	0.255
Long Term Pooled Fund	\$21,089,211	\$27,416,896	\$21,150,778	\$27,465,165	0.593
TexPool	\$179,299,536	\$181,321,185	\$179,299,536	\$181,321,185	0.003
American National Bank of Texas	\$10,749,770	\$10,703,348	\$10,749,770	\$10,703,348	0.003
TexStar	\$95,300,411	\$20,231,519	\$95,300,411	\$20,231,519	0.003
Total	\$322,771,721	\$263,422,065	\$322,844,581	\$263,466,285	0.054

Account Name	Yield to Maturity at Cost ⁴ September 30, 2025	Yield to Maturity at Cost ⁴ June 30, 2025	Yield to Maturity at Market September 30, 2025	Yield to Maturity at Market June 30, 2025	Duration (Years) June 30, 2025
Pooled Fund	4.14%	4.27%	3.20%	4.36%	0.247
Long Term Pooled Fund	4.34%	4.29%	4.12%	4.33%	0.556
TexPool ⁵	4.26%	4.27%	4.26%	4.27%	0.003
American National Bank of Texas	0.00%	0.00%	0.00%	0.00%	0.003
TexStar	4.14%	4.32%	4.14%	4.32%	0.003
Weighted Average YTM	4.08%	4.10%	4.02%	4.12%	0.083

Monthly Earnings YTD ⁶			
October 2024	\$790,172	April 2025	\$940,411
November 2024	\$792,368	May 2025	\$881,440
December 2024	\$803,449	June 2025	\$921,271
January 2025	\$871,745	July 2025	\$871,553
February 2025	\$855,462	August 2025	\$947,514
March 2025	\$914,359	September 2025	\$1,094,950
Fiscal YTD Earnings			\$10,684,695

Benchmarks ⁷	September 30, 2025	June 30, 2025
ICE BofA 3-Month Treasury Bill Index (Rolling)	4.64%	4.73%
S&P GIP All 30 Day Gross Yield Index	4.44%	4.44%
ICE BofA 1-Year Treasury Note Index	3.72%	4.02%

Notes:

1. On a trade-date basis, including accrued interest.
2. In order to comply with GASB accrual accounting reporting requirements; forward settling trades are included in the monthly balances.
3. Excludes any money market fund/cash balances held in custodian account.
4. Past performance is not indicative of future results.
5. TexPool yield is obtained from www.texpool.com.
6. Earnings are calculated on a cash basis and are subject to the receipt of coupon payments, maturities within the portfolio, and money market fund balances. Earnings include Pooled Fund, Long Term Pooled Fund, TexPool and TexStar.
7. Source: Bloomberg Finance L.P. ICE BofA 3-Month Treasury Bill Index is an equally weighted 3-month rolling yield of the index.

Account Summary

CITY OF ROWLETT POOLED FUNDS			
Portfolio Values	September 30, 2025	Analytics ¹	September 30, 2025
PFMAM Managed Account	\$16,294,759	Yield at Market	3.20%
Amortized Cost	\$16,283,466	Yield on Cost	4.14%
Market Value	\$16,294,759	Portfolio Duration	0.26
Accrued Interest	\$49,327		
Cash	\$0		

CITY OF ROWLETT LONG TERM POOLED FUND			
Portfolio Values	September 30, 2025	Analytics ¹	September 30, 2025
PFMAM Managed Account	\$21,092,608	Yield at Market	4.12%
Amortized Cost	\$21,031,041	Yield on Cost	4.34%
Market Value	\$21,092,608	Portfolio Duration	0.59
Accrued Interest	\$58,170		
Cash	\$0		

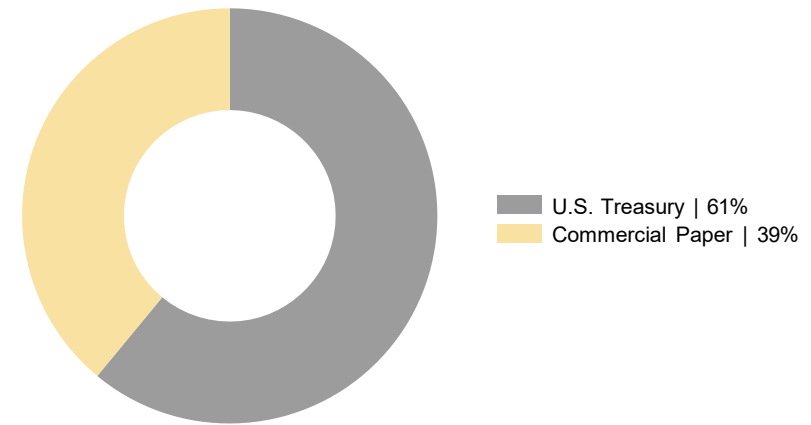
1. Yield at market, yield on cost, and portfolio duration only include investments held within the separately managed account(s), excludes balances invested in overnight funds.

Portfolio Snapshot - CITY OF ROWLETT POOLED FUNDS¹

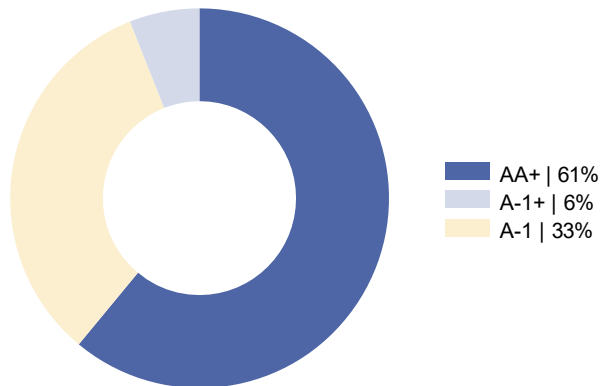
Portfolio Statistics

Total Market Value	\$16,344,086.08
Securities Sub-Total	\$16,294,759.00
Accrued Interest	\$49,327.08
Cash	\$0.00
Portfolio Effective Duration	0.26 years
Yield At Cost	4.14%
Yield At Market	3.20%
Portfolio Credit Quality	AA

