



City of Farmers Branch

City Hall
13000 Wm. Dodson Pkwy.
Farmers Branch, TX 75234

Meeting Minutes - Final City Council

Tuesday, May 7, 2013

6:00 PM

Council Chambers

Study Session Meeting to be held at 4:00 PM in Study Session Room

A. STUDY SESSION

Absent: 1 - Council Member Ben Robinson

Presiding: 1 - Mayor William P. Glancy

Present: 4 - Mayor Pro Tem David Koch, Deputy Mayor Pro Tem Tim Scott, Council Member Harold Froehlich and Mayor Pro Tem Jeff Fuller

Staff: 16 - Gary D. Greer, Angela Kelly, Rick Chaffin, Peter G. Smith, Rachael Johnson, Tom Bryson, Charles Cox, Sidney Fuller, Andy Gillies, Jeff Harting, Belinda Jacks, John Land, Jim Olk, Steve Parker, Randy Walhood and Mark Samuels

A.1

Discuss regular city council meeting agenda items.

H.4 - Mayor Glancy asked for clarification on a potential third applicant for the Commercial Facade Grant Program that was referenced in the Information Memo submitted in the agenda packet. John Land, Director of Economic Development & Tourism reported if the two (2) applicants are approved at their requested amounts, the facade grant fund would be depleted. As a result staff was recommending a modification to the approval amounts of the two applications.

Charles Cox, Finance Director introduced Brian Beasley, the City's new Human Resources Director.

A.2

Receive an update on consolidated dispatch services.

City Manager Gary Greer provided background on the proposed consolidated dispatch services project, which include the Cities of Addison, Farmers Branch, Carrollton, and Coppel. He stated all cities wish to save money by consolidating, but we need to ensure there will be no decrease in our City's current level of service. He reported if the consolidation project moves forward the City would eliminate fifteen (15) positions from the FY 2014-2015 budget, and that it is anticipated that current dispatchers would have a great opportunity to be employed by the new center at wages and benefits closely aligned with current conditions.

The four cities retained iXP Corporation to conduct a Business Case Analysis for the consolidation project. Kevin Kearnes of iXP was present to report on the findings of the analysis and to answer questions. According to the report prepared by iXP, the consolidation of emergency communications functions for the four cities would result

in approximately \$12 million in savings across the twenty (20) year analysis.

Fire Chief Steve Parker reported it is common to work with other cities. Police Chief Sid Fuller stated success is possible, but did voice concern regarding customer service. Council Member Fuller asked if an opt out clause would be included in the agreement. Mr. Greer stated it would be.

After much discussion, the City Council directed the City Manager to move forward with the consolidated dispatch services project with the Cities of Carrollton, Addison, and Coppell. In addition they directed an item be included in the agreement that service levels remain high and there be no drop in current level of service.

This Report was presented.

A.3**Receive an update on Manske Library operations.**

Rachael Johnson, Assistant to the City Manager provided an improvement update for Manske Library. Improvement projects include installation & location change of a new service desk, demolition of the old circulation desk and repurposing of the previous circulation area into a reading lounge, installation of new computer stations downstairs, and a commitment from LSSI to install self-check out stations.

Resident Pat Edmiston voiced concern about not having a person to assist those that prefer not to use the self-check out. Mrs. Johnson reported there would still be a person available for assistance.

This Report was presented.

A.4**Receive a presentation on Liberty Fest 2013.**

Meredith Dowdy, Special Projects Manager presented an update on the upcoming Liberty Fest event, which will feature Easton Corbin, Randy Houser, and Jack Ingram. The event will also include a patriotic ceremony, including an American Fallen Soldiers Portrait presentation, two kid zones, an arts & crafts market place, food and beverages.

This Report was presented.

A.5**Discussion of items to be placed on a future City Council meeting agenda (discussion is limited to determination of whether to place an item on a future City Council meeting agenda).**

No items were discussed.

A.6**Reception for Deputy Mayor Pro Tem Tim Scott in honor of his service on the Farmers Branch City Council.**

Mayor Glancy announced a reception for Deputy Mayor Pro Tem Scott would be held in the lobby area of city hall.

Mayor Glancy read the Agenda for items on Executive Session.

The Study Session meeting ended at 5:01 p.m.

I. EXECUTIVE SESSION

The City Council convened into Executive Session at 5:03 p.m.

- I.1** **Discuss land acquisitions - Texas Government Code Section 551.072:**
Discuss the purchase, sale, exchange, lease or value of real property in the following area - for the area generally bounded by Midway Road, Valwood Parkway and Belt Line Road, I-635 and Denton Drive.

The City Council concluded Executive Session at 5:10 p.m.

J. THE CITY COUNCIL RECONVENES INTO OPEN SESSION

The City Council reconvened into open session at 6:03 p.m.

