

**City of Farmers Branch**

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

Meeting Minutes**City Council**

Tuesday, January 24, 2017

6:00 PM

Council Chambers

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

- Presiding:** 1 - Mayor Bob Phelps
- Present:** 4 - Mayor Pro Tem Harold Froehlich, Council Member John Norwood, Council Member Terry Lynne, Council Member Mike Bomgardner,
- Absent:** 1 - Deputy Mayor Pro Tem Ana Reyes
- Staff:** - Charles Cox City Manager, John Land Deputy City Manager, Amy Piukana City Secretary, Ben Williamson Assistant to City Manager, Braeden Metcalf City Attorney, LaJeana Thomas Executive Assistant, Allison Cook Economic Development Director, Tom Bryson Communications Director, David Hale Police Chief, Andy Gillies Community Services Director, Randy Walhood Public Works Director, John Roach Special Projects Manager, Tim Dedear Deputy Fire Chief/Fire Marshal, Brian Beasley Human Resources Director, Shane Davis Environmental Services and Solid Waste Manager, Renee Esses Special Projects Manager

A. CALL TO ORDER

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

A.1 [17-346](#) Discuss regular City Council meeting agenda items.

Council Member Bomgardner asked about fees associated with Agenda Item G.2, and the extension of a twenty year term. Special Projects Manager John Roach replied the cost is \$357,501, annually. City Manager Charles Cox replied a 20 year term is typical, and others franchises such as water and wastewater have longer terms extending up to 40-50 years.

Deputy Mayor Pro Tem Froehlich asked if the Ordinance (Ord-3415) with Agenda Item I.1, indicates height restrictions for storage buildings. Mr. Gillies stated the height restriction is 12 ft. at ridgeline and 10 ft. at top plate of detached accessory buildings. He further stated anything higher would require a Specific Use Permit (SUP). Mr. Gillies explained two

categories were split, noting four walls restricted to 120 sq. ft., with outdoor gazebo type structures being allowed up to 200 square feet.

Council Member Bomgardner noted on Agenda Item G.4, the City is just extending the date of completion. Mr. Cox confirmed this is the only change.

A.2 [17-348](#) Discussion regarding the charter review process.

City Secretary Amy Piukana provided an overview of the charter review process and timeline. Ms. Piukana reviewed the Council District Precinct map, noting the City Charter must have at least one representative from each voting Precinct. She stated there are twelve precincts, however; two can be combined since they have fewer than 100 registered voters. (*Precinct 2308 combines with Precinct 2302*) (*Precinct 2312 combines with Precinct 2310*).

Mayor Pro Tem Froehlich explained the appointment process is challenging since all precincts must have appointed members. After discussion, City Council advised City Staff to move forward with accepting applications and consider aligning appointments with the annual Board and Commission recruitment.

A.3 [17-338](#) Receive a presentation from Valwood Improvement Authority Executive Director Pat Canuteson regarding future capital/debt plans.

The Mayor announced this item will be discussed downstairs after the Consent items.

A.4 [17-341](#) Receive a report regarding residential bulky collection alternatives.

Mr. Shane Davis briefed City Council regarding this item, explaining the current service is twice per week garbage collection and once per week take-all brush and bulky collection all at no charge to the residents. He further explained due to the frequency of service, the City has been notified bulk items have created aesthetic issues for some residents. Mr. Davis stated the current ordinance limits the time waste material can be set out to 6 p.m. the night before service. He further stated that Code Enforcement Officers issue a notice allowing the resident 7 days to cure the problem. He explained within that 7 day notice, City staff provides collection service, thus fixing the problem before the 7 day time period is finished. Mr. Davis explained tonight we have two options. He stated option one, continues with the current collection service and frequency with the understanding that there will be some residents that set material at the curb outside of ordinance requirements, or option two, to look at alternate collection schedules and fee's for pickup if not picked up on the proper date. He explained the resident would be notified the first time with the option of a first time waived fee, however; a fee would be added to the resident's water bill upon repeat offenses. Mr. Cox noted a strong educational program would be necessary for option 2.

Council Member Norwood asked Staff to consider addressing the abusers, and not focus on the reduction of city services to all residents. He asked that Staff consider updating the website to allow bulk trash pickup service with online scheduling.

After discussion, City Council tasked the Sustainability Committee to consider researching a solution without a reduction in service and bring forward a recommendation at a future City Council meeting.