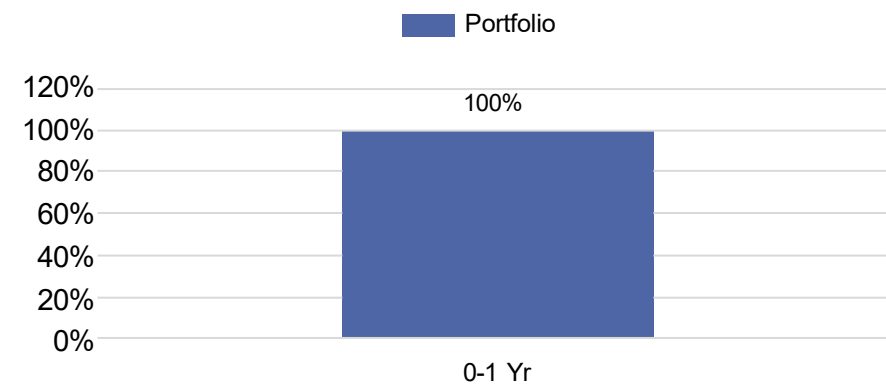
Sector Allocation



Credit Quality - S&P



Duration Distribution



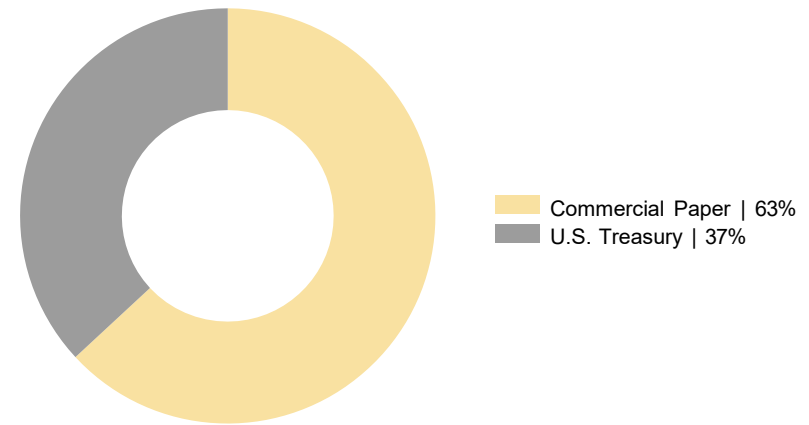
1. Yield and duration calculations exclude cash and cash equivalents. Sector allocation includes market values and accrued interest. The portfolio's benchmark is . Source: Bloomberg Financial LP.
An average of each security's credit rating was assigned a numeric value and adjusted for its relative weighting in the portfolio.

Portfolio Snapshot - CITY OF ROWLETT LONG TERM POOLED FUND¹

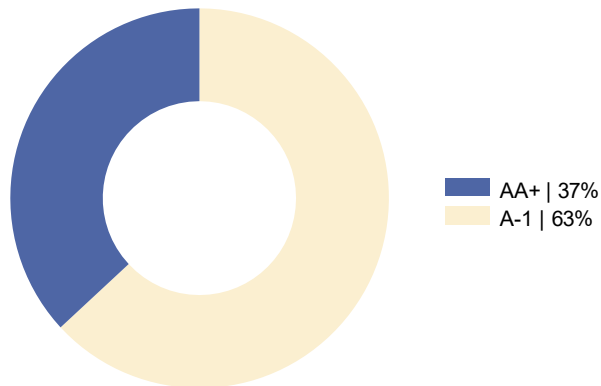
Portfolio Statistics

Total Market Value	\$21,150,778.24
Securities Sub-Total	\$21,092,608.25
Accrued Interest	\$58,169.99
Cash	\$0.00
Portfolio Effective Duration	0.59 years
Benchmark Effective Duration	0.89 years
Yield At Cost	4.34%
Yield At Market	4.12%
Portfolio Credit Quality	A

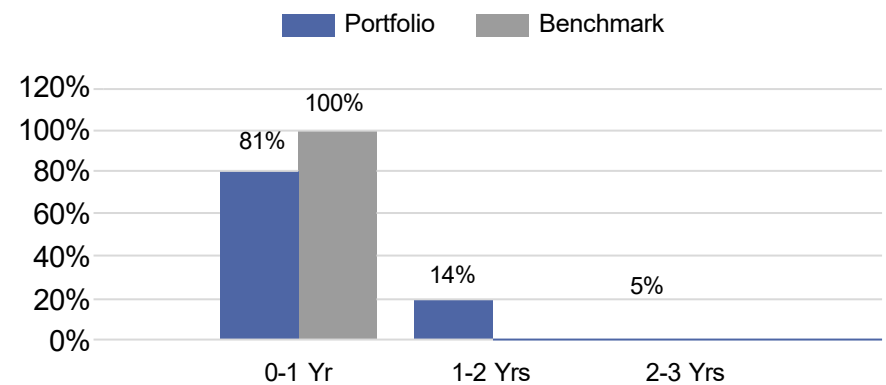
Sector Allocation



Credit Quality - S&P

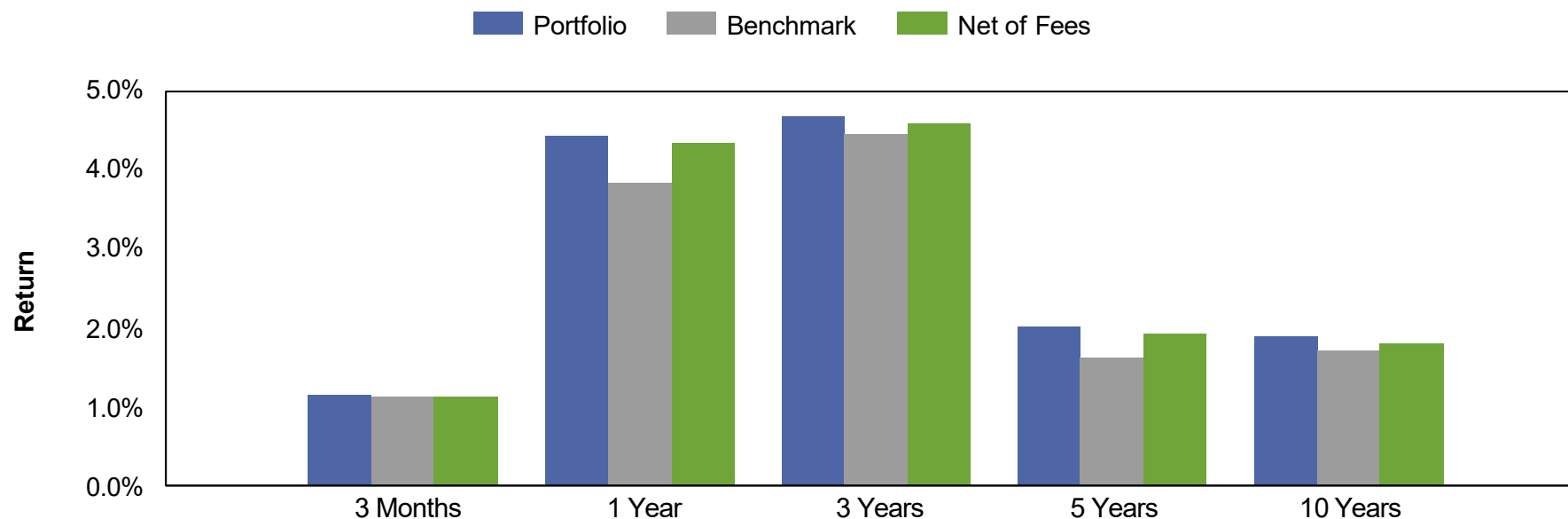


Duration Distribution



1. Yield and duration calculations exclude cash and cash equivalents. Sector allocation includes market values and accrued interest. The portfolio's benchmark is Currently the GC03 ICE BofA 1 Year U.S. Treasury Index. Source: Bloomberg Financial LP. An average of each security's credit rating was assigned a numeric value and adjusted for its relative weighting in the portfolio.

