



# City of Farmers Branch

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

## Meeting Minutes - Draft City Council

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Tuesday, April 2, 2013

6:00 PM

Council Chambers

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

### A. STUDY SESSION

*The Study Session Meeting was called to order by Mayor Glancy at 4:00 p.m. with the following members of the City Council and City Administration present:*

**Absent:** 1 - Council Member Jeff Fuller

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

**Present:** 22 - Mayor Pro Tem David Koch, Deputy Mayor Pro Tem Tim Scott, Council Member Ben Robinson, Council Member Harold Froehlich, Gary Greer, Rachael Johnson, Angie Kelly, Tom Bryson, Charles Cox, Sidney Fuller, Andy Gillies, Jeff Harting, Belinda Jacks, John Land, Jim Olk, Steve Parker, Randy Walhood, Mark Samuels, Shane Davis, John Roach, Peter G. Smith and Rick Chaffin

#### A.1

#### **Discuss regular city council meeting agenda items.**

*F.2 - Council Member Robinson asked what warranted the updated meeting room policy at Manske Library. Belinda Jacks, Library Director, stated the updated policy addresses appropriate uses of the meeting rooms and incorporates revisions to better conform the policy to the current practices and operations at the Library.*

*F.4 - Mayor Pro Tem Koch proposed changing the age restriction for the Senior Advisory Board from 55 years of age to 50 as stated in Section 8 of proposed Ordinance No. 3221.*

#### A.2

#### **Discuss potential residential and multi-family possibilities in Mercer Crossing.**

*Mr. R.L. Lemke requested direction from the City Council on how the area should be developed so the Valwood Improvement Authority could move forward with their drainage enhancements. Gary Greer, City Manager, asked the developers to submit their plans to the City Council for review. The developers agreed to submit their information at the May 7 City Council meeting.*

#### A.3

**The City Council will meet to 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 2012-2013 Mid-Year Budget, future City budgets, and long range planning activities.**

*Charles Cox, Finance Director, presented highlights of the proposed 2012-2013*

*Amended Budget.*

**A.4 Discuss selection of Charter Review Committee.**

*After a brief discussion by members of the City Council, Mayor Glancy nominated Bill Binford as Chair for the committee. Council Members will submit their choices for committee members to the City Secretary where they will be tallied and presented at a future City Council meeting.*

**A.5 Discuss City Council meeting dates for the summer and take appropriate action.**

*City Council directed Staff Administration to keep the current meeting schedule during the summer months, except for the month of July. The one meeting date for July will be July 16. The first meeting date is cancelled.*

**A.6 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).**

*The following items were discussed:*

*-Deputy Mayor Pro Tem Scott requested a discussion on the use of the land on Veronica as a park*

*-Council Member Froehlich asked for a discussion relating to changing the demolition/rebuild program incentive from 7 years to 10 years*

*-Proposals from the developers interested in the Mercer Crossing area will be presented at the May 7 City Council meeting*

*During open session Mayor Glancy read the Agenda Items for Executive Session. The Study Session meeting concluded at 5:39 p.m.*

**I. EXECUTIVE SESSION**

*The City Council convened into Executive Session at 5:46 p.m.*

**I.1 Discuss land acquisitions - Texas Government Code Section 551.072:  
Discuss 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 6:00 p.m.*

**J. THE CITY COUNCIL RECONVENES INTO OPEN SESSION**

*The City Council reconvened into open session at 6:05 p.m.*

**B. INVOCATION & PLEDGE OF ALLEGIANCE**

*Council Member Robinson gave the Invocation. Boy Scout Troop 713 led the Pledge of Allegiance.*

**C. CEREMONIAL ITEMS****C.1 Receive a donation of fifty (50) tents from Premier Baseball and take appropriate action.**

*John Land, Director of Economic Development and Tourism, stated the Tournament Director from Premier Baseball, Mr. Don Patty, arranged to purchase and donate fifty (50) tents for use during tournaments and/or special events. Mr. Land reported the City would be responsible for setting up the tents during the tournaments and for storing them afterwards.*

**A motion was made by Council Member Robinson, seconded by Mayor Pro Tem Koch, that this donation be accepted. The motion carried unanimously.**

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

**D. REPORT ON STUDY SESSION ITEMS**

*Deputy Mayor Pro Tem Scott reported on the following:*

*-There are two developers interested in the Mercer Crossing area, which falls in a flood plane area and will require some significant work be done prior to the area being developed.*

*-City Council meeting dates for the summer will remain the 1st and 3rd Tuesdays of each month, except for July. The only July City Council meeting date will be July 2.*

**E. ITEMS OF COMMUNITY INTEREST**

*Mayor Pro Tem Koch urged everyone to register to vote so they can vote in the May 11, 2013 general election. On April 10, from 6:30 p.m. until 8:30 p.m. a candidate forum will be held at the Senior Center. City Council candidates and school board candidates will be present.*

*Deputy Mayor Pro Tem Scott reported the Firehouse Theatre's production of Nunsense was wonderful and that rehearsals have started for Romeo & Juliet, which will be held in May at Manske Library. Businesses can underwrite the show and interested parties could contact him for details.*

*Mayor Glancy announced he is available to meet with citizens regarding any questions or concerns they may have from 3:00 to 3:45 p.m. prior to City Council meetings.*

*City Manager Gary Greer presented the City Manager report, which included the following:*

*Encounters from the Past - Historical tours of Keenan Cemetery featuring costumed re-enactors to be held April 5-6 and April 12-13 beginning at 6:30 p.m.*

*CityWide Cleanup Day - to be held on April 13 from 9:00 a.m. until noon in the parking lot at Oran Good Park*

*Pictorial History Book - a full color pictorial history of Farmers Branch; pre-orders are on sale now through May 31*

*Date Night - to be held on April 20 beginning at 6:30 p.m. at the Historical Park; the Dallas Band "The O's" will perform, there will be gourmet food trucks and an outdoor movie, "Trouble with the Curve"*

*Liberty Fest - to be held on May 25 at the Historical Park 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 to approve the Consent Agenda as presented. After a brief discussion, Mayor Pro Tem Koch withdrew his motion.

