



City of Farmers Branch

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

Meeting Minutes

City Council

Tuesday, November 29, 2016

6:00 PM

Study Session

SPECIAL CALLED MEETING

- 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:** - Charles Cox City Manager, John Land Deputy City Manager, Pete Smith City Attorney, Tom Bryson Communications Director, David Hale Police Chief, Allison Cook Economic Development Director, Andy Gillies Community Services Director, Jeff Harting Director of Parks & Recreation, Denise Wallace, Library 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, Sherrelle Evans-Jones Finance Director, Mitzi Davis Parks and Recreation Project Manager, Kevin Muenchow Fleet and Facilities Director, John Roach Assistant to the Director of Public Works, Derrick Birdsall Historical Park Superintendent, LaJeana Thomas Executive Assistant

A. CALL TO ORDER

Mayor Phelps called the Special Called meeting to order at 5:00 p.m.

B. TOUR

B.1 [16-313](#) **Tour of the Buchanan Print Building located at 12400 Ford Road in Farmers Branch, Texas.**

City Council toured the Buchanan Print Building located at 12400 Ford Road, Farmers Branch, Texas.

City Council recessed at 5:35 p.m.

City Council reconvened at City Hall at 6 p.m. to discuss Regular Agenda Items.

C. REGULAR AGENDA ITEM(S)

C.1 [16-308](#) Consider and discuss potential Bond Projects including prioritization of the Citizen Bond Committee's findings and recommendations for Quality of Life Bond Proposals.

City Manager Charles Cox opened the meeting explaining the estimated annual tax rate increase.

Council Member Norwood asked when the deadline would be to call a Bond Election in May 2017. City Manager Charles Cox replied that the election must be called by the first meeting in February.

Council Member Bomgardner asked how much the City has spent on distressed properties. Deputy City Manager Land explained that the City takes \$15,000 to \$20,000 hit/loss for each property.

Council Member Lynne asked if the City could purchase an under-utilized warehouse on the east side of Farmers Branch. Mr. Cox explained that the first PID set up in Farmers Branch was for the east side and the bonds are now paid off. Council Member Lynne also expressed concerns about the upcoming CFBISD tax increase. He expressed frustration that the CFBISD hasn't responded to his questions.

Mr. Cox explained the difference between a Bond election and issuing Certificate of Obligations. He also explained the current debt service and warned that raising taxes would be politically sensitive.

Mayor Pro Tem Froehlich explained he would like to see the City purchase under producing retail centers (Josey @ Fyke) for new retail development. Mr. Cox recommended utilizing the Economic Development Funds for these types of projects.

Council Member Lynne asked if the City saved money in the General Fund, could it be utilized for the Economic Development Fund. Mr. Cox explained that the City Council determines what money is spent utilizing the Economic Development Fund.

Council Member Norwood explained that he prefers not to place Fire Station No. 2 Relocation on the Bond Election. He noted, his preference is to issue Certificates of Obligation for public safety projects.

Council Member Norwood asked for a common vision for the next 10 years.

Council Member Lynne explained he would like to see the City take advantage of low interest rates.

Deputy Mayor Pro Tem Reyes asked if everyone supported the Trail Master Plan.

Council Member Lynne asked if a decision regarding the Bond Election must be made this evening.

Bond Committee Chair Michelle Holmes suggested supporting a long term vision and noted in her opinion, if more than 3 items are on the ballot, only one item will pass.

Council Member Bomgardner noted he supports the Historical Park and improvements to the Manske Library.

Mr. Cox informed City Council that February 17th is the last day to call the election for a May 2017 election.

Council Member Lynne suggested having the election in November 2017. Council Member Norwood supported that decision.

Council Member Lynne asked if the City Manager would contact the CFBISD Superintendent. Mr. Cox confirmed he would reach out to the Superintendent.

Deputy City Manager John Land expressed his gratitude toward Andy Gillies and the Planning Staff in dealing with local developers when planning new developments.

Bond Committee Chair Michelle Holmes confirmed the amount of \$7.9 million for the renovation of the Manske Library from Gallagher & Associates.

Council Member Norwood asked for a general consensus asking the City Manager to proceed with Certificates of Obligations to be used for the relocation of Fire Station No. 2.

Mr. Cox stated the Bond Election will be presented at future Study Session Meeting.

D. ADJOURNMENT

Mayor Pro Tem Froehlich made a motion to adjourn the meeting at 7:25 p.m. 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

The meeting adjourned at 7:25 p.m.

Mayor

ATTEST:

City Secretary