



# City of Farmers Branch

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

## Meeting Minutes - Draft City Council

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Tuesday, April 21, 2015

6:00 PM

Council Chambers

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

#### A. STUDY SESSION

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

**Presiding:** 1 - Mayor Bob Phelps

**Present:** 4 - Mayor Pro Tem Kirk Connally, Council Member Ben Robinson, Deputy Mayor Pro Tem Harold Froehlich and Council Member Ana Reyes

**Staff:** 19 - Gary D. Greer City Manager, Peter G. Smith City Attorney, Charles Cox Managing Director - Administration, John Land Managing Director - Operations, Brian Beasley Human Resources Director, Tom Bryson Communications Director, Allison Cook Economic Development Manager, Sidney Fuller Police Chief, Jeff Harting Parks & Recreation Director, Kevin Muenchow Fleet & Facilities Director, Steve Parker Fire Chief, Randy Walhood Public Works Director, Mitzi Davis Special Projects Manager, Alexis Jackson Senior Planner, Katy Evans Environmental Health Manager, John Roach Special Projects Manager, Shane Davis Env Services and Solid Waste Manager, LaJeana Thomas Executive Assistant and Angela Kelly City Secretary

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

G.5 - Council Members Robinson and Reyes voiced concern regarding this item. City Manager Gary D. Greer reported the agreement is still being drafted and requested this item be tabled.

#### A.2 **Receive a presentation on the Trail Master Plan.**

Philip Neeley and Elizabeth McIlrath from Dunaway Associates provided a presentation on a City Wide Trails Master Plan. The presentation included a report on existing conditions, road networks and sidewalks, recreation trails, portals and branding, and a conceptual plan for the City.

#### A.3 **Conduct a work session to discuss and review the following: the City's financial status, revenues, expenditures, projects, balances, financial trends, capital projects, fixed assets, and other issues related to the Proposed Amended Budget 2014-15, future City budgets, and long range planning activities.**

Managing Director Charles Cox gave a presentation on the Proposed Amended FY 2014-2015 Budget.

The Study Session Meeting concluded at 5:30 pm.

**B. INVOCATION & PLEDGE OF ALLEGIANCE**

Mayor Phelps called the Regular Session Meeting to order at 6:00 pm.

Mayor Pro Tem Connally gave the Invocation and led the Pledge of Allegiance.

**C. CEREMONIAL ITEMS****C.1 Presentation of the Distinguished Budget Presentation Award and Certificate of Achievement for Excellence in Financial Reporting by the Government Finance Officers Association of the United States and Canada, and presentation of the Platinum Leadership Award for Financial Transparency by the Texas Comptroller of Public Accounts.**

Mayor Phelps announced this is the seventeenth consecutive year the City had received the Distinguished Budget Presentation Award, the twenty-fifth consecutive year for receiving the Certificate of Achievement for Excellence in Financial Reporting, and the fifth consecutive year for receiving the Leadership Circle Award for Financial Transparency.

**D. REPORT ON STUDY SESSION ITEMS**

Council Member Robinson reported on the following:

Trail Master Plan - Philip Neeley and Elizabeth McIlrath from Dunaway Associates provided a presentation on a City Wide Trails Master Plan. The presentation included a report on existing conditions, road networks and sidewalks, recreation trails, portals and branding, and a conceptual plan for the City.

Work Session for Proposed Amended 2014-15 Budget - City Administration gave a presentation on the Proposed Amended FY 2014-2015 Budget.

**E. CITY MANAGER'S REPORT AND ITEMS OF COMMUNITY INTEREST**

Topics for the City Manager's Report included:

Date Night in the Park - to be held on Saturday, April 25, at the Historical Park; eight food trucks will include everything from Cuban American cuisine to Southern California tacos, slides, Cajun food, pizza, ice cream and more; gates open at 6:30 pm and admission is free; new this year will be a Craft Beer Tasting with tickets available for purchase on site; the outdoor movie, "St Vincent," starts at dusk

Early Voting - Early Voting for the May 9 General Election begins at Dallas County early voting locations, including Farmers Branch City Hall; the schedule will be Monday through Saturday, April 27 through May 2, from 8:00 am until 5:00 pm; Sunday, May 3 from 1:00 pm until 6:00 pm; and Monday and Tuesday, May 4 & 5 from 7:00 am until 7:00 pm

Fishin' Fun - to be held on Saturday, May 2 from 8:00 am until noon for those 16 years of age or younger; at Rawhide Creek; the event is free with no registration required

Shredding Event - as part of our CleanUp Day activities throughout the year, there will be a Document Shredding event held here at City Hall on Saturday, May 16 from

9:00 am until noon, for residents only

**F. CITIZEN COMMENTS**

No one wished to speak.

