



## City of Farmers Branch

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

### Meeting Minutes

### City Council

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Tuesday, November 15, 2016

6:00 PM

Council Chambers

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#### Study Session Meeting to be held at 3:00 PM in the Study Session Room

- Presiding:** 1 - Mayor Bob Phelps
- Present:** 5 - Mayor Pro Tem Harold Froehlich, Deputy Mayor Pro Tem Ana Reyes, Council Member John Norwood, Council Member Terry Lynne, Council Member Mike Bomgardner
- Staff:** - John Land Deputy City Manager, Amy Piukana City Secretary, Pete Smith City Attorney, Tom Bryson Communications Director, David Hale Police Chief, Allison Cook Economic Development Director, Andy Gillies Community Services Director, Marc Bentley City Engineer Public Works, Phillip Thomas Operations Manager, Denise Wallace, Library Director, Rachael Johnson Assistant to City Manager, Hugh Pender Building Official, Shane Davis Environmental Services and Solid Waste Manager, Steve Parker Fire Chief, Tim Dedear Deputy Fire Chief/Fire Marshal, Brian Beasley Human Resource Director, Sherrelle Evans-Jones Finance Director, Mitzi Davis Parks and Recreation Project Manager, and Kevin Muenchow Fleet and Facilities Director, Meredith Dowdy Parks and Recreation Special Projects Manager

#### A. **STUDY SESSION**

Mayor Phelps called the Study Session meeting to order at 3:00 p.m.

##### A.1 [16-297](#) **Discuss regular City Council meeting agenda items.**

Deputy Mayor Pro Tem Reyes suggested postponing Agenda Item H.4 (Library Services Contract) to the December 13, 2016 City Council meeting. Deputy City Manager John Land replied noting this item could be tabled to the next City Council

meeting. Mayor ProTem Froehlich asked that the presentation be held tonight with a vote at the next City Council meeting.

After discussion, City Council agreed to postpone item H.4 (Library Services Contract) to the December 13, 2016 City Council meeting.

**A.2 [16-274](#) Presentation on Farmers Branch event Philosophy.**

Parks and Recreation Special Project Manager Meredith Dowdy briefed City Council regarding this item. Ms. Dowdy reviewed the City's brand promise, current event philosophy, event classifications and top City events. Ms. Dowdy presented quick facts on the Farmers Branch Market, Date Night in the Park, Liberty Fest Stars & Strings, Bloomin' Bluegrass Festival & Chili Cook Off, Christmas Tour of Lights, Tastes & Tunes, Independence Day Celebration, Halloween in the Park, and Christmas Tree Lighting.

Council Member Bomgardner asked how many non-residents attended the Date Night in the Park. Ms. Dowdy explained a survey has not been conducted on that event, however; noted the demographics indicate millennials are attending this event. She explained the City markets this event through social media noting this has been very successful.

Council Member Bomgardner asked how the Farmers Market events generate revenue. Ms. Dowdy explained t-shirt sales, booth rentals, and tote bag sales all generate revenue.

Council Member Norwood explained the Blue Grass event overlaps with the Senior Center Bazaar event, noting the City needs to utilize cross marketing of events.

Council Member Bomgardner asked if childcare costs were included in the budget numbers provided. Ms. Dowdy explained staffing costs for childcare are not included.

Council Member Bomgardner asked if the Taste and Tunes event could be moved to early spring or late fall due to weather issues. Ms. Dowdy explained this event has been moved to three days in May (Thursdays).

Mayor Pro Tem Froehlich suggested discontinuing the pie eating contest and consider adding a Firehouse Theatre skit instead.

Deputy Mayor Pro Tem Reyes expressed concerns with overcrowding, lighting and visibility at the Halloween in the Park events. Mr. Harting explained the event has been a huge success, noting the City may need to implement a fee to non-residents to help generate revenue and reduce overcrowding.

Mayor Pro Tem Froehlich asked if overcrowding was due to social media marketing. Mr. Harting explained he feels the City events are well attended due to the level of service the city provides. He noted City facilities and amenities such as clean restrooms are exceptional. Mr. Harting explained the City sets high standards and provides free events, noting in the past, the philosophy has been to not charge for city events. He explained, if this philosophy changes, fees could added to help offset costs.