*The following motion was made relating to Agenda Item I.1:
A motion was made by Deputy Mayor Pro Tem Scott, seconded by Council Member Fuller, to authorize the City Manager to negotiate and sign on behalf of the City a contract with the Farmers Branch Local Government Corporation to sell Lot 7, Block A Letha Lee Heights, an Addition to the City of Farmers Branch, Texas, also known as 2631 Leta Mae Lane, for the purpose of being resold to Dean and Yoshie Ferrigno, subject to a restriction agreement requiring the property to be developed and used as a detached single family residence with an initial completed construction value of approximately \$350,000, inclusive of land and improvements, and that the City Manager also be authorized to sign such other documents as he, in consultation with the City Attorney, deems reasonable and necessary with respect to closing these transactions. The motion carried unanimously.*

B. INVOCATION & PLEDGE OF ALLEGIANCE

Mayor Glancy gave the Invocation. Mayor Pro Tem Koch led the Pledge of Allegiance.

C. CEREMONIAL ITEMS

- C.1** **Presentation of the Community Builders Award to Margaret Young by the James V. Callan Da-Lite Masonic Lodge.**

Mr. Dave Blair, Mr. Steven Davis, and Mr. Scott Randall of the James A. Smith Masonic Lodge #395 presented Margaret Young with the Community Builders Award for her outstanding community-oriented achievements.

This Award was presented.

- C.2** **Consider accepting a \$25,000 donation from Waste Management for Liberty Fest 2013 and take appropriate action.**

Mr. Joe Jaynes presented a check to the City in the amount of \$2,000 for Liberty Fest 2013.

A motion was made by Mayor Pro Tem Koch, seconded by Deputy Mayor Pro Tem Scott, that this Donation be accepted. The motion carried unanimously.

Aye: 4 - Mayor Pro Tem Koch, Deputy Mayor Pro Tem Scott, Council Member Froehlich and Mayor Pro Tem Fuller

C.3 Consider proclaiming May 2013 as Older Americans Month in Farmers Branch and take appropriate action.

Mayor Glancy presented a proclamation in honor of Older Americans Month in Farmers Branch. Members of the Senior Advisory Board and Senior Adult Services were present.

This Proclamation was presented.

C.4 Presentation honoring Deputy Mayor Pro Tem Tim Scott for his years of serving on the Farmers Branch City Council.

Mayor Glancy and members of the City Council presented Deputy Mayor Pro Tem Tim Scott with a plaque honoring his service on the Farmers Branch City Council.

D. REPORT ON STUDY SESSION ITEMS

Council Member Froehlich reported on the following:

-City Council received a report from City Manager Gary Greer on the consolidated dispatch services project, which will also include the Cities of Carrollton, Coppell, and Addison.

-City Council received a report on improvements to the Manske Library, which include self-check out stations and new computer stations.

-City Council also received an update on Liberty Fest, which will showcase a country & western theme this year. The event will be held on May 25 at the Historical Park.

Mayor Glancy announced Council Member Ben Robinson had to attend a funeral and would not be in attendance for the meeting.

E. ITEMS OF COMMUNITY INTEREST

Mayor Pro Tem Koch announced Election Day is Saturday, May 11.

Deputy Mayor Pro Tem Scott thanked everyone for coming to the Romeo & Juliet performance held at the Manske Library.

Gary Greer presented the City Manager Report:

Liberty Fest "God Bless America" singing contest - encouraged everyone to vote for their favorite by "liking" their choice on facebook; voting continues through noon on May 15

CityWide CleanUp Day - Balcones assisted with the event and reported it was in the top three best turnouts they have seen; this event will continue to be held at Oran Good in future years

Pictorial History of Farmers Branch - pre orders are on sale for \$35 now through May 31; they will be \$50 after

Liberty Fest - will be held on May 25 at the Historical Park; there will be burgers & brews, kids activities, arts & crafts, and will feature Easton Corbin, Jack Ingram, and Randy Houser

F. CONSENT AGENDA

Approval of the Consent Agenda

A motion was made by Mayor Pro Tem Koch, seconded by Deputy Mayor Pro Tem Scott, to approve Consent Agenda Items F.1 through F.5. The motion passed unanimously.

Aye: 4 - Mayor Pro Tem Koch, Deputy Mayor Pro Tem Scott, Council Member Froehlich and Mayor Pro Tem Fuller

F.1 Consider approval of minutes of the City Council meeting held on April 16, 2013 and take appropriate action.

The Minutes were approved.

F.2 Consider approving Resolution No. 2013-025 establishing a Charter Review Committee and take appropriate action.

This Resolution was approved.

F.3 Consider approving Resolution No. 2013-026 authorizing the City Manager to execute a North Central Texas Public Works Mutual Aid Agreement and take appropriate action.

This Resolution was approved.

F.4 Consider approving Resolution No. 2013-028 ratifying payments to Wright Construction Company for two major emergency utility repairs and take appropriate action.

