

**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, August 2, 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, Council Member John Norwood, Council Member Terry Lynne, Deputy Mayor Pro Tem Ana Reyes, Council Member Mike Bomgardner
- Staff:** - Charles Cox City Manager, John Land Deputy City Manager, Amy Piukana City Secretary, Pete Smith City Attorney, Braden Metcalf City Attorney, Sid Fuller Police Chief, David Hale Deputy Police Chief, Sergeant Mike Hairston, Jeff Turley Detective, Jim Richardson, Kristofor Garrett Crime Prevention Coordinator, Angel Carrillo Police Officer, Richard Willborn Detective, David Barnett Detective, Erik Stokes Lieutenant, Kyle Boyce Corporal, Thinh Nguyen Officer, Jeremy Green Detective, Mike Vazquez Detective, LaJeana Thomas Executive Assistant Administration, Allison Cook Economic Development Manager, Stephanie Hall Economic Development Assistant, Andy Gillies Community Services Director, Randy Walhood Public Works Director, 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

**A. STUDY SESSION**

Mayor Phelps called the meeting to order at 3:01 p.m.

**A.1 16-190 Discuss regular City Council meeting agenda items.**

Mayor Pro Tem Froehlich asked that the City Manager clarify Agenda Item I.3. City Manager Charles Cox explained this is part of the tax rate adoption procedure and is required by State Law. Mr. Cox noted the budget is based on not having a tax rate increase. He further stated this starts the process and the City must adopt a maximum tax rate noting it can always be lowered. Council Member Lynne asked Mr. Cox if additional information including history of tax increases and decreases would be provided prior to budget adoption. Mr. Cox noted tonight's the last day to make the motion for the highest tax rate noting City Council will be provided more details during a budget workshop. Mayor Phelps asked City Council to set a date to hold a Budget Workshop meeting. City Council agreed to meet next Tuesday, August 9, 2016 at 1 p.m. to discuss budget items. Council Member Bomgardner asked for clarification regarding the bid differences on Agenda Item G.5, (Award of bid for Cooks Creek). Public Works Director Randy Walhood replied some bidders add bond cost, insurance and overhead, noting the City does not stipulate and only reviews the bottom line number.

**A.2 [16-196](#) Receive an update from DART Board of Director Faye Moses Wilkins.**

DART Board of Director Faye Moses Wilkins briefed City Council regarding Board Allocation, Core Capacity Program, Cotton Belt Corridor, and 2040 Transit System Plan. Ms. Wilkins noted DART currently has fifteen board members noting it is based on population and census results.

City Council had discussion regarding future expansions of the Cotton Belt, and fees for other cities to join DART now and in the future. Ms. Wilkins noted the original commitments will be made for the thirteen (13) original cities.

Deputy Mayor Pro Tem Reyes asked that we skip to Agenda Item A.4.

**A.4 [16-195](#) Receive a report on the findings and recommendations of the Compensation Study.**

Human Resource Director Brian Beasley introduced Nancy Berkley with Evergreen Solution, LLC. who briefed City Council regarding this item. Ms. Berkley reviewed the study process noting they conducted an employee outreach, reviewed the City's compensation philosophy, analyzed internal equity and reviewed classifications utilizing a Job Assessment Tool (JAT) results. She further stated they conducted salary and benefits surveys to analyze external equity of the current compensation system, and utilized internal and external equity results to develop new pay plans aligned with the City's desired market position, and slotted administrative classifications into new pay plans. She noted they utilized a balance of internal and external equity results, and estimated annualized salary costs to implement the new pay plans. Ms. Berkley reviewed the City's compensation philosophy, reviewed comparable benefits to peers for medical benefits, reviewed language incentives and certification pay. Ms. Berkley explained a salary survey was conducted with the following cities: City of Allen, Arlington, Carrollton, Coppell, Dallas, Denton, Fort Worth, Frisco, Grand Prairie, Grapevine, Irving, McKinney, Plano, Richardson, Rockwall, Southlake, Addison, Flower Mound and Highland Village. Ms. Berkley stated the salary range data for benchmark

classifications differential at range midpoint was -4.2%, noting midpoint is typically considered "market" as employees receiving pay at this point should be proficient and satisfactorily performing the duties of their classification.