Deputy Mayor Pro Tem Reyes expressed gratitude towards City Staff for making these events a success.

Council Member Lynne explained marketing strategies need to be identified. He explained the environment is competitive and suggested charging fees for City events to help offset costs. He recommended targeting sponsors and utilizing the new marketing employee to assist with marketing City events.

Council Member Bomgardner suggested allowing residents to purchase an annual package which would include event parking passes and tickets to all City events.

Council Member Lynne suggested adding more vendors to the Farmers Market and allow barbecue sales and more food vendors to the event to increase traffic.

Mayor Pro Tem Froehlich asked if Liberty Plaza or the Star Center has been utilized for City events. Mr. Harting noted the City has used Liberty Plaza, but noted he has had to scale down to save money. Mr. Harting noted the Farmers Branch Market utilizes the Star Center parking, noting hockey events can be a challenge in regards to parking. Mr. Land explained one of the bond proposals included constructing a parking deck on the Star Center parking lot. Mr. Land explained with the increase in development to the area, this could be beneficial to the area.

Council Member Lynne stated by adding a multi-parking structure, this would allow more residents to utilize the Mustang restaurant area. Ms. Dowdy replied that the City used Liberty Plaza for the fireworks event this past year.

Mayor Pro Tem Froehlich asked if the City has too many events. Mr. Harting explained he will review City events and determine costs verses attendees to establish cost effectiveness.

**A.3 [16-263](#) Receive an update regarding the City of Farmers Branch Demolition Rebuild Program.**

Economic Development Director Allison Cook briefed City Council regarding this item. Ms. Cook explained two options are being provided to help enhance the existing demolition rebuild program. Ms. Cook explained Option 1, allows a \$10,000 cash grant with a seven year annual rebate. Ms. Cook explained Option 2 allows a Grant amount that is tied into the current home value (not land). She explained for home values up to \$75,000 allows a \$15,000 cash grant. She noted home values between \$75,100 and \$250,000 would allow for a \$12,500 cash grant. She explained a home value of \$250,100 plus would receive a \$10,000 cash grant.

After discussion, Council Member Bomgardner recommended Option 1, to allow a \$15,000 cash grant with a five (5) year rebate for home values at \$100,000 or less. He recommended allowing a \$12,500 cash grant for anything above the \$100,000 price range.

Deputy City Manager John Land explained the Chapter 380 Policy would need to be amended with these changes. He further stated he will bring forward these amendments at the December 13, 2016 meeting for City Council approval.

**A.4 [16-296](#) Receive a presentation and update on the Eastside Comprehensive Plan.**

Planning Manager Alexis Jackson briefed City Council regarding this item. Mr. Jackson noted the Farmers Branch Comprehensive Plan was adopted in 1989. The West Side Plan was adopted in 2003 and the Central Plan was adopted in 2012. Ms. Jackson reviewed the project timeline noting the vision of the Eastside will be a District with unique identity, based on a drivers mixture of uses that creates opportunities to live, work, do business, and participate in leisure activities for people already connected to the District and those who have yet to discover it. Ms. Jackson noted the City is working with the following consultants on this project, Mr. Brad Moulten with LaTerra Studio, Inc. and Ms. Abra Nusser with Ideation Planning.

Mr. Moulten reviewed the plan framework which included the following: 1) Character and Identity, 2) Economic Vitality, 3) Form and Land Use, 4) Shared Spaces, and 5) Mobility and Connectivity. He noted the following goals: Goal 1 – to be a vibrant destination with a unique character and identity, Goal 2 – to enhance and sustain a supportive business environment, Goal 3 – to establish a visually appealing, functional, and compatible District for people oriented spaces an synergistic development, Goal 4 – to create a system of shared spaces which positively contribute to the aesthetics, livability, vitality and functionality of the District, and Goal 5 – to become a cohesive destination of connected neighborhoods and shared spaces where traveling via multiple modes is effective and pleasant. Mr. Moulten explained the Eastside Market area has over 1,200 acres with the core portion being industrial with a wide range of additional uses.