A motion was made by Mayor Pro Tem Koch, seconded by Council Member Froehlich, to approve the Consent Agenda to include a revision to Agenda Item F.4 changing the age requirement for the Senior Advisory Board from 55 to 50. The motion carried unanimously.

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

- F.1 Consider approval of minutes of the City Council meetings held on February 19, 2013 and March 19, 2013 and take appropriate action.**

The Minutes were approved.

- F.2 Consider approving Resolution No. 2013-019 adopting the revised meeting room usage policy for the Farmers Branch Manske Library and take appropriate action.**

This Resolution was approved.

- F.3 Consider approving Resolution No. 2013-021 authorizing the City of Farmers Branch as the recipient of a grant in the amount of \$36,006 from the Texas Events Trust Fund Grant and take appropriate action.**

This Resolution was approved.

- F.4 Consider adopting Ordinance No. 3221 amending Chapter 2 of the Code of Ordinances, Administration, Article II, Boards, Committees, and Commissions, relating to term year and take appropriate action.**

This Ordinance was adopted.

**G. PUBLIC HEARINGS**

*There were no Public Hearing items on the agenda.*

**H. REGULAR AGENDA ITEMS**

- H.1 Consider adopting Ordinance No. 3223 amending the City's 2012-13 fiscal year operating budget, amending the capital improvement program budget, and directing that City**

**expenditures be made in accordance with the budget as amended, and take appropriate action.**

*Finance Director Charles Cox presented an overview of the proposed 2012-2013 Mid-Year Amended Budget. The proposed budget includes an increase of \$894,900, which has been partially offset by increases in General Fund revenues totaling \$563,000. The proposed mid-year budget estimates a fund balance of \$8,392,130, which is within the target fund balance range of 15-20% of actual expenditures.*

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

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

The Mayor announces that the items of the agenda for the Regular Session have been concluded. After a short recess, the meeting will convene for items in the Executive Session. The meeting will then reconvene into open Regular Session after the items have been discussed in the Executive Session to consider any necessary action.

## **I. EXECUTIVE SESSION**

*The City Council convened into Executive Session at 6:46 p.m.*

### **I.2 Discuss economic development incentives - Texas Government Code Section 551.087: Discuss economic development incentives for the retention of a home builder supply company.**

*The City Council concluded Executive Session at 7:04 p.m.*

## **J. THE CITY COUNCIL RECONVENES INTO OPEN SESSION**

*Open Session reconvened at 7:04 p.m.*

*The following motions were made relating to Agenda Item I.1:*

*Motion by Deputy Mayor Pro Tem Scott authorizing the City Manager to negotiate and execute on behalf of the City of Farmers Branch a purchase and sale agreement with the Farmers Branch Local Government Corporation for the sale of city owned lot 2605 Leta Mae, BLK A LT 0001, Block A, Lot 0001 - Letha Lee Heights, for the purpose of resale by the Farmers Branch Local Government Corporation to Andra Maldovan for \$70,000 subject to a restriction agreement that requires the purchaser to construct a residence of approximately 3,058 square feet with an appraised value of approximately \$400,000 including the land, and to execute any amendments or instruments related thereto, seconded by Mayor Pro Tem Koch. The motion carried unanimously.*

*Motion by Council Member Robinson authorizing the City Manager to negotiate and execute on behalf of the City of Farmers Branch a purchase and sale agreement with the Farmers Branch Local Government Corporation for the sale of city owned lot 2709 Mount View, Block B, Lot 18 - Farmersdell, for the purpose of resale by the Farmers Branch Local Government Corporation to Arturo & Celina Gomez for \$40,000 subject to a restriction agreement that requires the purchaser to construct a residence of approximately 2,470 square feet with an appraised value of*

*approximately \$385,000 including the land, and to execute any amendments or instruments related thereto, seconded by Council Member Froehlich. The motion carried unanimously.*

*The following motion was made relating to Agenda Item 1.2:*

*Motion by Mayor Pro Tem Koch authorizing the City Manager to negotiate and execute on behalf of the City of Farmers Branch an economic development agreement with Homeco/MHI Inc. for the company retention of purchasing operations in the City to provide an annual incentive for a period of three (3) years provided the company leases and occupies approximately 3,500 square feet of space in the City for a period of three (3) years, to be paid on an annual basis beginning on the date of issuance of a certificate of occupancy, seconded by Council Member Froehlich. The motion carried unanimously.*

## **K. ADJOURNMENT**

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

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

*The meeting adjourned at 7:07 p.m.*

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*William P. Glancy, Mayor*

**ATTEST:**

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*Angela Kelly, City Secretary*