Council Member Bomgardner asked what kind of increase has been provided to Public Safety within the past three (3) years. Mr. Beasley explained the Police and Fire Departments have both received step increases.

Deputy Mayor Pro Tem Reyes asked for clarification of competitive salary being in the mid-range. Mr. Beasley explained the median salary would be considered competitive. Mr. Beasley noted he will provide the market data and City Council sets the market. Mr. Beasley suggested increasing to a minimum of median plus a 5% pay increase for Public Safety.

Council Member Bomgardner asked if this increase has been included within the budget. City Manager Charles Cox replied it is included at 5% within the budget. Council Member Lynne noted Police Department salaries, in his opinion are a moving target.

Mr. Beasley explained the implementation plan at median income for 52 Administrative Employees estimated cost option would be \$55,351. He further stated to adjust 72 Fire Employees with same step plan, would cost \$266,783, and 72 Police Employees with same step plan would cost \$258,427, with a total cost of \$580,561.

Mr. Beasley explained the following costs would be incurred to move the following employees to median plus 5%: 94 Administrative employees estimated cost would be \$139,000, 72 Fire Department employees estimated cost would be \$537,000, 72 Police Department employees estimated cost would be \$531,000, with a total annualized estimated cost at \$1.2 million to include 238 employee's receiving adjustments. Mr. Beasley added that if Council decides to approve a 10 % increase to Fire and Police, the estimated cost would be \$1.9 million and a 15% pay increase to Fire and Police would cost \$2.9 million.

Council Member Norwood discussed the option to do mid-year budget funding for an immediate 5% increase for the Police Department, then an additional 5% next year.

Mr. Jim Richardson President of the Farmers Branch Police Association and Police Sergeant Mike Hairston spoke stating turnover is evident and noted pay does affect the applicant pool for hiring quality Police Officers. Sergeant Hairston noted the applicant pool is small and reminded City Council that he has to compete with other cities who have higher pay.

Deputy Mayor Pro Tem Ana Reyes noted there is a \$700,000 difference to provide a 10% increase suggesting utilizing the reserve amount of \$250,000 to offset cost.

Police Chief Sid Fuller spoke stating a 10% pay increase is fair, in his opinion. Chief Fuller urged City Council to not let Police Department salaries get behind market in the future.

City Council agreed to discuss this item again at the upcoming Special Called meeting scheduled for next Tuesday, August 9, 2016 at 1 p.m.

Mayor Phelps announced a recess at 4:50 p.m.

City Council reconvened into regular session at 5:00 p.m.

**A.5    [16-203](#)                      Discuss the City Manager's balanced budget and organizational funding requests related to the Proposed 2016-17 Fiscal Year Budget.**

City Manager Charles Cox briefed City Council regarding this item. Mr. Cox noted the key budget adoption dates are as follows: January 21<sup>st</sup> City Council Planning Retreat, June 10<sup>th</sup> City Council Planning Retreat, July 29<sup>th</sup> Proposed Budget to City Council, August 2<sup>nd</sup> Budget Workshop, August 16<sup>th</sup> Public Hearing on Tax Rate, September 6<sup>th</sup> Public Hearings on Tax Rate & Budget, September 20<sup>th</sup> Tax Rate/Budget Adoption and October 1<sup>st</sup> Budget Implementation. Mr. Cox noted the City Manager's proposed balanced budget includes: City Council Strategic Plan, Mission, Guiding Principles and Goals. It maintains the property tax rate at 60.2267 Cents, absorbs the Justice Center Debt Service (\$165,000 annually), implements an Employee Compensation System, includes a 9% Water & Sewer rate increase, no storm water fee increase, improves target fund balances, initial building security funding, and increases service levels.