Ms. Abra Nusser with Ideation Planning reviewed the future land use map. She explained the preferred commercial use types which indicated big box retail stores, restaurants, high density to mid-rise offices, hotels, entertainment, and high quality multi-family housing with ground floor commercial uses. She further explained the preferred Community Mixed Use is medium density, restaurants, retail, high density to mid-rise offices, hotels entertainment, high quality multi-family housing with ground floor commercial uses, and shared space plazas. Ms. Nusser explained the Community Mixed Use preferred use is live-work units, maker and innovator display and work spaces, business and restaurant incubators, offices, entertainment, restaurant and retail. Ms. Nusser reviewed the Parks and Open Space areas, intersection improvements, and branding strategy. She reviewed the short, medium and long term implementation plans. Ms. Nusser explained the following three tiered zoning strategies: Comp Plan, Comprehensive Zoning Ordinance updates for new alcohol related uses such as Brewery/Brewery Pub and 50/50 adjustment, and area specific overlay adjustments to remove 5/50 entirety.

City Council had no recommended changes and thanked staff for their work on this project.

City Council recessed for a break at 5:28 p.m. City Council reconvened into Regular Session at 5:41 p.m.

**A.5 [16-298](#) Discuss agenda items for future City Council meetings.**

Deputy Mayor Pro Tem Reyes asked for an update regarding the Police Safety improvements. Council Member Norwood asked for a Justice Center update.

City Council recessed from study session at 5:49 p.m.

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

**B. INVOCATION & PLEDGE OF ALLEGIANCE**

Mayor Phelps led the invocation and Pledge of Allegiance.

**C. REPORT ON STUDY SESSION ITEMS**

Council Member Bomgardner provided a report on study session items.

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

Deputy City Manager John Land announced the following items of community interest:

- Nearly three tons of residents' documents were turned in for shredding at our semi-annual Document Destruction event two Saturdays ago at City Hall. Due to a last minute equipment issue on the part of the vendor, we were not able to shred the documents on site, but were able to seal them in containers where they were taken to a separate location for shredding. According to Action Shred, the 5,700 pounds of paper equaled the saving of 26 barrels of oil, 20,300 gallons of water, nine cubic yards of landfill space and 49 trees.
- A big thanks to everyone that came out last Friday for our annual Veterans Day Celebration at the Farmers Branch Senior Center. Once again, we had a capacity crowd that saluted our Veterans in ceremony and in song from our guests 'The Victory Belles.' The entire celebration, including the Victory Belles' performance will be available on FBTV and on YouTube later this week.
- And please note that all Farmers Branch offices and facilities will be closed on Thursday, November 24 in observance of the Thanksgiving Day holiday. There will be NO garbage or recycling collection that day. Most facilities remain closed on Friday, November 25 with the exception of the Community Recreation Center, open 6 a.m. to 5 p.m. and the Historical Park, open 8 a.m. to 5 p.m. However, the annual Christmas Tour of Lights gets underway that evening at 6:30 p.m.
- Then the Christmas season gets off to its official start on Saturday, December 3 with our annual Christmas Tree Lighting festivities at the Farmers Branch Historical Park. Kids can slide down a snow hill, visit with Santa, have cookies and hot chocolate and more, leading up to the lighting of the Christmas Tree and our annual Christmas fireworks show. Gates open at 4 p.m. and admission is free.
- We do have a slate of special City Council meetings coming up. Please note special meetings planned for November 29 to discuss possible bond proposals, December 6 to discuss project planning for the proposed west side Tax Reinvestment Zone and January 9 to discuss funding of that Tax Reinvestment Zone. All special meetings are planned for 6 p.m. in the Study Session Room here at City Hall. Additionally, there is only one regularly scheduled meeting of the City Council in December, on Tuesday, December 13. With that said, all meetings are subject to change and anyone desiring more info should call 972.247.3131.
- You can sign up for eNews at [farmersbranchtx.gov](http://farmersbranchtx.gov) to have current City news and information delivered directly to your eMail box.