This Resolution was approved.

F.5 Consider approving Resolution No. 2013-029 authorizing the negotiation and execution of an agreement with Metro Study, a Hanley Wood Company, for development of a residential development program management strategy and authorizing expenditures for Phase I of said agreement and take appropriate action.

This Resolution was approved.

G. PUBLIC HEARINGS

G.1 Consider adopting Ordinance No. 3227 for a Specific Use Permit allowing Tesla Motors to perform general vehicle repair at 13725 Welch Road and take appropriate action.

Mayor Glancy opened the public hearing. Andy Gillies, Director of Planning and Zoning, reported Tesla Motors was proposing to use their site located at 13725 Welch Road for more comprehensive vehicle repairs, ranging from minor software and electrical repairs to wheel alignment. A representative from Tesla Motors was present for the meeting. With no one from the public wishing to speak, Mayor Glancy closed the public hearing.

A motion was made by Deputy Mayor Pro Tem Scott, seconded by Mayor Pro Tem Koch, that this Ordinance be adopted. The motion carried unanimously.

Aye: 4 - Mayor Pro Tem Koch, Deputy Mayor Pro Tem Scott, Council Member Froehlich and Mayor Pro Tem Fuller

H. REGULAR AGENDA ITEMS

- H.1 Consider adopting Ordinance No. 3226 authorizing the issuance of approximately \$7,150,000 City of Farmers Branch, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2013, for the purpose of constructing an aquatics facility; awarding the sale of the Certificates; levying a tax in payment thereof, and providing for the security for and payment of said certificates; authorizing the execution of a paying agent/registrar agreement; enacting other provisions relating to the subject; declaring an effective date; and take appropriate action.**

Charles Cox, Finance Director provided background on the project. Jason Hughes, Senior Vice President from First Southwest also spoke and reported FTN Financial was the winning bidder. Funding will be based on a 20 year fixed 2.25% rate.

A motion was made by Deputy Mayor Pro Tem Scott, seconded by Council Member Froehlich, that this Ordinance be adopted. The motion carried unanimously.

Aye: 4 - Mayor Pro Tem Koch, Deputy Mayor Pro Tem Scott, Council Member Froehlich and Mayor Pro Tem Fuller

- H.2 Consider approving Resolution No. 2013-022 authorizing the City Manager to negotiate and execute a professional services contract with the C.T. Brannon Corporation in the amount of \$361,000 relating to design, bidding, and construction services for the new municipal aquatics facility and take appropriate action.**

Jeff Harting, Parks and Recreation Department Director reported the Certificates of Obligation that were awarded tonight include funding for this contract.

A motion was made by Council Member Froehlich, seconded by Deputy Mayor Pro Tem Scott, that this Resolution be approved. The motion carried unanimously.

Aye: 4 - Mayor Pro Tem Koch, Deputy Mayor Pro Tem Scott, Council Member Froehlich and Mayor Pro Tem Fuller

- H.3 Consider approving Resolution No. 2013-023 authorizing the City Manager to negotiate and execute a professional services contract with Gallagher Construction Management Services in the amount of \$481,000 for construction management services relating to the new municipal aquatics facility and take appropriate action.**

Jeff Harting, Parks and Recreation Department Director reported reported the

Certificates of Obligation that were awarded tonight include funding for this contract.

A motion was made by Deputy Mayor Pro Tem Scott, seconded by Council Member Froehlich, that this Resolution be approved. The motion carried unanimously.

Aye: 4 - Mayor Pro Tem Koch, Deputy Mayor Pro Tem Scott, Council Member Froehlich and Mayor Pro Tem Fuller

H.4

Consider approving Resolution No. 2013-027 approving Economic Development Incentives pursuant to the Commercial Facade Grant Program for the Quick Shop Strip Center located at 2914-2920 Valley View Lane and Texas Security Bank located at 3212 Beltline Road and take appropriate action.

John Land, Economic Development & Tourism Director reported there were two (2) applications submitted for the Commercial Facade Grant Program. He reported \$100,000 was available in the fiscal year 2012-13 budget for this program.

A motion was made by Deputy Mayor Pro Tem Scott, seconded by Mayor Pro Tem Koch, that this Resolution be approved. The motion carried unanimously.

Aye: 4 - Mayor Pro Tem Koch, Deputy Mayor Pro Tem Scott, Council Member Froehlich and Mayor Pro Tem Fuller

K. ADJOURNMENT

A motion was made by Mayor Pro Tem Koch, seconded by Deputy Mayor Pro Tem Scott, that this meeting be adjourned. The motion carried unanimously.

Aye: 4 - Mayor Pro Tem Koch, Deputy Mayor Pro Tem Scott, Council Member Froehlich and Mayor Pro Tem Fuller

The meeting adjourned at 7:23 p.m.

William P. Glancy, Mayor

ATTEST:

Angela Kelly, City Secretary