Mr. Cox reviewed the primary General Fund Revenue and Expenditure drivers noting revenues include property tax is up \$1,525,000, building permits are up \$650,000, landfill is up \$986,000 and expenditures include an updated compensation system of \$1,000,000, landfill costs are up \$648,000, employee merit is up \$330,000, Contract Services (Trash Collection/Library) is up \$310,800, Economic Development Fund is up \$300,000, Fire Ladder Truck (100 ft) is up \$200,000, with (3) Full-Time positions up \$208,290, Farmers Market Grove improvements are up \$190,000, Firehouse Theatre ADA updates are up \$100,000, with overall up \$2,959,300. Mr. Cox reviewed major Capital Improvement Projects, reviewed FY 17 Fund Balance, reviewed the Tax Rate comparison, and reviewed the Residential Property Tax Impact of value change, Debt Service, and organizational requests.

Mayor Pro Tem Froehlich asked what dollar amount a 1% increase would amount to. Mr. Cox replied a 1% increase affects the budget by approximately \$470,000. Mr. Cox reviewed the Primary General Fund Revenue and Expenditure Drivers. He noted we are up overall \$2,959,300. He noted a future meeting has been set for August 9, 2016 to review the budget in more detail.

**A.3    [16-212](#)                      Receive an Economic Development Update.**

Deputy City Manager John Land provided a short video clip review of recent Economic Development projects.

Mayor Phelps recessed for a break at 5:37 p.m. City Council reconvened at 5:44 p.m.

**A.6    [16-193](#)                      Briefing by the City Attorney regarding regulations for the sale and consumption of alcoholic beverages for onsite consumption.**

This item was not discussed, City Council asked that the City Attorney discuss this item at the special called meeting scheduled for Tuesday, August 9, 2016 at City Hall.

**A.6    [16-191](#)                      Discuss agenda items for future City Council meetings.**

A future meeting was set for Tuesday, August 9, 2016 to discuss regulations for the sale and consumption of alcoholic beverages for onsite consumption, employee compensation and a budget workshop.

*Mayor Phelps skipped to Agenda Items J. Executive Session.*

City Council recessed into closed executive session at 5:46 p.m.

**J.            EXECUTIVE SESSION**

**J.1    [16-183](#)                      Council may convene into a closed executive session pursuant to Section 551.072 of the Texas Government Code to deliberate regarding:**

- Discuss the purchase, exchange, lease, or sale of real property located south of Valwood, north of Valley View, west of Webb Chapel, east of Josey Lane.
- Discuss the purchase, exchange, lease, or sale of real property located south of Valwood, north of Valley View, west of Marsh Lane, east of I35.

**Council may convene into a closed executive session pursuant to Section 551.071 of the Texas Government Code to deliberate regarding:**

- Consultation with City Attorney regarding Texas Commission on Environmental Quality (TCEQ) Report No. 119885 relating to TCEQ Permit Nos. 5383 and 5383A to Town of Addison for use of water in Farmers Branch Creek, pending TCEQ Complaint regarding Farmers Branch Creek.

Mayor Phelps recessed from closed executive session at 5:56 p.m.

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

**B.            INVOCATION & PLEDGE OF ALLEGIANCE**

Council Member Norwood led the invocation and provided the Pledge of Allegiance.

**C.            CEREMONIAL ITEMS**

**C.1     [16-199](#)             Consider Board and Commission appointments; and take appropriate action.**

Mayor Pro Tem Froehlich asked to postpone this item to the August 16<sup>th</sup> City Council meeting.

**D.       REPORT ON STUDY SESSION ITEMS**

Deputy Mayor Pro Tem Froehlich provided an update regarding Study Session items.