Portfolio Performance



Market Value Basis Earnings	3 Months	1 Year	3 Years	5 Years	10 Years
Interest Earned ²	\$108,031	\$641,451	\$1,588,964	\$2,070,158	\$3,439,529
Change in Market Value	\$191,702	\$665,255	\$2,641,676	\$929,985	\$1,480,145
Total Dollar Return	\$299,733	\$1,306,706	\$4,230,640	\$3,000,143	\$4,919,674
Total Return³					
Portfolio	1.15%	4.44%	4.67%	2.01%	1.90%
Benchmark ⁴	1.14%	3.85%	4.45%	1.64%	1.72%
Basis Point Fee	0.02%	0.09%	0.09%	0.09%	0.09%
Net of Fee Return	1.12%	4.35%	4.59%	1.92%	1.81%

1. The lesser of 10 years or since inception is shown. Since inception returns for periods one year or less are not shown. Performance inception date is June 30, 2006.

2. Interest earned calculated as the ending accrued interest less beginning accrued interest, plus net interest activity.

3. Returns for periods one year or less are presented on a periodic basis. Returns for periods greater than one year are presented on an annualized basis.

4. The portfolio's benchmark is Currently the GC03 ICE BofA 1 Year U.S. Treasury Index. Source: Bloomberg Financial LP.

Disclosures

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N.A. is not responsible for and does not guarantee the products, services, or performance of U.S. Bancorp Asset Management, Inc.

NOT FDIC INSURED : NO BANK GUARANTEE : MAY LOSE VALUE

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PFMAM professionals have exercised reasonable professional care in the preparation of this performance report. Information in this report is obtained from sources external to PFMAM and is generally believed to be reliable and available to the public; however, we cannot guarantee its accuracy, completeness or suitability. We rely on the client's custodian for security holdings and market values. Transaction dates reported by the custodian may differ from money manager statements. While efforts are made to ensure the data contained herein is accurate and complete, we disclaim all responsibility for any errors that may occur. References to particular issuers are for illustrative purposes only and are not intended to be recommendations or advice regarding such issuers. Fixed income manager and index characteristics are gathered from external sources. When average credit quality is not available, it is estimated by taking the market value weights of individual credit tiers on the portion of the strategy rated by a NRSRO.

It is not possible to invest directly in an index. The index returns shown throughout this material do not represent the results of actual trading of investor assets. Third-party providers maintain the indices shown and calculate the index levels and performance shown or discussed. Index returns do not reflect payment of any sales charges or fees an investor would pay to purchase the securities they represent. The imposition of these fees and charges would cause investment performance to be lower than the performance shown.

The views expressed within this material constitute the perspective and judgment of PFMAM at the time of distribution and are subject to change. Any forecast, projection, or prediction of the market, the economy, economic trends, and equity or fixed-income markets are based upon certain assumptions and current opinion as of the date of issue and are also subject to change. Some, but not all assumptions are noted in the report. Assumptions may or may not be proven correct as actual events occur, and results may depend on events outside of your or our control. Changes in assumptions may have a material effect on results. Opinions and data presented are not necessarily indicative of future events or expected performance.

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- In accordance with generally accepted accounting principles, information is presented on a trade date basis; forward settling purchases are included in the monthly balances, and forward settling sales are excluded.
- Performance is presented in accordance with the CFA Institute's Global Investment Performance Standards (GIPS). Unless otherwise noted, performance is shown gross of fees. Quarterly returns are presented on an unannualized basis. Returns for periods greater than one year are presented on an annualized basis. **Past performance is not indicative of future returns.**
- ICE Bank of America Indices provided by Bloomberg Financial Markets.
- Money market fund/cash balances are included in performance and duration computations.
- Standard & Poor's is the source of the credit ratings. Distribution of credit rating is exclusive of money market fund/LGIP holdings.
- Callable securities in the portfolio are included in the maturity distribution analysis to their stated maturity date, although, they may be called prior to maturity.
- MBS maturities are represented by expected average life.

Meeting Date: 12/2/2025

Agenda Item: 6.C.

Title

Consider action approving the purchase of six (6) Chevrolet Tahoe pursuit patrol vehicles.

Consider action to adopt a resolution authorizing the purchase of six (6) Chevrolet Tahoe police pursuit patrol vehicles.

Staff Representative

Mike Lasby, Mgr of Assets/Fleet

Executive Summary

Staff is requesting authorization to purchase six (6) new police pursuit patrol vehicles and to purchase and install the related emergency vehicle equipment to outfit the vehicles. Five (5) of the vehicles are replacement units for patrol vehicles that have reached the end of their life cycle. One (1) additional patrol vehicle was approved during the FY26 Budget process. The purpose of this item is to authorize the purchase from Sam Pack's Five-Star Chevrolet in the amount of \$557,559.89 for the Police Department through the cooperative purchasing agreement.

Strategic Priority and Goal(s)

Strategic Priority	Strategic Goal
	Ensure a Safe Environment 2.3 Deliver exceptional first-responder coverage and response times.

Background Information

The Fleet Department purchases five (5) patrol vehicles per year to sustain a safe and dependable fleet for the 24/7 operation of patrol. The Police Department requested, and was approved, to add an additional patrol vehicle for the FY26 budget year to accommodate department growth. The Police Department requires the full complement of patrol vehicles to adequately patrol and protect the City and its residents.

The Chevrolet Tahoe is the preferred vehicle by the Rowlett Police Department, and these are currently in production for the model year. These will be available for only a short time as all agencies are seeking these vehicles.

Discussion

The ability of the Rowlett Police Department's Patrol Division to serve the citizens efficiently depends heavily on transportation with dependable and properly equipped patrol vehicles.