**G. CONSENT AGENDA**

**Approval of the Consent Agenda**

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

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

**G.1 Consider approval of minutes of the City Council meeting held on April 7, 2015 and take appropriate action.**

The Minutes were approved.

**G.2 Consider approving Resolution No. 2015-039 designating JPMorgan Chase Bank, N.A. as the City's depository bank; authorizing the City Manager to enter into a depository contract; and take appropriate action.**

This Resolution was approved.

**G.3 Consider approving Resolution No. 2015-040 authorizing the purchase of five replacement patrol vehicles for the Police Department in the total amount of \$151,195 from Reliable Chevrolet through the State of Texas Purchasing Cooperative, and take appropriate action.**

This Resolution was approved.

**G.4 Consider approving Resolution No. 2015-041 approving a construction project by the Valwood Improvement Authority of Dallas county, Texas, to be financed with Valwood Improvement Authority of Dallas County, Texas Unlimited Tax Bonds, Series 2015, and take appropriate action.**

This Resolution was approved.

**G.5 Consider approving Resolution No. 2015-042 authorizing a License Agreement with the Farmers Branch Community Theatre, Inc, d/b/a The Firehouse Theatre, for use of property located at 2535 Valley View Lane; authorizing termination of prior agreements with the Farmers Branch Community Theatre, Inc.;**

**and take appropriate action.**

Agenda Item G.5 was tabled.

## **H. PUBLIC HEARINGS**

There were no Public Hearing items on the agenda.

## **I. REGULAR AGENDA ITEMS**

### **I.1 Consider approving Resolution No. 2015-030 authorizing execution of a Residential Demolition/Rebuild Program Incentive Agreement for the owner of the property located at 14127 Tanglewood Drive and take appropriate action.**

Allison Cook, Economic Development Manager, reported the current improvement value is approximately \$137,580 and the estimated value of the new dwelling will be \$650,000.

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

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

### **I.2 Consider adopting Ordinance No. 3323 amending the City's 2014-15 fiscal year operating budget, amending the capital improvement program (CIP) budget, directing that City expenditures be made in accordance with the budget as amended, and take appropriate action.**

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

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

Mayor Phelps read the Closed Session Agenda Items for J.1 and J.2. City Council took a short recess before convening into Closed Session.

## **J. CLOSED SESSION**

City Council convened into Closed Session at 6:34 pm.

### **J.1 Discuss economic development incentives - Texas Government Code 551.087:**

- (a) Consider incentives for the relocation of a physician services organization.**

- (b) Consider an incentive agreement with a medical provider for a City clinic.

J.2

**Discuss land acquisitions - Texas Government Code 551.072:  
Discuss the purchase, sale, exchange, lease or value of real  
property in the area generally bounded by I-635, Denton Drive,  
Valwood Parkway, and Marsh Lane.**

City Council concluded Closed Session at 7:47 pm.

**K. RECONVENE INTO REGULAR SESSION AND TAKE ANY ACTION  
NECESSARY AS A RESULT OF THE CLOSED SESSION**

City Council reconvened into Regular Session at 7:51 pm.

The following motion was made relating to Agenda Item J.1(a):  
**Motion by Mayor Pro Tem Connally, seconded by Council Member Reyes, to  
authorize the City Manager to negotiate and execute on behalf of the City an  
economic development incentive agreement, and any instruments related  
thereto, for US Anesthesia Partners (USAP) to provide a cash incentive grant of  
\$60,000 to be paid within 30 days after the date the City issues a certificate of  
occupancy at 5001 Lyndon B. Johnson Freeway (Heritage Square), Farmers  
Branch, Texas, and leases 60,000 square feet for 132 months with 300  
employees. The motion carried unanimously.**

No action was taken on Agenda Items J.1(b) or J.2.

**L. ADJOURNMENT**

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

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

The meeting adjourned at 7:50 pm.

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Bob Phelps, Mayor

**ATTEST:**

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Angela Kelly, City Secretary