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

City Manager Charles Cox announced the following:

- The Farmers Branch Market's first Saturday event is a "Splish Splash Saturday" coming up this weekend, August 6, from 8 a.m. to 12 noon at the market's location in The Grove @ Mustang Crossing. The water theme is to combat the August heat and will include water games, a water slide, live entertainment by 'Over a Barrel' steel drum band. Additionally, there will be snow cones from Kona Ice and ice cream from Rolling Cone. Find out more at [farmersbranchmarket.com](http://farmersbranchmarket.com).
- If you've been on Valley View Lane recently, you've noticed two things:
  - First, the outlines of bicycles under two arrows in the outside lanes are shared lane markings, or "Sharrows," designed to notify motorists that bicyclists could use the lane as well. It's all part of the Trail Master Plan.
  - Also, you have, no doubt, noticed that the reconstruction of Valley View between Josey and Webb Chapel has begun. The entire project will last 10 months. In the meantime, alternate routes are recommended – especially during peak traffic hours.
- Chief Sid Fuller and the members of his Police Department are competing against their fellow officers in Addison, Coppell and Carrollton to see who can raise the most food donations in the 'Metrocrest Police Food Face-Off.' Donations can be dropped at the collection boxes at Farmers Branch City Hall, the Senior Center, Rec Center, Justice Center and Manske Library. Donations benefit the Metrocrest Services Food Pantry. Deadline is Friday, August 5.
- Thanks go to everyone involved in last month's Clear the Shelters Day at the Farmers Branch Animal Adoption Center. Adoption fees were waived for a single day in an effort to reduce the pet population at shelters across the Metroplex. In Farmers Branch, we were successful with 34 adoptable dogs and cats finding new homes.
- 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.

**F.       CITIZEN COMMENTS**

The following citizen wished to speak under citizen comments:

Megan Richardson spoke regarding salary compensation for Police Officers asking that the sacrifices they make on behalf of the community be considered when reviewing compensation.

**G.       CONSENT ITEMS**

- G.1     [16-192](#)            Consider approving minutes of the regular City Council meeting held on July 12, 2016; and take appropriate action.
- G.2     [R2016-055](#)        Consider approving Resolution No. 2016-055, re-appointing Faye Moses Wilkins to the DART Board of Directors; and take appropriate action.
- G.3     [R2016-065](#)        Consider approving Resolution No. 2016-065, approving the 2016-17 operating budget of the North Dallas County Water Supply Corporation; and take appropriate action.
- G.4     [R2016-068](#)        Consider approving Resolution No. 2016-068 authorizing an Interlocal Agreement between City of Farmers Branch and Dallas County for Health and Human Services; and take appropriate action.
- G.4     [R2016-069](#)        Consider approving Resolution No. 2016-069 awarding the bid for the Cooks Creek Gabion Repair at Fyke Road to Ark Contracting Services, LLC; and take appropriate action.

Motion made by Mayor Pro Tem Froehlich to approve Consent Items G.1 through G.4, 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

#### **H.     PUBLIC HEARINGS**

- H.1     [ORD-3381](#)            Conduct a public hearing and consider adopting Ordinance No. 3381 approving a Specific Use Permit for a commercial indoor amusement facility located at 4372 Spring Valley Road; and take appropriate action.

Community Services Director Andy Gillies briefed City Council regarding this item. Mr. Gillies noted the applicant, GYSAT Ventures (Escape This), is proposing to develop an indoor gaming facility that presents a series of clues and puzzles aimed to bring out participants' inner detective. Mr. Gillies reviewed the site, noting the applicant plans to use a suite within the existing office / showroom building at Spring Valley Business Center to develop an indoor gaming facility where participants will work together, in each game room, to solve riddles and puzzles to find a specific object in the room in less than 60 minutes. He noted there are approximately 177 parking spaces provided. Mr. Gillies explained the maximum number of occupants is 49 people, noting doors will remain unlocked at all times.

Mr. Gillies noted ten (10) public notification letters were mailed on June 14th, 2016. He further stated two (2) zoning notification signs were also posted on site. As of July 25th, 2016 no letters of opposition to this Specific Use Permit request have been received by the City and the Planning and Zoning Commission has recommended approval.