Financial/Budget Implications

CIP Project Budget Financial Table

Project Code	Project Title	Available Budget	Proposed Amount	Remaining Balance
CE1001	Police Vehicles and Equip	654,000	557,559.89	96,440.11

Recommended Action

Move to adopt a resolution authorizing the purchase of six (6) Chevrolet Tahoe police pursuit patrol vehicles, and the purchase and installation of emergency vehicle equipment for the Police Department, from Sam Pack's Five-Star Chevrolet, through a BuyBoard cooperative contract, in the amount of \$92,926.64 per vehicle, for a total price not to exceed \$557,559.89; authorize the City Manager or his designee to execute all necessary documents to effectuate said purchase; and provide an effective date.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS APPROVING THE PURCHASE OF SIX CHEVROLET TAHOE POLICE PURSUIT PATROL VEHICLES, INCLUDING PURCHASE AND INSTALLATION OF EMERGENCY VEHICLE EQUIPMENT, FROM SAM PACK FIVE-STAR CHEVROLET, UTILIZING A BUYBOARD COOPERATIVE PURCHASING CONTRACT, IN THE AMOUNT OF \$92,926.64 PER VEHICLE, FOR A TOTAL PRICE NOT TO EXCEED \$557,559.89; AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE ALL NECESSARY AND RELATED DOCUMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, to sustain a safe and dependable police vehicle fleet for the 24/7 operation of police patrol, the City's fleet management plans call for the purchase of five (5) patrol vehicles per year; and

WHEREAS, the Police Department requested, and was approved, to add an additional patrol vehicle for the FY26 budget year to accommodate department growth; and

WHEREAS, Sam Pack Five-Star Chevrolet has offered pricing, utilizing the BuyBoard cooperative purchasing contract, six Chevrolet Tahoes, the preferred vehicle for the Rowlett Police Department, which vehicles are currently in product and will be available for only a short time as all agencies are seeking these vehicles; and

WHEREAS, the City Council finds it to serve the health, safety and general welfare of

the City to approve the purchase of these vehicles;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROWLETT THAT:

SECTION 1. The purchase of six (6) Chevrolet Tahoe Police Pursuit Patrol Vehicles, including purchase and installation of Emergency Vehicle Equipment, in conformance with Exhibit "A," attached hereto and incorporated herein by this reference, from Sam Pack Five-Star Chevrolet, utilizing a BuyBoard cooperative purchasing contract, in an amount not to exceed \$92,926.64 per vehicle, for a total price not to exceed \$557,559.89 is hereby approved.

SECTION 2. The City Manager or his designee is hereby authorized to execute all necessary and related documents for the purchase.

SECTION 3. This resolution shall be effective immediately upon his approval.

Attachments

1. Attachment One – Quote from Sam Pack Five-Star Chevrolet and Defender Supply

End User: ROWLETT PD		Sam Pack's Rep: KEVIN MOORE	
Contact: DAVID CATES (MATT KNIGHT)		Date: 10.22.25	
Contact TN/Email		Phone #	On File
Product Description: 2025 Chevrolet Tahoe PPV		Color Code	BLACK
A.	Bid Line # #20	Base Price:	\$ 44,855.00

B. Published Options (Itemize Each Below)					
Code	Description	Bid Price	Code	Description	Bid Price
	Automatic	Included		Recovery Hooks	\$ 50.00
	Air Conditioning - Power Steering/Brakes	Included		Speed Control	Included
	2WD	Included		Trailer Assist	Included
	Flasher Headlamp Package	Included			
	Third Row Seat Delete	Included			
	Upgrades:				
	Driver Side Spotlamp	\$ 800.00			
	Rear Window Switches InOperative	\$ 62.00			
	Rear Locks - Inoperative	\$ 57.00			
	DTRL Control	\$ 50.00			
	Remote Keyless Entry Package	\$ 75.00			
	Radio Supression	\$ 95.00		2026 YoY model change cost	\$ 6,825.00
Total of B. - Published Options					\$ 8,014.00

Code	Description	Bid Price	Code	Description	Bid Price
Total of C. - Dealer Published Options					\$ -

[illegible]

Off Menu Options limited to 25% of Published Price	Current %	70.01%	Total of D. - Off Menu Options	\$37,014.95
Delivery Charges	25 Miles @ \$1.49/mile			\$ 37.25
Floorplan Expense	35 Days	\$13.48 Per Diem		\$ 471.89
Lot Insurance Expense	35 Days	\$13.48 Per Diem		\$ 471.89
Manufacturer Delivery Fee				\$ 1,995.00
			Total Each	\$ 92,859.98
Quantity Ordered	6	X F =		\$ 557,159.89
Administrative Fee				\$ 400.00
Trade In Allowance - Non-Equipment debits and credits				\$ -
TOTAL PURCHASE PRICE INCLUDING ADMIN FEE				\$557,559.89

Sam Pack's Five Star Ford - Aftermarket Build Sheet

PO# Parts
Date Parts Ordered
Agency Name
Vehicle Type
Salesperson

ROWLETT PD

KEVIN MOORE

PO # Labor

Date to Chevy

Last Part ETA

Vehicle ETA

Quantity of Vehicle order

6

Stock #s

TBD

[illegible]**Parts Total**

\$0.00

Total of Build

\$0.00

Labor Hours

0

Labor Price

\$0.00

[illegible]

Sam Pack's Five Star

Stock #s

KEVIN MOORE

TBD					

Parts Total	\$0.00	Total of Build	\$0.00
--------------------	---------------	-------------------------------	---------------

[illegible]

Ford - Aftermarket Build Sheet

PO #	
Labor	
Date to	
Chevy	
Last Part	
ETA	
Vehicle	
ETA	
Quantity of Vehicle order	

6

Labor Hours		Labor Price	\$0.00
----------------	--	-------------	--------

Part Number	QTY	Price	Total Price
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00
			\$0.00

Meeting Date: 12/2/2025

Agenda Item: 7.A.

Title

Conduct a Public Hearing for the U.S. Department of Housing and Urban Development (HUD) Consolidated Annual Performance and Evaluation Report (CAPER) for Program Year 2024.

Staff Representative

Derek Hull, Director of Community Development

Executive Summary

At the close of each Program Year (PY), HUD requires entitlement communities to report out the results of spending HUD funds and the number of recipients assisted with funding through the CAPER, an annual report on performance. For PY-2024, the City of Rowlett received \$300,623 in CDBG funding, and the City of Rowlett identified four project activities to fund:

Administration:	Grant Oversight (Capped at 20% of allocation)
Public Services:	Police Department- Downtown Crime Prevention Activities Salvation Army- Mortgage and Rental Assistance (Capped at 15% of allocation)
Public Facilities:	Alley Reconstruction Projects in Low-to-Moderate Income Census Tracts

A report on the amount of funding spent and the number of Low-to-Moderate Income residents assisted will be summarized below.