- Monday, November 7<sup>th</sup> a roof collapsed at BSN and the Economic Development Department, Fire Department and Building Department all pulled together to provide relief.

#### **E. CITIZEN COMMENTS**

The following citizens wished to speak under citizen comments:

Ms. Clare Connally read an excerpt from Dr. Gilbert's historical journal in an effort to educate everyone about our history.

Former Mayor John Dodd spoke complementing the Police Department and urged City Council to be transparent and clear regarding the bond projects being proposed.

#### **F. CONSENT ITEMS**

- F.1 [16-299](#) Consider approving minutes of the City Council meeting held on November 1, 2016; and take appropriate action.
- F.2 [R2016-101](#) Consider approving Resolution No. 2016-101 reappointing Dr. Paul Lonquist and Dr. George Moninger to serve as the City of Farmers Branch appointees to the Metrocrest Hospital Authority Board of Directors; and take appropriate action.
- F.3 [R2016-102](#) Consider approving Resolution No. 2016-102 awarding a contract to Curtco, Inc. for Crack and Joint Sealing Services through a Local Government Purchasing Cooperative contract; and take appropriate action.
- F.4 [R2016-103](#) Consider approving Resolution No. 2016-103 authorizing the City Manager to execute a Project Specific Agreement with Dallas County for roadway repairs and improvements to Alpha Road between Midway Road and Inwood Road; and take appropriate action.
- F.5 [R2016-106](#) Consider approving Resolution No. 2016-106 authorizing the City Manager to sign the First Amended and Restated Joint Fire Training Center Interlocal Agreement among the cities of Carrollton, Coppell, Farmers Branch and the Town of Addison; and take appropriate action.
- F.6 [R2016-108](#) Consider approving Resolution No. 2016-108 authorizing the City Manager to execute a Communications Facilities License Agreement between the City of Farmers Branch and New Cingular Wireless PCS, LLC; and take appropriate action.
- F.7 [R2016-109](#) Consider approving Resolution No. 2016-109 authorizing the City Manager to execute a Communications Facilities License Agreement between the City of Farmers Branch and Clear Wireless LLC; and take appropriate action.
- F.8 [ORD-3399](#) Consider adopting Ordinance No. 3399 amending Chapter 2 of the Code of Ordinances, Administration, Article II, Boards, Committees, and Commissions, amending Section 2-185, relating to meeting dates for the Library Board; and take appropriate action.

Motion made by Mayor Pro Tem Froehlich to approve Consent Items F.1 through F.8, as presented. Motion seconded by Council Member Bomgardner. Motion prevailed by the following vote:

**Aye: 5 -** Mayor Pro Tem Froehlich, Deputy Mayor Pro Tem Reyes, Council Member Norwood, Council Member Bomgardner, Council Member Lynne

## G. PUBLIC HEARINGS

- G.1 [ORD-3401](#) Conduct a public hearing and consider site plan approval with a specific use permit for Luis Carrasco/Arbors and Patios allowing outdoor storage and display for properties located at 13500 and 13512 McClintock Street; and take appropriate action.**

Community Services Director Andy Gillies briefed City Council regarding this item. Mr. Gillies explained this tract of land is comprised of 0.356 acres (15,527 square feet) containing two lots. Mr. Gillies explained the applicant is proposing to add an outdoor display and outdoor storage and on-site employee parking lot.

There were no citizens that wished to speak in support and/or opposition to the proposed case.

Council Member Lynne made a motion to close the Public Hearing. Motion seconded by Mayor Pro Tem Froehlich. Motion prevailed by the following vote:

**Aye: 5 -** Mayor Pro Tem Froehlich, Deputy Mayor Pro Tem Reyes, Council Member Norwood, Council Member Bomgardner, Council Member Lynne

Council Member Lynne made a motion to approve Ordinance No. 3401, as presented. Motion seconded by Deputy Mayor Pro Tem Reyes. Motion prevailed by the following vote:

**Aye: 5 -** Mayor Pro Tem Froehlich, Deputy Mayor Pro Tem Reyes, Council Member Norwood, Council Member Bomgardner, Council Member Lynne

- G.2 [16-PL-007](#) Conduct a public hearing and consider a request for final plat approval of Metropolitan Southeast Addition, Lots 1 and 2, Block A; and take appropriate action.**

Community Services Director Andy Gillies briefed City Council regarding this item. Mr. Gillies explained the property was originally platted as a single plat. He noted the property was sold and split between two separate owners by a survey. He explained the final plat separates the property into two lots.