Council Member Lynne asked if computers are being utilized in each room, if a waiting area would be available for parents, security systems or monitoring. Mr. Gillies replied cameras and monitoring will be in every room noting accommodations would be made for parents, and noted there is some interaction with computers. The applicant Jonathan Heath with GYSAT Ventures, spoke noting all doors are unlocked, noting a waiting area with television would be available and noted clues and riddles would be solved using audio equipment provided.

Deputy Mayor Pro Tem Reyes asked if games are age related, if children are allowed unaccompanied and the hours of operation. Mr. Heath noted a waiver would need to be signed on behalf of a minor and an adult must be present. Mr. Heath noted the games are made for all ages and team building is the goal. He further stated the hours of operation are Monday through Thursday by appointment only, Friday from 11:30 a.m. to midnight, Saturday from 10:00 a.m. through midnight and Sunday from 11:30 a.m. to 9:00 p.m.

Council Member Bomgardner asked if 49 people was the maximum occupancy and if parking is sufficient. Mr. Heath confirmed 49 people is the maximum occupancy and 177 parking spaces meets city requirements noting many attendees carpool to these events.

Mayor Phelps opened the public hearing. There was no one present that wished to speak.

Motion made by Mayor Pro Tem Froehlich to close the public hearing. 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

Motion made by Council Member Bomgardner to approve Ordinance No. 3381, as presented. Motion seconded by Council Member Norwood. 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.2    [ORD-3382](#)    **Conduct a public hearing and consider adopting Ordinance No. 3382 granting a Specific Use Permit to Parish Episcopal School for the addition of a Multipurpose Activity Center, Performance Hall/Center and Soccer Field at the existing 4101 Sigma Road location; and take appropriate action.****

Community Services Director Andy Gillies briefed City Council regarding this item. Mr. Gillies explained the existing approved Site Plan included a future expansion area for a gymnasium and an auditorium on the southern side of the main building. Mr. Gillies noted the Parish Episcopal School is requesting a Specific Use permit (SUP) to modify this future expansion area. Mr. Gillies noted the expansion will include the addition of new facilities at the existing school campus as follows: an indoor multipurpose activity center



(gymnasium) attached to the main building towards the existing semi-open courtyard on the south side of the building, an indoor performance hall attached to the main building on the eastern side, and a temporary outdoor soccer field east of Sigma Drive towards Midway Road. Mr. Gillies explained the new indoor gymnasium and support spaces will be approximately 22,400 square feet and will be connected and accessible from the existing main school building. He noted the new performance hall will be approximately 41,000 square feet and will be attached to the existing main building. The conceptual proposed floor plan for this new performance hall includes a main theater, open on three levels, with 612 seats and a smaller one-story theater with 116 seats at the first floor and a film screening room with 142 seats at the second level.

Mr. Gillies explained staff administratively approved a temporary soccer field and practice field in the area located east of Sigma Road and west of Midway. He further explained that with this SUP, Parish Episcopal School is requesting the formal approval of this soccer field.

Mr. Gillies noted the overall site plan amendment improvements include: redesign of the existing fire lane in the semi-open courtyard to fit the new layout with the gymnasium addition, landscape improvements along the eastern side of the building to accommodate the new performance hall, a new crosswalk for safe-crossing for pedestrians across Sigma Road and a connection to the soccer practice fields to the school area.

Council Member Lynne asked if a crosswalk signal light or flash light to allow safer pedestrian crossing would be added. Mr. Gillies noted the children will be supervised when crossing and noted the City has not mandated a flashing signal light at the crosswalk.

Council Member Lynne asked if there was one letter of opposition for this case. Mr. Gillies explained he did hear a complaint regarding noise and possible parking concerns. Deputy Mayor Pro Tem Reyes asked the applicant if he would agree to install a LED flashing cross walk at this location. Mr. Mark Kirkpatrick, Chief Financial Officer with Parish Episcopal School replied he would need to study the issue. He further stated the younger students would be supervised when using the crosswalk.