Strategic Priority and Goal(s)

Strategic Priority	Strategic Goal
 Strengthen Neighborhood Livability	3.1 Value existing neighborhoods. 3.2 Sustain a community that is appealing to people at all stages of life. 3.3 Invest in enjoyable places of lasting value and distinctive character. 3.4 Support efficient development patterns and communicate clear policy guidance. 3.5 Ensure that the Comprehensive Plan is observed and followed.

Background Information

Since 2006, the City has been receiving CDBG funds, which must be used to meet one of HUD's three national objectives:

1. Directly assist low-income persons
2. Eliminate slum and blight
3. Urgent community need (disaster relief)

The CDBG program is a reimbursable grant from the federal government. Essentially, the City pays for any upfront expenses and the Federal Government reimburses the City, typically within three business days.

For the Annual Action Plan for PY 2024, the City allocated funding for the following activities:

Administration

Consultant and staff Admin.of Grant

\$60,125.00

Public Services

Police Department-Downtown Crime Prevention Activities

\$12,000.00

Salvation Army-Mortgage and Rental Assistance Program

\$33,093.00

Public Facilities

Public Works (Denver/ Shearer Alley reconstruction)

\$195,405.00

TOTAL CDBG GRANT AMOUNT \$300,623.00

In accordance with the provisions of the CDBG regulations, any unused allocation for Administration and Public Services must be reprogrammed for Public Facilities for a future project. In addition to reporting how much funding is actually spent in each activity, HUD requires a report of the total number of low-to-moderate income residents assisted with each activity as reported in the Discussion section.

Discussion

A summary of the CAPER is included in the Take Action Item.

Financial/Budget Implications

No Fiscal Impact.

Recommended Action

Open and close the public hearing.

Attachments

None

Meeting Date: 12/2/2025

Agenda Item: 7.B.

Title

Consider action to adopt a resolution approving the U.S. Department of Housing and Urban Development (HUD) Consolidated Annual Performance and Evaluation Report (CAPER) for Program Year 2024.

Staff Representative

Derek Hull, Director of Community Development

Executive Summary

At the close of each Program Year (PY), HUD requires entitlement communities to report on the results of spending HUD funds and the number of recipients assisted with funding through the CAPER, an annual report on performance. For PY-2024, the City of Rowlett received \$300,623.00 in CDBG funding, and the City identified four project activities to fund:

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Public Services:	Police Department- Downtown Crime Prevention Activities Salvation Army- Mortgage and Rental Assistance Program (Capped at 15% of allocation)
Public Facilities:	Alley Reconstruction Projects in Low-to-Moderate Income Census Tracts

A report on the amount of funding spent and the number of Low-to-Moderate Income residents assisted will be summarized below.

Strategic Priority and Goal(s)

Strategic Priority	Strategic Goal
 Strengthen Neighborhood Livability	3.1 Value existing neighborhoods. 3.2 Sustain a community that is appealing to people at all stages of life. 3.3 Invest in enjoyable places of lasting value and distinctive character. 3.4 Support efficient development patterns and communicate clear policy guidance. 3.5 Ensure that the Comprehensive Plan is observed and followed.

Background Information

Since 2006, the City has been receiving CDBG funds, which must be used to meet one of HUD's three national objectives:

1. Directly assist low-income persons
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For the Annual Action Plan for PY 2024, the City allocated funding for the following activities:

Administration

Consultant and staff Admin.of Grant

\$60,125.00

Public Services

Police Department-Downtown Crime Prevention Activities

\$12,000.00

Salvation Army-Mortgage and Rental Assistance Program

\$33,093.00

Public Facilities

Public Works (Denver/ Shearer Alley reconstruction)

\$195,405.00

TOTAL CDBG GRANT AMOUNT \$300,623.00

In accordance with the provisions of the CDBG regulations, any unused allocation for Administration and Public Services must be reprogrammed for Public Facilities for a future project. In addition to reporting how much funding is actually spent in each activity, HUD requires a report of the total number of low-to-moderate income residents assisted with each activity as reported in the Discussion section.

Discussion

During a review of the eligible activities outlined in the Annual Action Plan, the proposed Alley Reconstruction project, Denver/ Shearer Alley was removed because it was no longer located in an eligible census tract after the U.S. Census Bureau released updated data. Dana Alley, another alley on the CIP list, replaced Denver/ Shearer Alley. The Dana Alley reconstruction project was completed in Oct. 2025, with funds from the previous CDBG allocations from PY 2023 and PY 2021. The CDBG funds allocated in PY 2024 for Alley Reconstruction will be used for a new alley project this fiscal year.

The summary below details actual expenditures for CDBG PY 2024:

Administration	Actual	
Reprogrammed		
Consultant Grant Admin. \$60,125.00	\$59,789.00	\$336.00
Public Services		
Police Department- Downtown Crime Prevention \$12,000.00	\$11,889.00	\$111.00
Salvation Army- Mortgage and Rental Assistance Program \$33,093.00	\$340.00	\$32,753.00
Public Facilities		
Public Works (Denver/ Shearer Alley reconstruction Reprogrammed to Dana Alley*) \$195,405.00	\$0.00	\$195,405.00
CDBG Allocation PY2024		
\$300,623.00	\$72,018.00	\$228,605.00

*Funding for Dana Alley used previous CDBG allocations based on the following summary breakdown:

PY 2023 = \$175,981.00
PY 2021 = \$2,104.90
PY 2021 = \$1,004.50
PY 2021 = \$19,455.38

The total project cost for Dana Alley was \$198,545.78.

For Public Facilities in PY 2024, the entire allocation of \$195,405.00 will be used for the

next alley project. In addition to the remaining balance of unused Administration allocation of \$336.00 and Public Services of \$111.00 and \$32,753.00, respectively, will be reprogrammed for the aforementioned alley project. The available funding for the Public Facilities project is \$228,605.00.

Based on reporting from the Sub-recipients administering the CDBG Activities, the following number of low-to-moderate income individuals were directly assisted:

Public Services

Police Department - Downtown Crime Prevention

145 individuals

Salvation Army- Mortgage and Rental Assistance Program#

1 individual

Public Facilities

Public Works (Denver/ Shearer Alley reconstruction Reprogrammed to Dana Alley)
330 individuals

#The Salvation Army Mortgage and Rental Assistance Program was delayed due to some agency staffing issues. The Community Development Department has conducted a kickoff meeting with the Salvation Army for PY 2024 to ensure the agency is prepared to start the program in the first quarter of the fiscal year. In addition, quarterly meetings have been scheduled for all CDBG Sub-recipients to track and monitor progress of services and activities throughout the year.

