



# City of Farmers Branch

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

## Meeting Minutes - Final City Council

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Tuesday, November 19, 2013

6:30 PM

Council Chambers

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

#### A. STUDY SESSION

Mayor Glancy called the Study Session Meeting to order at 4:00 p.m.

**Presiding:** 1 - Mayor William P. Glancy

**Present:** 5 - Mayor Pro Tem Jeff Fuller, Deputy Mayor Pro Tem Kirk Connally, Council Member Ben Robinson, Council Member Harold Froehlich and Council Member Ana Reyes

**Staff:** 19 - Gary D. Greer City Manager, Peter G. Smith City Attorney, Angela Kelly City Secretary, Rachael Johnson Assistant to the City Manager, Tom Bryson Communications Director, Sidney Fuller Police Chief, Andy Gillies Director of Planning, Jeff Harting Parks & Recreation Director, Kevin Muenchow Director of Facilities & Fleet, John Land Managing Director - Operations, Jim Olk Community Services Director, Steve Parker Fire Chief, Randy Walhood Public Works Director, Brian Beasley Human Resources Director, Shane Davis Solid Waste Administrator, Allison Cook Economic Development Manager, Alexis Jackson Senior Planner, Rick Chaffin Management Consultant and Stacy Wright Director of Environmental Health

#### A.1 **Discuss regular City Council meeting agenda items.**

I.4 - Council Member Robinson asked for differences in the type of refuse sacks that were bid. Shane Davis, Solid Waste Administrator provided clarification.

#### A.2 **Receive a report on Farmers Branch Creek and Vitruvian Development in Addison.**

Rick Chaffin, Management Consultant, and Stacy Wright, Director of Environmental Health Services, provided a brief history and current status of flow levels in Farmers Branch Creek.

#### A.3 **Receive an update on the Aquatic Center project.**

Jeff Harting, Parks & Recreation Department Director, provided an update on the Aquatic Center project. The project will be re-bid.

#### A.4 **Discuss City Council online message board pursuant to Senate Bill 1297.**

Tom Bryson, Communications Director, presented information to City Council on the use of the City's online message board.

Mayor Glancy read Executive Session Agenda Item J.1.

The Study Session Meeting ended at 5:27 p.m.

**J. EXECUTIVE SESSION**

The City Council convened into Executive Session at 5:28 p.m.

**J.1                    Discuss economic development incentives - Texas Government Code Section 551.087:  
Discuss retention and expansion incentive for Monitronics.**

The City Council concluded Executive Session at 5:40 p.m.

**K. THE CITY COUNCIL RECONVENES INTO OPEN SESSION  
Consider necessary action on items discussed in the Executive Session.**

The City Council reconvened into Open Session at 5:41 p.m.

A motion was made by Mayor Pro Tem Fuller, seconded by Council Member Robinson, that the City Manager be authorized to negotiate and execute an economic development incentive agreement with Monitronics for relocation of its Farmers Branch facilities within the Mercer Crossing area of the City of Farmers Branch; providing for (1) a rebate of 50% of the company's real property taxes paid to the City for ten years; (2) a rebate of 50% of local sales and uses taxes paid to the City for years 1 through 7 of the agreement term; (3) a rebate of 25% of local sales and use taxes paid to the City during years 8 through 15 of the agreement term; and (4) a grant of \$250,000 payable on issuance of a certificate of occupancy for new buildings, subject to (1) the company relocating its Farmers Branch facilities to the Mercer Crossing area in the City of Farmers Branch for the entire term of the agreement, (2) construction of a new building with not less than 200,000 square feet; (3) not less than \$40,000,000 in taxable sales consummated in Farmers Branch, and (4) such additional terms and conditions the City Manager determines to be reasonable, necessary, and in the best interest of the City. The motion carried by the following vote:

**Aye:** 5 - Mayor Pro Tem Fuller, Deputy Mayor Pro Tem Connally, Council Member Robinson, Council Member Froehlich and Council Member Reyes

**B. INVOCATION & PLEDGE OF ALLEGIANCE**

Council Member Robinson gave the Invocation and Council Member Froehlich led the Pledge of Allegiance.

**C. CEREMONIAL ITEMS**

**C.1                    Consider accepting a grant from PetSmart Charities® in the amount of \$57,320 and take appropriate action.**

A motion was made by Deputy Mayor Pro Tem Connally, seconded by Mayor Pro Tem Fuller, that this Grant be accepted. The motion carried by the following vote:

**Aye:** 5 - Mayor Pro Tem Fuller, Deputy Mayor Pro Tem Connally, Council Member Robinson, Council Member Froehlich and Council Member Reyes

**D. REPORT ON STUDY SESSION ITEMS**

Deputy Mayor Pro Tem Connally reported on the following items:

Farmers Branch Creek - City Administration provided a brief history and current status of flow levels in Farmers Branch Creek. This item is also on the Regular Agenda for further discussion.