Mayor Phelps opened the public hearing. There were no citizens that wished to speak.

Motion made by Council Member Norwood to close the public hearing and approve the final plat, as presented. Motion seconded by Mayor Pro Tem Froehlich. Motion prevailed by the following vote:

**Aye: 5 -** Mayor Pro Tem Froehlich, Deputy Mayor Pro Tem Reyes, Council Member Norwood, Council Member Bomgardner, Council Member Lynne

**G.3 [16 PL-008](#) Conduct a public hearing and consider a request for final plat approval of Komerica Addition, Lot 1, Block A; and take appropriate action.**

Community Services Director Andy Gillies briefed City Council regarding this item. Mr. Gillies noted the property was previously platted and is presently part of a remaining portion of Lot 1, Block 1 of Valley View Commerce Park Addition. He further stated the owner is requesting a replat in order to dedicate an easement necessary for a water line loop to serve the property.

There were no citizens that wished to speak. Motion made by Mayor Pro Tem Froehlich to close the public hearing. Motion seconded by Deputy Mayor Pro Tem Reyes. Motion prevailed by the following vote:

**Aye: 5 -** Mayor Pro Tem Froehlich, Deputy Mayor Pro Tem Reyes, Council Member Norwood, Council Member Bomgardner, Council Member Lynne

Motion made by Mayor Pro Tem Froehlich to approve the final plat of Komerica Addition, Lot 1, Block A, as presented. Motion seconded by Council Member Lynne. Motion prevailed by the following vote:

**Aye: 5 -** Mayor Pro Tem Froehlich, Deputy Mayor Pro Tem Reyes, Council Member Norwood, Council Member Bomgardner, Council Member Lynne

**H. REGULAR AGENDA ITEMS**

**H.1 [R2016-110](#) Consider approving Resolution No. 2016-110 authorizing a Commercial Façade Revitalization Grant Agreement for 4464 sigma Road; and take appropriate action.**

Economic Development Manager Allison Cook briefed City Council regarding this item. Ms. Cook introduced the applicant Mr. and Mrs. Thornton who spoke noting they are moving the Hudson Peters Commercial headquarters to 4464 Sigma Road from their current location in Addison.

Motion made by Council Member Lynne to approve Resolution 2016-110, as presented. Motion seconded by Council Member Bomgardner. Motion approved by the following vote:

**Aye: 5 -** Mayor Pro Tem Froehlich, Deputy Mayor Pro Tem Reyes, Council Member Norwood, Council Member Bomgardner, Council Member Lynne

**H.2 [16-302](#) Presentation by Carol Dingman on behalf of the Historical Park and Preservation Board regarding a future Museum Conference Center.**

Ms. Carol Dingman provided a presentation on behalf of the Historical Park and Preservation Board regarding a future Museum Conference Center. Ms. Dingman

provided history noting in the early 1980's the City Council developed a vision for the use of the new Hotel Tax Fund revenue. She noted in 1981 City Council agreed to purchase concept plan in 1983. She further stated in 1984, the City Council appointed the first Historical Park and Preservation Board. Ms. Dingman noted the Dodson house and property were added to the Park in 1981, and the school house, Depot and church were added in 1985. She explained the park was dedicated in 1986. Ms. Dingman noted the Historical Park's mission is to collect, preserve and interpret the history of the United States and Texas with an emphasis on Peters Colony and Farmers Branch. She further stated the secondary mission is to become a destination that generates hotel nights. Ms. Dingman explained in order to achieve that mission, the city must market through programming and events. She noted the City needs a large space that could be used for private event rentals such as weddings. She further stated the DMOProz consultant noted the Historical Park won't reach its potential until a museum and more educational programming is added. She noted the Bond Committee supports the need for a \$7 million "event" space at the Park. Ms. Dingman summarized explaining the Historical Preservation and Restoration Board has recommended a Museum and Conference Center with lobby area, Museum store, classroom, kitchen and storage. She asked that a proposition be added on the May 2017 Bond Election ballot. She explained the City could use Hotel tax money to issue revenue bonds and a combination of hotel tax and general revenue debt. She further stated the City could raise monies from the private sector and accept donations for tax purposes.