The CAPER is attached to provide more detail on accomplishments.

Financial/Budget Implications

No impact

Recommended Action

Adopt a resolution approving the U.S. Department of Housing and Urban Development (HUD) Consolidated Annual Performance and Evaluation Report (CAPER) for Program Year 2024.

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS,
APPROVING THE FY2024 CONSOLIDATED ANNUAL PERFORMANCE
EVALUATION REPORT (CAPER) AND AUTHORIZING SUBMISSION OF THE
CONSOLIDATED PLAN TO THE U. S. DEPARTMENT OF HOUSING AND URBAN**

DEVELOPMENT, AS REQUIRED FOR PARTICIPATION IN THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Title I of the Housing and Community Development Act of 1974, as amended, provides for a program of Community Development Block Grants (CDBG); and

WHEREAS, the City of Rowlett is an Entitlement City as defined under said Act and is entitled to financial assistance; and

WHEREAS, the City of Rowlett received approval for a CDBG grant of \$300,623 for FY2024; and

WHEREAS, the Rowlett City Council approved utilizing FY2024 funding for administrative grant oversight (20%), Police Department – Downtown Crime Prevention Activities, Salvation Army – Mortgage and Rental Assistance Program, and Alley Reconstruction Projects in Low-to-Moderate Income Census Tracts; and

WHEREAS, the FY2024 CDBG fund uses and project outcomes are articulated in the FY2024 Consolidated Annual Performance and Evaluation Report (CAPER);

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROWLETT, TEXAS THAT;

SECTION 1. The City Council does hereby approve the FY2024 Consolidated Annual Performance and Evaluation Report.

SECTION 2. The City Manager is authorized to sign and submit the City of Rowlett CDBG Program FY2024 CAPER to the U. S. Department of Housing and Urban Development as required by federal regulations, to act as the authorized representative of the City of Rowlett, and to provide such additional information as may be required.

SECTION 3. The City Manager and his designees are hereby authorized and directed to execute on behalf of the City of Rowlett such certifications and other documentation as may be required by the U.S. Department of Housing and Urban Development.

SECTION 4. This Resolution shall become effective immediately upon its passage.

Attachments

1. CAPER 2024 - Final

CITY OF ROWLETT

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

PROGRAM YEAR 2024

CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

The City was successful in implementing its Public Services activities through the funding of public service programs provided by the Salvation Army and the City of Rowlett Police Department. The City provided CDBG-CV funding to the Salvation Army who then provided rental housing assistance to low-income households impacted by COVID-19. The Salvation Army also received CDBG funds which was used to assist low income households with rent and utility assistance. The City's Police Department provided Crime Prevention services in a low-income neighborhood by providing positive interactions with youth and other citizens. Community support for the uniformed police officer interactions was very positive from the neighborhood, nearby businesses, and parents. The extra hours allowed officers to contact youth from all grades after school and interact in a positive manner. Area businesses reported fewer disturbances with juveniles after school. Parents appreciated the extra security and police presence. Rowlett has actively begun the identification and selection for the CDBG-funded Public Facility project for next year's funds. The City continues to participate in community/regional-wide planning forums; be active in economic development activities that attract new businesses and retain existing businesses; and supports efforts of other organizations that assist low-income and special need populations. The City continues to fund a small housing repair program from local funds, continues to support Habitat for Humanity, and also funds other local initiatives to assist those in need of supportive services.

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The City determined a few years ago to fund the Housing Rehabilitation Program with local funds, and thus will no longer use its limited CDBG funds for this purpose. Instead, the City continues to support Housing by funding local initiatives using local funds. The City has made great strides in providing public facility projects, including the completion of the Dana Drive Alley Improvements. Identification and selection of the next Public Facility project was also initiated. The City was able to complete its Public Services activities (City Police Department and Salvation Army). Additionally, the City received CDBG-CV funds and has utilized those funds to serve those impacted by COVID-19.

Narrative

The City's Public Service activities are available city-wide to low-income individuals and households. The locations for the PSA services are in central areas, accessible to low-income residents. The Salvation Army programs make every effort to assist all eligible families with their needs.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	\$300,623	270,563.78

Table 1 - Resources Made Available

Narrative

The City expended funds for continued administration of the program, project development, and public service funding (Police Department Crime Prevention and Salvation Army). CDBG COVID funds were used to pay housing expenses for low-income residents. The City began the identification and selection of the 2024 Public Facility project (alleyway improvements in a low-income neighborhood). CDBG Fund expenditures totaled \$270,563.78.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Not Applicable	Not Applicable	Not Applicable	No target area activities

Table 2 – Identify the geographic distribution and location of investments

Narrative

All activities, unless otherwise stated, are made available to eligible participants on a city-wide basis. Public Facility improvements are located in eligible low-income neighborhoods. Every year, staff and the City Council review projects and determine the location of the project to be funded based on CDBG eligibility criteria.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The City of Rowlett made available local general funds in additional support to the identified priority needs, including providing funds for a Housing Rehabilitation Program for low-income households. The City continues to support regional economic development activities. The City's capital improvement funds were made available in low-income areas to support the federally funded efforts in targeted revitalization areas of the City. City resources are also utilized for the **Rowlett Community Centre** that provides a centrally located facility for a wide variety of activities for citizens of all ages.

The City approved and provided the use of **City-donated services**, including technical, accounting, and legal services in support of the CDBG-funded community revitalization programs and projects.

Lending institutions were available to provide affordable and flexible financing opportunities for low-income homebuyers in conjunction with other available state resources. Private funding was also made available through the use of local lending institutions providing credit counseling, homebuyer education services and mortgage lending. Private funds from local homeowners were also available to assist in renovation efforts and also to remove substandard structures. The City does not have any publicly owned land or property that is available to address the needs identified in the plan.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	0	0

Table 3 – Number of Households

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The City is not using its limited CDBG funds to fund Housing activities - it is now opting to fund a Housing Rehabilitation Program with local funds and supports those efforts with staff paid with local funds. Instead, it is using the CDBG funds to improve and enhance the infrastructure in low-income neighborhoods in support of housing activities - to retain and improve the accessibility to housing and improved parks and streets in those areas. CDBG and CDBG-CV Public Services funds were used to fund low income households seeking assistance with rental and utility needs.

Discuss how these outcomes will impact future annual action plans.