Mayor Phelps opened the public hearing. There was no one present that wished to speak. Motion made by Mayor Pro Tem Froehlich to close the public hearing. Motion seconded by Council Member Norwood. 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 Council Member Norwood to adopt Ordinance No. 3382, as presented. Council Member Lynne asked for discussion in regards to having a flashing warning light to allow a safer crossing. Council Member Reyes asked that Council Member Norwood withdraw his motion.

Main motion was withdrawn by Council Member Norwood.

After discussion, Council Member Norwood moved to adopt Ordinance No. 3382, 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

*Mayor Phelps noted Agenda Item H.3 and H.4 would be considered together.*

**H.3    [ORD-3383](#)    Conduct a public hearing and consider adopting Ordinance No. 3383 amending the Regulating Plan for Street Types of the Planned Development District No. 86 (PD-86) Station Area Code; and take appropriate action.**

Community Services Director Andy Gillies briefed City Council regarding this item. Mr. Gillies noted the Planned Development District No. 86 (PD-86) zoning district, also known as the “Station Area Code”, was created to foster a vibrant town center. Mr. Gillies noted the Farmers Branch Station Area Form-Based Code was adopted in 2005, amended in 2009 and 2012, and codified the concepts of the Conceptual Master Plan to ensure development is consistent with the overall vision and to allow for design flexibility throughout the district.

Mr. Gillies explained the “Station Area Code” (PD-86) is comprised of the following; Regulating Plan, Street Type Specifications, Building Envelope Standards, Streetscape Standards, Architectural Standards and Definitions. The proposed zoning amendment is referring to the Street Type Specifications of the Regulating Plan.

Mr. Gillies noted in order to accommodate the townhome development, staff considered the existing traffic volumes and existing street configuration as well as the street widths in order to provide for the needs of the proposed development. Currently, the Regulating Plan – Street Types within PD-86 classifies Vintage Street as “Street 66” configuration.

Mr. Gillies noted staff determined that the proposed street type for the portion of Vintage Street between Bee and Goodland Street be changed from “Street 66” to “Street 58” configuration standards. Mr. Gillies further stated the current configuration of Vintage Street is a 20 ft. wide right-of-way comprised of two 10-foot traffic lanes that are undivided. Mr. Gillies explained the intent of this proposed amendment is to change the street type for the portion of Vintage Street between Bee and Goodland Streets to “Street 58” configuration which proposes a narrower street right-of-way, to minimize the impact of the land dedication needed for properties along this section of Vintage Street. This amendment will change only one exhibit of the “Station Area Code” (PD-86): the Regulating Plan - Street Types. Mr. Gillies noted there are no proposed changes to the text of the “Station Area Code” (PD-86) or to any other exhibits within this current zoning amendment.

Mr. Gillies stated twenty-three (23) zoning notification letters were mailed to the surrounding property owners on June 30th, 2016 along with zoning notification signs. Mr. Gillies stated a public notice was published in the Dallas Morning News on July 15th.

As of July 25th, no opposition has been received by the City. Mayor Phelps opened the public hearing. There was no one present that wished to speak.

Council Member Bomgardner asked if the Planning and Zoning Commission recommended approval of these items. Mr. Gillies confirmed they were recommended for approval by the Planning and Zoning Commission.

Mayor Pro Tem Froehlich moved to close the Public Hearings. 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 Deputy Mayor Pro Tem Reyes to approve Ordinance No. 3383 (Agenda Item H.3) and (Agenda item H.4) Resolution No. 2016-066, 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.4     [R2016-066](#)     **Conduct a public hearing and consider approving Resolution No. 2016-066 approving a townhome development located at the northern portion of the block between Bee, Vintage and Goodland Streets; and take appropriate action.****

This item was approved with Agenda Item H.3.