Council Member Bomgardner asked if there were numbers for revenue and expenses. Ms. Dingman replied that the Park Revenue Committee will research numbers. Council Member Bomgardner asked what the estimated cost of the building would be. Deputy City Manager John Land replied the estimated cost would be approximately \$6 million.

Council Member Bomgardner noted the consulting groups were looking at a 19,000 sq. ft. building explaining a 75,000 sq.ft. building in his opinion, is too large. He asked if building renovations had been considered noting this could be very costly to refurbish an existing building. He further stated he does not wish the City to be involved with wedding events, however; he does support a museum. Ms. Dingman explained the Hotel Tax consultants recommended utilizing the historical park and adding a conference center and noted once west side is developed, more residents will utilize the facility.

Deputy Mayor Pro Tem Reyes asked for better cost estimates to be provided.

Council Member Lynne asked what amount is collected from Hotel/Motel tax annually noting corporate sponsorship could be approached. Mr. Land replied the City receives approximately \$2.2 million annually.

Deputy Mayor Pro Tem Reyes explained the City needs to preserve its history, asking if there is a percentage of the building that could be leased out as a restaurant. Ms. Dingman replied that many museums have gift shops, noting this would help generate revenue.

Council Member Bomgardner asked what the repair estimate was for the Gilbert house. Parks and Recreation Director Jeff Harting explained he is currently working with a company to provide cost estimates.

Mr. Harting noted the City is limited to what can be done with the Historical Park property due to parking.

Deputy Mayor Pro Tem Reyes asked if road closure had been considered to help create green space. Mr. Harting explained in the past a road closures became an issue with neighboring residents.

Mr. Land asked if City Council would like to tour the Buchanan Printing Building at the November 29<sup>th</sup> City Council meeting. Council agreed to meet for a tour.

The following citizens wished to speak regarding this item.

Ms. Claire Connally thanked Ms. Dingman for her presentation and spoke in support of this item.

Ms. Bitsy Laney spoke in support of this item.

**H.3 [16-304](#) Presentation by Charles Sullivan on behalf of the Farmers Branch Manske Library Board regarding a Library project being considered for the future Bond Election.**

Mr. Charles Sullivan briefed City Council regarding this item. Mr. Sullivan spoke on behalf of the Farmers Branch Manske Library Board regarding a Library project being considered for the future Bond Election. He asked that City Council consider including the Library in the future Bond election. He noted a new Library Building would be beneficial for residents, noting if funds are not available, a remodel would be a second option. He explained the Library needs technology upgrades which includes wiring and a computer lab. He further stated that interior partitions are recommended in the children's areas to add more security. He explained more meeting rooms are needed and suggested an overall face lift of the building to include new signage.

Mr. Sullivan explained parking and building access is inadequate. He explained residents are parking across the street and lighting is not adequate in the area. Mr. Sullivan explained approximately \$7 million dollars is the estimated cost for these improvements.

Deputy Mayor Pro Tem Reyes asked if other libraries are utilizing interactive tables and technology and how we compare to other cities. Mr. Sullivan explained the vision of the Library is to update and utilize more interactive technology, noting this is the future of Libraries.

Council Member Lynne asked if the Library has received an increase of Town of Addison residents utilizing the facility. Library Director Denise Wallace explained Town of Addison residents prefer the Farmers Branch Library over the Dallas Library noting they do receive a choice. She further stated they must obtain a voucher from Town of Addison in order to obtain a Library Card in Farmers Branch. She explained the City receives approximately \$100,000 a year in revenue.