These actions will result in improved neighborhoods for low-income residents - improved facilities and access to those facilities. The city will continue to monitor this situation in coming years to determine if a change in course is advisable.

Narrative Information

The City is not using its limited CDBG funds to fund Housing activities - it is now opting to fund a Housing Rehabilitation Program with local funds and supports those efforts with staff paid with local funds. Instead, it is using the CDBG funds to improve and enhance the infrastructure in low-income neighborhoods in support of housing activities - to retain and improve the accessibility to housing and improved parks and streets in those areas. CDBG and CDBG-CV Public Services funds were used to fund low income households seeking assistance with rental and utility needs.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

As reported in the City's Consolidated Plan and Action Plan, *there is no significant reported incidence of homelessness within the Rowlett city limits by service providers, law enforcement officials, or city staff.* There are no available "point in time" counts or surveys for homeless. Local religious organizations continue to report occasional transient individuals that request funds for bus-fare or an overnight motel stay. The estimated incidence continues to be about 5-10 requests each year. The City did not undertake any direct actions to address or fund emergency shelter and transitional housing needs. The City will continue to monitor this issue and determine if additional action is needed.

Addressing the emergency shelter and transitional housing needs of homeless persons

As reported in the City's Consolidated Plan and Action Plan, *there is no significant reported incidence of homelessness within the Rowlett city limits by service providers, law enforcement officials, or city staff.* There are no available "point in time" counts or surveys for homeless. Local religious organizations continue to report occasional transient individuals that request funds for bus-fare or an overnight motel stay. The estimated incidence continues to be about 5-10 requests each year. The City did not undertake any direct actions to address or fund emergency shelter and transitional housing needs. The City will continue to monitor this issue and determine if additional action is needed.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City did utilize CDBG and CDBG-CV funds to provide assistance to low-income households needing help with paying rental and utility costs. The Salvation Army implemented these programs as a subrecipient on behalf of the City.

As reported in the City's Consolidated Plan and Action Plan, *there is no significant reported incidence of homelessness within the Rowlett city limits by service providers, law enforcement officials, or city staff.* There are no available "point in time" counts or surveys for homeless. Local religious organizations continue to report occasional transient individuals that request funds for bus-fare or an overnight motel

stay. The estimated incidence continues to be about 5-10 requests each year. The City did not undertake any direct actions to address or fund emergency shelter and transitional housing needs. The City will continue to monitor this issue and determine if additional action is needed.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

As reported in the City's Consolidated Plan and Action Plan, *there is no significant reported incidence of homelessness within the Rowlett city limits by service providers, law enforcement officials, or city staff.* There are no available "point in time" counts or surveys for homeless. Local religious organizations continue to report occasional transient individuals that request funds for bus-fare or an overnight motel stay. The estimated incidence continues to be about 5-10 requests each year. The City did not undertake any direct actions to address or fund emergency shelter and transitional housing needs. The City will continue to monitor this issue and determine if additional action is needed.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The City of Rowlett does not have public housing within its jurisdictional boundaries.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

The City of Rowlett does not have public housing within its jurisdictional boundaries.

Actions taken to provide assistance to troubled PHAs

The City of Rowlett does not have public housing within its jurisdictional boundaries.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The City completed an analysis of barriers as part of the annual Action Plan process. This analysis included a review of barriers to fair housing and the development of affordable housing and included a list of actions to address these barriers. *No significant barriers to affordable housing were found to exist in the available public policies, however, information indicates a need for a review of development processes and costs. Instead, the single most influential factor in the price of new housing development appears to be market-driven.* There are no public policies that limit or affect the return on residential investments. However, although there does not appear to be any overt public policy barriers to affordable housing, regular reviews of taxes, fees, building codes, and zoning regulations continue to be necessary to ensure that unanticipated barriers do not develop. Additionally, a regular analysis is necessary to gauge what impact any future changes might have on accessibility to housing.

Additionally, the City recognizes the need for making information available to its citizens. Public notices were placed in local newspapers, signs were posted throughout the government offices, and public hearings were held at accessible locations and times to inform the general public when funds are available and what projects will be funded.

Staff also made brochures accessible for the general public in order to increase general public awareness regarding fair housing issues. These brochures were distributed at public hearings and made available at the Rowlett Community Centre. The Fair Housing statement will also be included in all notices related to housing rehabilitation assistance. Brochures were provided in English and in Spanish.

The Community Development Department was available to provide assistance to anyone desiring to complete a complaint regarding fair housing issues. All requests for assistance will be referred to the Ft. Worth HUD Office.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

Historically, the main obstacle in most communities to meeting underserved needs is the lack of adequate and sustained funding. This is evidenced by the inactivity for needed infrastructure improvements, and waiting lists for affordable housing and other public services provided throughout the community by other organizations. The City is forced to delay projects until enough funds are gathered to fully finance the construction. Local service providers indicate that existing financial resources have been reduced in recent years and, combined with a growing number of requests for services, they experience significant burdens in maintaining their capacity to provide services adequate to meet the needs of their program participants.

The City completed projects to improve an alley in a low-income neighborhood. The City also began the identification and selection phase of the Program Year 2025 Public Facility project located in an eligible low income neighborhood. The City continues to fund the Housing Rehabilitation Program with local funds instead of using CDBG funds.

The waiting list for the **Housing Choice Voucher Program** that is managed by the Dallas County Housing Authority that serves eligible low-income tenants desiring to reside in Rowlett is currently closed. There continues to be a lack of funding for other programs that provide affordable housing services to low-income families and individuals and other special need populations.

The City has made good progress toward providing current and relevant information to citizens in an effective and timely manner regarding community resources and issues. The City's efforts were geared toward providing information and educational materials about available resources in the local community center and in the public hearings. Information was provided regarding homebuyer education, lead paint hazards, tutoring, affordable housing, emergency shelter, and day-care services for low-income families. Additionally, the City continued with providing community information in the monthly utility bills that is provided to all residents.

Utilizing other financial resources, numerous non-profit organizations, located in Rowlett and outside of its jurisdictional boundaries, continued to provide public services, including counseling, services for the elderly, adult education, food and clothing, health care, affordable housing, services for youth, and other general services.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The HUD brochure, "Lead-Based Paint, A Threat to Your Children" was provided to all participating homeowners in the City's Housing Rehabilitation Program funded with local funds and was made available at the Rowlett Community Centre and for participants in the CDBG public hearings. This material describes the hazards associated with lead paint, particularly for small children.