**I.     REGULAR AGENDA ITEMS**

- I.1     [R2016-070](#)     **Consider approving Resolution No. 2016-070 authorizing the City Manager to execute an agreement for aerial spraying with Dallas County in the event that there is an imminent threat to public health; and take appropriate action.****

Environmental Health Services Manager Katy Evans briefed City Council regarding this item. Ms. Evans noted in the past, Dallas County has experienced mosquito borne disease outbreaks. Ms. Evans explained the likelihood of human West Nile Virus infection have shown a possible incline in infection rates in the coming weeks. She noted Dallas County has a plan for aerial spraying of adulticide (an insecticide used to kill adult insects) in the event of an imminent public health threat. Once the countywide vector index is above 0.5 and shows an upward trend, the county will consider aerial spraying. Ms. Evans noted Cities must decide individually whether or not to participate. If Farmers Branch participates in aerial spraying, the city would have at least 48 hours to notify and educate residents. Ms. Evans explained tonight the City is requesting authorizing the City Manager to execute measures which will allow the City to agree to pay the cost of aerial spraying in a timely manner. She noted a targeted residential application would cost an estimated \$3,265.37, while a city-wide aerial application would cost an estimated \$13,087.36. Each

aerial spraying event is completed two nights in a row for an estimated cost of \$26,174.72. In 2012, aerial spraying was an emergency event and was paid for by Dallas County. Ms. Evans further stated this year would require cost-sharing with the county.

After discussion, Council Member Lynne moved to approve Resolution No. 2016-070, 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

**I.2     [R2016-067](#)     **Consider approving Resolution No. 2016-067 approving a First Amendment to the Project Specific Agreement with Dallas County relative to the Marsh Lane Bridge Project; and take appropriate action.****

Public Works Director Randy Walhood briefed City Council regarding this item. Mr. Walhood noted on December 16, 2014 the City Council approved Resolution No. 2014-112 approving a Project Specific Agreement with Dallas County for the Marsh Lane Bridge Project. Mr. Walhood explained the project involves removing the southbound Marsh Lane Bridge located between Brookhaven Club Drive and Valley View Lane and constructing a new bridge to bring it out of the flood zone. He noted the project cost was estimated at \$2,100,000 in 2014. He further stated the City and Dallas County are partnering in the cost for the bridge replacement under a 50/50 funding match agreement, which came to \$1,050,000.00.

Mr. Walhood explained Dallas County recently bid the project and found an increase in construction costs from the initial cost estimate in 2014. The Project Specific Agreement needs to be amended by increasing the City's project cost by \$347,500.00; the total of the City's share of this project is now \$1,397,500. Mr. Walhood explained this increases the total project cost for the City and Dallas County to \$2,795,000.00 for the Marsh Lane Bridge Project. Mr. Walhood explained the increase in City funding of this project will be provided from the Street Bond Program in the amount of \$347,500.00. Mr. Walhood noted if this item is approved, improvements are schedule to tentatively begin in late September/early October 2016.

After discussion, Mayor Pro Tem Froehlich approved Resolution No. 2016-067, 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

**I.3     16-194     **Consider adopting a motion to place a proposal to consider adopting a maximum property tax rate of \$0.6056 on the City Council agenda of September 20, 2016; schedule two public hearings on the proposed maximum rate for August 16, 2016 and September 6, 2016; and take appropriate action.****

City Manager Charles Cox briefed City Council noting this is a State Law requirement noting the motion and two public hearings are required. He noted the amount shown is a reflection including Certificate of Obligation for the Justice Center.

Council Member Bomgardner made a motion to approve placing a proposal to consider adopting a maximum property tax rate of \$0.6056 on the City Council agenda for September 20, 2016 at 6:00 p.m. Motion seconded by Deputy Mayor Pro Tem Reyes.

Council Member Norwood made a motion to schedule two public hearings on the proposed maximum tax rate of \$0.6056 for August 16, 2016 and September 6, 2016. Both hearings will be held at 6 p.m. at City Hall Council Chambers located at 13000 William Dodson Parkway, Farmers Branch, Texas 75234. 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

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

There was no action taken as a result of closed executive session.

**L. ADJOURNMENT**

Mayor Pro Tem Froehlich made a motion to adjourn the meeting at 7:20 p.m. 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

The meeting adjourned at 7:20 p.m.

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Mayor

ATTEST:

\_\_\_\_\_  
City Secretary