



City of Farmers Branch

Meeting Minutes

City Council

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

Tuesday, July 19, 2022

6:00 PM

Council Chambers

CALL TO ORDER - COUNCIL CHAMBERS (3 P.M.)

A.1 22-371 Discuss regular agenda items

Council Member Omar Roman had questions on I.1 (Amending Chapter 56), I.2 (Ground Lease Agreement), and I.3 (Amended and Restated Ground Lease Agreement) about a draft contract, and co-owning. City Attorney Kevin Laughlin and Director of Economic Development Allison Cook provided answers. Ms. Cook explained she has a red line document to present to Council. Interim City Manager John Land provided background and information on these items.

Council Member Richard Jackson had a question on I.1 (Amending Chapter 56) about unit numbers, and cost of compliance. Deputy Director of Neighborhood Services Leo Bonanno explained the details of the ordinance.

Council Member Richard Jackson had a question on I.2 (Ground Lease Agreement) about the monthly cost, personal property, cost of parking, and delays. Director of Economic Development Allison Cook offered up to date numbers. City Attorney Kevin Laughlin explained timeframe of payments. Director of Finance Sherrelle Evans-Jones explained the process of the bond purchase contract and debt services. Council Member Jackson asked for a breakdown of the cash flow during the regular meeting. Ms. Cook and Mr. Laughlin defined personal property. Ms. Cook explained the layout of the parking lot and the timeframe of construction. Ms. Cook and Mr. Laughlin explained that council will get an updated contract.

Mayor Pro Tem David Merritt had a question on H.2 (Elevated Flare at Camelot) on the cost of equipment. Director of Sustainability Shane Davis provided information for Council Member.

A.2 22-392 Receive a presentation from the City of Dallas Office of Homeless Solutions, Regarding its Mission and Services

Director of Homeless Solutions Christine Crossley gave a presentation over the following topics:

Presentation Overview regarding the Office of Homeless Solutions, organizational structure, OHS outreach initiatives, services request timeline, and homeless service initiatives by district.

Mayor Dye and Council Members thanked Director Crossley and had questions on interacting with panhandlers, signage, development of districts maps, and sweeping of panhandlers.

A.3 22-411 Presentation of The State of Tourism 2022

Director of Economic Development Allison Cook introduced Ann Stokes, Mrs. Stokes provided a presentation on the State of Tourism over the following topics:

Hot Fund Performance, average daily rate comparison, forecast, obligations, impact of Multi Sports Building, 2026 World Cup, partnerships, and servicing.

City Council had questions on service/select hotels, use of hotels elsewhere, number of full services hotels, contacts for hotels, and tax rate. City Council was thankful for the hard work of the Tourism team.

A.4 22-400**Project Options for Possible November 2022 Bond Election**

Director of Parks and Recreation Michael Mashburn gave a presentation on Parks & Recreation Quality of Life Bond Options over the following topics:

Previously discussed project options, updated project options, Farmers Branch Park, Squire Park Renovation, and The Branch Connection.

Mayor and Council had questions on the Farmers Branch Park 6 million cost option presented, park maintenance/replacement, statistics of residents that use the parks, overall cost, and cost of the election.

Council expressed concerns from residents if this is the best timing for this bond, and suggested other ways or another time for the projects. Council agreed that the best idea may be to not participate now and hold the bond election at a later date.

A.5 22-399**Receive Report on FBTX Connect Citizen Engagement App**

Deputy Director of Neighborhood Services Leo Bonanno gave a presentation on the FBTX Connect app over the following topics:

Background: 2022 year-to-date departmental data for Code Enforcement, Animal Services, Police, Parks and Recreation, Public Works, and Sustainability.

City Council had questions about if any data was omitted, areas of high usage (Code Compliance, Animal Services), closing an item on the app, department processes of closing cases, water meter SLA success rates, bulk/brush pickup, staff response to technical issues and lessons learned.

City Council expressed concerns and suggestions on valid versus invalid complaints, time frame of reporting, citizen follow up, and verbiage for emergencies.

Mr. Bonanno, Director of Public Works Marc Bentley, and Director of Sustainability Shane Davis answered all questions and addressed concerns.

A.6 22-372**Discuss future agenda items**

Council Member Richard Jackson requested discussion related to the front yard fence ordinance, and enhancements to the City's Code of Ethics related to the Mayor and Council members making public endorsements.

Council Member Omar Roman would like to discuss garage sales and the tracking process.