Update on the Aquatic Center - City Administration provided an update on the Aquatic Center project.

On line Message Boards - Information was presented to City Council on the use of the City's online message board.

**E. ITEMS OF COMMUNITY INTEREST**

Deputy Mayor Pro Tem Connally announced performances by the Firehouse Theatre featuring The Sound of Music, which is showing in Downtown Carrollton

Topics presented for the City Manager's Report included:  
City Manager Gary D. Greer thanked everyone in the community that reached out and showed their support during his wife's recent surgery

Town Hall Meeting - held on November 14; polling questions posed to the audience at the November 14 meeting are now available for public response on the City's website through December 15

Tour of Lights - begins on November 29 and continues through December 30 from 6:30 until 9:30 p.m.

Tour of Lights Kickoff Event - to be held on Saturday, November 30 from 6:30 to 9:30 p.m. at the Gussie Field Watterworth Park Amphitheater; will include sweet treat food trucks, rides through the Tour of Lights, and free admission with a new, unwrapped toy to donate to Santa's Helpers

All City offices and facilities will be closed for Thanksgiving on Thursday, November 28. Most offices will remain closed on Friday, November 29 except for the Community Recreation Center and Historical Park, both open from 8:00 a.m. until 5:00 p.m.

**F. CITIZEN COMMENTS**

John Wells (13521 Heartside) stated he did not see any copies of the agenda for tonight's meeting. The City Manager stated extra copies had been made and City Administration provided Mr. Wells with a copy.

**G. CONSENT AGENDA**

**Approval of the Consent Agenda**

A motion was made by Mayor Pro Tem Fuller, seconded by Deputy Mayor Pro Tem Connally, to approve Consent Agenda Items G.1 through G.4. The motion carried by the following vote:

Aye: 5 - Mayor Pro Tem Fuller, Deputy Mayor Pro Tem Connally, Council Member Robinson, Council Member Froehlich and Council Member Reyes

**G.1 Consider approval of minutes of the City Council meeting held on November 5, 2013 and take appropriate action.**

The Minutes were approved.

**G.2 Consider authorizing the City Manager to enter into agreements with the following organizations for funding approved in the 2013-2014 fiscal year budget and take appropriate action:**

- A. Farmers Branch Chamber of Commerce
- B. Metrocrest Chamber of Commerce
- C. Metrocrest Social Services
- D. The Family Place
- E. Metrocrest Community Clinic
- F. Bea's Kids

The Contracts were approved.

**G.3 Consider adopting Ordinance No. 3252 adopting the amendments to the Home Rule Charter approved by the voters of the City of Farmers Branch at a special election held on November 5, 2013 and take appropriate action.**

This Ordinance was adopted.

**G.4 Consider approving Resolution No. 2013-074 reappointing Carl King to serve as an appointee of the City of Farmers Branch to the Board of Directors of the Metrocrest Hospital Authority and approving the appointment of Craig Greenway by the City of Carrollton to the Metrocrest Hospital Authority, and take appropriate action.**

This Resolution was approved.

**H. PUBLIC HEARINGS**

There are no Public Hearing items on the agenda.

**I. REGULAR AGENDA ITEMS**

**I.1 Receive a report on Farmers Branch Creek and Vitruvian Development in Addison.**

Rick Chaffin, Management Consultant, and Stacy Wright, Director of Environmental Health Services, provided a brief history and current status of flow levels in Farmers

Branch Creek. John Albright, a consultant with Freese & Nichols was also available to answer questions.

The following people spoke:

Todd Womble - 2815 Reedcroft  
AJ Lewis, Jr. - 2705 Bay Meadows Circle  
Mel Barney - 3548 Golfing Green  
Ross Bumpass - 12407 Veronica Circle  
Andrea Oyer - 12305 Wood Manor Circle  
Mike Bomgardner - 3714 Wooded Creek  
Vernon Smith - 2715 Bay Meadows Circle  
Kelly Wofford - 2811 Reedcroft  
Mickey Shuler - 12336 Veronica  
Melanie Womble - 2815 Reedcroft  
Brenda Brodrick - 13531 Rawhide Parkway

Lea Dunn, Deputy City Manager of Addison, also provided some background on the project and stated the Town of Addison wishes to work with the City on this issue.