The City was able to obtain current information regarding the incidence of lead paint poisoning and the numbers of residential units that could be expected to contain lead paint hazards during the development of the Consolidated Plan and Annual Plan. As a result of the updated information that was obtained, posters and printed materials about lead paint were made available to residents participating in activities at the Rowlett Community Centre.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

- The City provided CDBG funds to the Salvation Army to pay housing and utility costs to low-income renters.
- The City funded Crime Prevention services by assisting the City's Police Department to increase positive interactions with youth in low-income neighborhoods.

- The City opted to fund the Housing Rehab Program with local using, instead of CDBG funds.
- The City provided local funds for transportation vouchers through DART for senior citizens.
- The City continued to support the efforts of the Housing Choice Voucher Program in providing services to low-income households desiring to live in Rowlett by making information available to participants in public hearings and at the Rowlett Community Centre.
- The Housing Choice Voucher Assistance Program continued to promote self-sufficiency to help renters through counseling and referral to supportive services become less dependent on subsidies.
- The City continued to participate in regional planning endeavors designed to increase employment opportunities in Rowlett and surrounding areas. The City of Rowlett also provides support from its local general fund to assist with economic development activities to attract and retain new businesses and job opportunities that are available to low-income and underserved populations.
- Literacy services, ESL classes, and GED tutoring were available through local non-profit organizations.
- Youth services were provided via city-sponsored recreational activities and facilities.
- Activities for seniors were provided through city-sponsored recreational activities and facilities.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City continued to coordinate and administer the allocated CDBG funds through the use of the City's **Community Development Department** and a consultant. Other city departments also participated in the planning and coordination of the planned Public Facility project. Staff consulted with the City Engineering and Purchasing Department to plan the funded project. City staff also completed presentations with information on the CDBG program to educate and inform the City Council, media, and the public regarding community needs and eligible uses of the funds. The City did not receive any requests for letters of support from other organizations seeking grant funds. The City continued to actively participate in regional planning sessions and coordinated with neighboring entities in community issues that cross jurisdictional boundaries, including transportation and water usage.

The City continued its efforts to implement the City's Comprehensive Plan that guides decisions on all development. City staff also continued to work with local/state officials on coordinating lake and park improvements to Lake Ray Hubbard. The City continued its planning and coordination efforts with the North Texas Tollway Authority for improvements on the President George Bush Turnpike, and with DART for continuous improvement to the rail line. The City also worked closely with the North Texas Municipal Water District to continue water services. The Rowlett Community Centre continued its work with planning and providing numerous senior activities, including education, travel, and supportive services.

The City completed its public participation and data gathering process for the 2023 Annual Plan. This process included a series of public hearings targeted toward discussions of community needs and identification of community resources. Local non-profit organizations provided information regarding

their services and programs and their individual organizational needs, including information about funding resources, facility needs, and desire for staff development. The City also consulted with local non-profit organizations in reference to providing public service funds in the forthcoming grant year for health and human service needs.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City maintains a strong commitment to preserving and maintaining the existing supply of affordable housing, as well as increasing the availability of affordable housing opportunities through facilitating and funding new construction efforts. CDBG funds have historically been made available to fund infrastructure and public facilities that allow for the retainment of existing housing and the new development of infill housing in low-income neighborhoods.

The City also continues to develop its relationships with non-profit service providers and local lending institutions to improve the quality and quantity of its affordable housing stock. The City worked closely with Life Message to provide public service activities that could be funded with federal funds. The City supports the efforts of the **Section 8 Housing Choice Voucher Program**. The Section 8 Program inspectors ensure that the subsidized housing units continue to meet Housing Quality Standards through initial, annual, and special inspections. **Homebuyer education and information** is provided to Voucher holders and other low-income families in order to facilitate homeownership opportunities for low-income and minority households.

The City opted to move the funding of its Housing Rehab Program from CDBG funds to local funds, thereby freeing up more federal funds for improvements for badly needed improvements to public facilities in low income neighborhoods. These improvements will continue to stabilize these neighborhoods and serve to encourage re-development in these areas.

Other actions included:

- The City adopted its 2025-2029 Consolidated Plan and its 2025 Annual Plan, which included providing supplemental funds for a Public Facility improvement in a low-income neighborhood.
- The City continued to enforce building and housing codes that set forth the standards for all affordable housing programs administered and/or supported by the City.
- The City continued to facilitate the efforts of other entities and non-profit organizations providing affordable and standard housing
- The City provided CDBG Public Service funds to the Salvation Army to pay housing and utility costs to low-income renters.
- The City provided CDBG Public Service funds for Crime Prevention activities to the City's Police Department.
- The City provided CDBG-CV funds to the Salvation Army to pay housing costs to low-income renters impacted by COVID-19.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

No significant institutional barriers to affordable housing have been noted for the City of Rowlett. Development of affordable housing was not impacted by the State and/or local public policies, as embodied in statutes, ordinances, regulations, or administrative procedures and processes which effect the development, maintenance, or improving of residential properties. There are no known excessive, exclusionary, discriminatory or duplicatory policies, rules, or regulations that will constitute barriers to affordability, including the jurisdiction's tax policies affecting land and other property, land use controls, zoning ordinances, building codes, code enforcement, fees and charges, growth limits, and policies that affect the return on residential (including supportive housing) investment as generally within the local market conditions. Predevelopment, building permits and inspection expenses are not excessive in terms of typical housing construction and renovation costs across the state. The City continued to apply flexibility in zoning requirements when appropriate to allow for in-fill housing development.

Staff also identified incentives that can be provided to enhance the availability and development of affordable housing throughout the City, namely down-payment funds that make it easier to market and sell affordable units.

The City took a pro-active step to expanding its role in stabilizing its housing base by moving the funding of its Housing Rehab Program from federal funds (CDBG) to local funds. This option allows the City more flexibility in assisting a wider population of households with varying needs.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

As reported in the City's Consolidated Plan and Action Plan, *there is no significant reported incidence of homelessness within the Rowlett city limits by service providers, law enforcement officials, or city staff.* There are no available "point in time" counts or surveys for homeless. Local religious organizations continue to report occasional transient individuals that request funds for bus-fare or an overnight motel stay. The estimated incidence continues to be about 5-10 requests each year. The City did not undertake any direct actions to address or fund emergency shelter and transitional housing needs.

The City will continue to comply with all requirements related to comprehensive planning requirements.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

A notice of the availability of the CAPER was published in the Dallas Morning News on November 15, 2025, allowing ample public notice of the report. A copy of the report was available for public viewing on the City's website and in the City's Community Development Department, which administers the City's CDBG funds. Any comments received will be forwarded to the Ft. Worth HUD Regional Office.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

There were no changes in the City's proposed objectives.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

There were no changes in the City's proposed objectives.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No