Meeting was Reconvened

Absent: 1 - Deputy Mayor Pro Tem Michael Driskill

Present: 5 - Mayor Robert Dye, Council Member Omar Roman, Deputy Mayor Pro Tem Traci Williams, Council Member Richard Jackson and Mayor Pro Tem David Merritt

Staff: Interim City Manager John Land, Assistant City Manager Benjamin Williamson, Acting City Secretary Argie Ree Potter, City Attorney Kevin Laughlin, Police Chief David Hale, Acting Fire Chief Daniel Latimer, Director of Human Resources Brian Beasley, Director of Public Works Marc Bentley, Director of Sustainability & Health Shane Davis, Director of Planning & Zoning/Economic Development Allison Cook, Director of Innovation and Technology Mark Samuels, and Director of Finance Sherrelle Evans-Jones

EXECUTIVE SESSION**CALL TO ORDER - REGULAR MEETING (6 P.M.)**

Mayor Dye called the meeting to order at 6:01PM.

INVOCATION & PLEDGE OF ALLEGIANCE

CEREMONIAL ITEMS**E.1 22-297 Recognition of Senior Planning Technician Brian Campbell for five years of service to the City of Farmers Branch**

Mayor Dye recognized Senior Planning Technician Brian Campbell for five years of service with Farmers Branch.

MAYOR AND CITY MANAGER'S REPORT ON ITEMS OF COMMUNITY INTEREST

Interim City Manager gave an update on items of community interest.

CITIZEN COMMENTS

Vicki Harrison, 3706 Ridgeoak Way, asked that City Council meeting times remain consistent. She also expressed concerns related to proposed spending, such as bonds and the Dallas Stars Complex contract.

James Lockridge, 11771 Mira Lago Blvd, expressed concerns regarding code violations received for his hay bales.

Tommie Hylkema, 2581 Brandywine Drive, spoke highly about the teen leadership team and leaders who volunteered at the Historical Park.

David Carter, 3746 Ridge Oak Way, questioned the use of bonds for a parks and sports complex.

Brenda Brodrick, 13531 Rawhide Pkwy, stated that she was against the park bond.

CONSENT AGENDA

A motion was made by Council Member Merritt, seconded by Council Member Williams, that the Consent Agenda be accepted. The motion carried by the following

Absent: 1 -

Council Member Driskill

Aye: 4 -

Council Member Roman, Council Member Williams, Council Member Jackson and Council Member Merritt

H.1 22-361 Consider approving the following City Council meeting minutes; and take appropriate action

**June 21, 2022 Regular Meeting
July 5, 2022 Special Meeting**

H.2 R2022-086 Consider approving Resolution No. 2022-086 authorizing the City Manager to negotiate and execute a change order for the installation of an elevated flare at Camelot Landfill; and take appropriate action**H.3 22-389 Consider excusing the absence of Council Member Michael Driskill from the June 21, 2022, City Council meeting; and take appropriate action****H.4 22-403 Consider excusing the absence of Council Member Michael Driskill from the July 05, 2022, Special City Council meeting; and take appropriate action**

REGULAR AGENDA ITEM(S)

- I.1 ORD-3734 Consider adopting Ordinance No. 3734 Amending Chapter 56 “Property Maintenance” of the Code of Ordinances of the City of Farmers Branch by amending Section 56-10 “Definitions” to add definitions for “Access Control Device,” “Multi-Family Complex” and “Parking Garage,” and amending Article XI “Minimum Property Standards” by adding Section 56-150 “Minimum Security Standards - Multi-Family Complexes Establishing Multi-Family Complex Security Requirements; and take appropriate action**

Deputy Director of Neighborhood Services Leo Bonanno gave a presentation reviewing new apartment complex security requirements related to cameras and equipment, security recordings maintained, notification signage, lights and vegetation, and certificates and permitting.

Mr. Bonanno answered questions from City council about reapplying for a C.O. and how the ordinance would be enforced.

James Lockridge, 11771 Mira Lago Blvd., spoke against passing this ordinance.

Mayor Robert Dye provided background data and reasons for the need for Ordinance 3734.

A motion was made by Council Member Williams, seconded by Council Member Jackson, that this Ordinance be accepted. The motion carried by the following vote:

Absent: 1 - Council Member Driskill

Aye: 4 - Council Member Roman, Council Member Williams, Council Member Jackson and Council Member Merritt

- I.2 R2022-090 Consider approving Resolution No. 2022-090 authorizing negotiation and execution of a Ground Lease Agreement with DSE Hockey Centers, L.P. relating to the lease and operation of property generally located at the southwest corner of Denton Drive and Carrick Street relating to the construction and operation of a multi-sport complex; and take appropriate action**

Director of Economic Development of Allison Cook provided a presentation regarding the Dallas Stars Multi-sports complex related to timeline, and redline changes to the packet lease agreement.