Council Member Bomgardner asked what the total number of Library users are. Ms. Wallace replied approximately 34,000 people. Council Member Bomgardner noted many users are not residents and this is costly to our residents.

Deputy Mayor Pro Tem Reyes asked Mr. Sullivan which part of the project is most costly. Mr. Sullivan replied construction of the new building would be more costly. He noted if the entire facility was renovated the estimated cost would be \$7 million.

**H.4 [R2016-105](#) Consider approving Resolution No. 2016-105 authorizing the City Manager to negotiate and execute the second amended and restated agreement for Library services with Library Systems & Services; and take appropriate action.**

Assistant to the City Manager Rachael Johnson briefed City Council regarding this item. Ms. Johnson noted in 2011 the City outsourced the operation of the Manske Library to Library Systems & Services Incorporated (LSSI). She explained in 2013, City Council renewed the agreement for a 3-year term that expires December 31, 2016. She explained during the term of the agreement LSSI was sold to Argosy Private Equity and is now called Library Systems & Services (LSS). She explained from the City's perspective, this change in ownership has not affected the quality of Library services received.

Ms. Johnson explained the proposed agreement is a 5-year contract that would begin January 1, 2017 and expire December 3, 2021. She noted this includes a 2.5% (\$30,233.33), increase from the previous year, attributed to the rise in the Employee Cost Index (ECI) for the DFW Metroplex. Ms. Johnson explained the proposed annual cost for 2016 is \$1,239,566.33. She noted the price of the agreement is negotiated on a yearly basis, or may renew at the same amount as the previous year, plus an additional amount equal to the percentage increase in the ECI but not to exceed 5%.

Ms. Johnson explained this new agreement includes, the purchase and installation of equipment that will allow the Library to offer automated self-check-in to patrons, valued at \$72,519.60. She explained the equipment is the second phase of the automated self-check infrastructure common in modern libraries. Ms. Johnson noted the equipment is being provided at LSS cost, it will be amortized over the life of the contract. She explained should the City discontinue using LSS, the City would be responsible for the remaining balance owed. She noted, once the five-year amortization period is over, LSS will turn over the ownership of the equipment to the City.

Council Member Norwood asked if there were any other vendors considered suggesting the City should survey the market and see if there are other options. Ms. Johnson replied she will research to see if any other vendors provide this service.

Council Member Bomgardner asked how many other Libraries the LSS manages. Ms. Johnson replied 82.

Deputy Mayor Pro Tem Reyes asked if the Library meets State guidelines. Ms. Wallace explained the Library does meet all required guidelines.

**H.5 [R2016-107](#) Consider approving Resolution No. 2016-107 awarding a unit price contract for Fiscal Year 16-17 Annual Concrete Repair Project to Jim Bowman Construction Company, LP in the amount of \$792,426.00; and take appropriate action.**

City Engineer Marc Bentley briefed City Council regarding this item. Mr. Bentley explained the City received four (4) bids, however; had issues with the lowest bidder, noting they had errors in their calculations. He noted the second lowest bidder was chosen, Jim Bowman Construction. He further explained the Jim Bowman Construction Company, LP has adequate qualifications and has done similar work for the City on previous projects. He noted this contract is for a one year period with a renewal option for two additional one year periods.

After discussion, Council Member Lynne made a motion to approve Resolution No. 2016-107, as presented. Motion seconded by Deputy Mayor Pro Tem Reyes. Motion prevailed by the following vote:

**Aye: 5 -** Mayor Pro Tem Froehlich, Deputy Mayor Pro Tem Reyes, Council Member Norwood, Council Member Bomgardner, Council Member Lynne

I. **ADJOURNMENT**

Mayor Pro Tem Froehlich made a motion to adjourn the meeting at 8:17 p.m. Motion seconded by Deputy Mayor Pro Tem Reyes. Motion prevailed by the following vote:

**Aye: 5 -** Mayor Pro Tem Froehlich, Deputy Mayor Pro Tem Reyes, Council Member Norwood, Council Member Bomgardner, Council Member Lynne

The meeting adjourned at 8:17 p.m.

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Mayor

ATTEST:

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City Secretary