**A motion was made by Council Member Robinson, seconded by Council Member Reyes, to bring forth a proposal to study water levels in Farmers Branch Creek. The motion carried by the following vote:**

**Nay:** 1 - Mayor Pro Tem Fuller

**Aye:** 4 - Deputy Mayor Pro Tem Connally, Council Member Robinson, Council Member Froehlich and Council Member Reyes

## I.2

### **Discuss recommendations of the Curbside Recycling Committee.**

Robert ter Kuile of the Curbside Recycling Committee, presented the following recommendations of the Committee:

Provide curbside recycling for single family homes  
Offer every other week collection  
Use 95 gallon carts  
Assess a \$3.00 monthly fee  
Form an ongoing committee to assess other opportunities to implement sustainable practices

Curbside Recycling Committee members Mary Ludwick, Barbara Bomgardner, and David Griggs also spoke and Joe Jaynes from Waste Management Municipal Services provided a comparison of other cities.

The following people spoke:

Brenda Brodrick - 13531 Rawhide Parkway  
Lib Grimmett - 3225 Damascus Way  
Carol Dingman - 13223 Glad Acres Drive

Councilmember Froehlich recommended this be placed on the City's website to take a survey regarding interest in recycling.

**A motion was made by Council Member Reyes, seconded by Mayor Pro Tem Fuller, to accept the Recommendations of the Curbside Recycling Committee. The motion carried by the following vote:**

**Aye:** 5 - Mayor Pro Tem Fuller, Deputy Mayor Pro Tem Connally, Council Member Robinson, Council Member Froehlich and Council Member Reyes

- I.3 Consider adopting Ordinance No. 3247 amending in its entirety Chapter 62 of the Code of Ordinances as it relates to Signs, Advertising and Merchandise Display regulations and take appropriate action.**
- A motion was made by Council Member Robinson, seconded by Deputy Mayor Pro Tem Connally, that this Ordinance be adopted. The motion carried by the following vote:
- Aye:** 5 - Mayor Pro Tem Fuller, Deputy Mayor Pro Tem Connally, Council Member Robinson, Council Member Froehlich and Council Member Reyes
- I.4 Consider approving Resolution No. 2013-072 awarding the bid for the purchase of the annual supply of refuse sacks to Graphic Packaging and take appropriate action.**
- A motion was made by Council Member Reyes, seconded by Mayor Pro Tem Fuller, that this Resolution be approved. The motion carried by the following vote:
- Aye:** 5 - Mayor Pro Tem Fuller, Deputy Mayor Pro Tem Connally, Council Member Robinson, Council Member Froehlich and Council Member Reyes
- I.5 Consider approving Resolution No. 2013-073 authorizing the City Manager to execute a Project Specific Agreement with Dallas County for roadway repairs and improvements to Valwood Parkway between Josey Lane and Webb Chapel Road and take appropriate action.**
- A motion was made by Mayor Pro Tem Fuller, seconded by Deputy Mayor Pro Tem Connally, that this Resolution be approved. The motion carried by the following vote:
- Aye:** 5 - Mayor Pro Tem Fuller, Deputy Mayor Pro Tem Connally, Council Member Robinson, Council Member Froehlich and Council Member Reyes
- I.6 Consider approving Resolution No. 2013-076 authorizing the City Manager to negotiate and execute the first amended and restated agreement for library services with Library Systems & Services and take appropriate action.**
- Managing Director John Land provided a presentation highlighting the current library services contract with LSSI, cost savings over three years and service levels.
- The following people spoke:
- Vickie Goode - 3437 Longmeade
  - Ruthann Parish - 3110 Berrymeade
  - Pat Edmiston - 14215 Tanglewood Drive
  - Matt Wenthold - 3033 Primrose Lane
  - Carol Dingman - 13223 Glad Acres Drive
  - Joan Abbey-Thompson - 13740 Tanglewood Drive
  - Lib Grimmer - 3225 Damascus Way
- Mayor Pro Tem Fuller stated he considers this a quality of life issue and requested City Administration come back with a presentation at the City Council Retreat regarding a city owned program.

**A motion was made by Council Member Robinson, seconded by Council Member Froehlich, that this Resolution be approved. The motion carried by the following vote:**

**Nay:** 2 - Mayor Pro Tem Fuller and Council Member Reyes

**Aye:** 3 - Deputy Mayor Pro Tem Connally, Council Member Robinson and Council Member Froehlich

## **L. ADJOURNMENT**

**A motion was made by Council Member Robinson, seconded by Deputy Mayor Pro Tem Connally, that this Meeting be adjourned. The motion carried by the following vote:**

**Aye:** 5 - Mayor Pro Tem Fuller, Deputy Mayor Pro Tem Connally, Council Member Robinson, Council Member Froehlich and Council Member Reyes

The meeting adjourned at 10:28 p.m.

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William P. Glancy, Mayor

ATTEST:

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Angela Kelly, City Secretary