Ms. Cook, Director of Finance Sherrelle Evans-Jones and the City Attorney Kevin Laughlin answered questions on redline changes, provisions, contract language, parking, and funding.

Ms. Cook introduced Brad Alberts CEO of the of Dallas Stars. Mr. Alberts stated how excited he is about this opportunity, highlighting reasons why the Dallas Stars organization will benefit the City of Farmers Branch.

City Council discussed with Mr. Alberts about a timeline for moving forward and Farmers Branch residents use of the facility. Interim City Manager John Land thanked Mr. Alberts for his dedication to the project.

A motion was made by Mayor Dye, seconded by Council Member Jackson, that this Resolution be accepted. The motion carried by the following vote:

Absent: 1 - Council Member Driskill

Aye: 4 - Council Member Roman, Council Member Williams, Council Member Jackson and Council Member Merritt

- I.3 R2022-091 Consider approving Resolution No. 2022-091 authorizing negotiation and execution of an Amended and Restated Ground Lease Agreement with DSE Hockey Centers, L.P. relating to the lease and operation of the property at 12700 N. Stemmons (StarCenter); and take appropriate action**

Director of Economic Development Allison Cook gave a presentation about the Children's Health StarCenter with Farmers Branch and the Dallas Stars and debt services ending in 2026.

A motion was made by Mayor Dye, seconded by Council Member Williams, that this Resolution be accepted. The motion carried by the following vote:

Absent: 1 - Council Member Driskill

Aye: 4 - Council Member Roman, Council Member Williams, Council Member Jackson and Council Member Merritt

PUBLIC HEARING(S)

- J.1 ORD-3749 Conduct a public hearing to consider Ordinance No. 3749 authorizing the issuance of the City of Farmers Branch, TX combination tax and revenue certificates of obligation, series 2022; levying a tax in payment thereof; approving the official statement, a paying agent/registrar agreement; and a bond purchase contract; and enacting other provisions relating thereto; and take appropriate**

Director of Finance Sherrelle Evans-Jones gave a presentation on Combination Tax & Revenue Verifications of Obligation, Series 2022 with the following topic:

Preliminary Schedule of Event

A question was asked and answered about how additional debt would affect our credit rates.

Managing Director of Hilltop Securities Marti Shew went into the details of the bond sale which took place that morning.

A motion was made by Mayor Dye, seconded by Council Member Roman, that this Ordinance be accepted. The motion carried by the following vote:

Absent: 1 - Council Member Driskill

Aye: 4 - Council Member Roman, Council Member Williams, Council Member Jackson and Council Member Merritt

- J.2 ORD-374 Conduct a public hearing to consider the extension of Ordinance No. 3748, Curfew for Minors, as codified in Article II of Chapter 46 of the Code of Ordinances of the City of Farmers Branch; and take appropriate action.**

Deputy Chief Erik Stokes went over a presentation for Ordinance 3748 Curfew for Minors with discussing enforcement action and current violation statistics,

City Council had questions on the timeframe the curfew takes effect, current curfew, common ordinance in other cities, and an increase in offenses. Mr. Stokes answered questions from council.

A motion was made by Council Member Roman, seconded by Council Member Merritt, that this Ordinance be accepted. The motion carried by the following vote:

Absent: 1 - Council Member Driskill

Aye: 4 - Council Member Roman, Council Member Williams, Council Member Jackson and Council Member Merritt

J.3 R2022-084 Conduct a public hearing and consider approving Resolution No. 2022-084 for a Detailed Site Plan with Special Exceptions for a retail service use (childcare facility) on an approximately 3.300-acre tract located at the southeast corner of Valley View Lane and Mercer Parkway; and take appropriate action

Senior Planner Chris Webb reviewed the specifications of the detailed site plan for Kiddie Academy outlining the requested special exceptions.

City Council had questions on exceptions for other daycare locations, pick-up/drop-off, parking, construction timeframe, study by CFBISD, and sidewalk. Questions and concerns were addressed by Mr. Webb and the applicants.

A motion was made by Council Member Williams, seconded by Council Member Jackson, that this Resolution be accepted. The motion carried by the following vote:

Absen 1 - Council Member Driskill

Aye: 4 - Council Member Roman, Council Member Williams, Council Member Jackson and Council Member Merritt

TAKE ANY ACTION NECESSARY AS A RESULT OF THE CLOSED EXECUTIVE SESSION

ADJOURNMENT

Mayor Dye adjourned the meeting at 8:02 PM

Certification

Signed by: _____
Mayor Robert Dye

Attested by: _____
Argie Ree Potter, Acting City Secretary