Council Member Bomgardner recommended Staff provide more educational programs on

distinguishing between brush and bulk. Sustainability Chairman Robert ter Kuile explained the committee will discuss these issues and produce a comprehensive plan and strategy.

A.5 [17-350](#) Receive an update regarding Code Enforcement.

Building Official Hugh Pender and Code Enforcement Supervisor Ray Mendez briefed City Council regarding this item. Mr. Pender reviewed correction notices and citations noting the City has an 80% compliance rate. Mr. Mendez provided an overview of the Standard Operating Procedures.

Council discussed street parking, inoperative vehicles and correction notice numbers. Council Member Lynne suggested monitoring contractors that avoid permits.

Mr. Cox explained public education has already begun which includes a newsletter that informs residents and lists items that require City permits.

A.6 [17-356](#) Receive an Economic Development Update.

Economic Development Director Allison Cook briefed City Council regarding this item. Ms. Cook noted today's update is for the months of October through December. Ms. Cook reviewed the Neighborhood Renaissance Program, Demolition Rebuild Program, and Façade Grants. She reviewed new business activity with AmTrust, Voltea, Best Cheer, Dallas Party Rental, Vouu Meeting & Events, JD Martin, LoLois, Inc. and Furniture of America coming. Ms. Cook also reviewed the Restaurant Park area, Mustang Station Phase II, Farmers Branch & Art, Hotel Stays, Tourism Hospitality Efforts, upcoming Catalyst projects, East Side revitalization (Former Great Indoors site).

Council Member Norwood asked about the TXDOT and REI property update. Ms. Cook replied there is an offer on the REI building, noting more information will be available in a coming weeks. She stated there is no update on the TXDOT property at this time.

A.7 [17-347](#) Discuss agenda items for future City Council meetings.

City Council had no discussion.

City Council recessed for a break at 4:45 p.m. City Council reconvened into closed Executive Session at 5:03 p.m.

J. EXECUTIVE SESSION

J.1 [17-349](#) Council shall convene into a closed executive session pursuant to Section 551.087 of the Texas Government Code to deliberate regarding:

- Discuss commercial or financial information the city has received from a business prospect(s), and to deliberate the offer of a financial or other incentive to BSN.
- Discuss commercial or financial information the city has received from a business prospect(s), and to deliberate the offer of a financial or other incentive to Project W.

Council shall 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 north of 635, east of I35, south of Valwood Parkway and west of Webb Chapel.

The Executive Session meeting adjourned at 5:50 p.m.

A. CALL TO ORDER

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

B. INVOCATION & PLEDGE OF ALLEGIANCE

Council Member Lynne provided the invocation and led the pledge of allegiance.

C. CEREMONIAL ITEMS

- C.1 [17-354](#) Presentation of a service award to Economic Development Director Allison Cook for five (5) years of dedicated service to the City of Farmers Branch.**

Mayor Phelps presented Economic Development Director Allison Cook with a five (5) year service pin, and thanked her for her dedicated service to the City of Farmers Branch.

- C.2 [17-357](#) Presentation of a service award to Parks and Recreation Department Special Projects Manager Meredith Dowdy for five (5) years of dedicated service to the City of Farmers Branch.**

Mayor Phelps presented Parks and Recreation Department Special Projects Manager Meredith Dowdy with a five (5) year service pin, and thanked her for her dedicated service to the City of Farmers Branch.

- C.3 [17-355](#) Presentation of a proclamation declaring January 24, 2017 as Frank Shor Day.**

Mayor Phelps recognized Ms. Shor and her family with a proclamation declaring January 24, 2017 as Frank Shor Day in Farmers Branch, Texas.

D. REPORT ON STUDY SESSION ITEMS

Council Member Norwood provided a report on Study Session Items. Council Member Norwood recognized the following former City Council Members in attendance: David Koch, Michelle Holmes, Pat Haggerty, and former Carrollton City Council Member Andy Olivo.

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

City Manager Charles Cox provided the City Manager's report to the community announcing the following items:

- "Be Our Guest" is the theme for this year's Daddy Daughter Dance. Tickets are on sale for the annual event, coming up Saturday, February 4 at the Community Recreation Center from 6 until 8 p.m. Advance tickets are \$5 for residents and \$8 for non-residents. All tickets will be \$15 at the door. Call the Rec Center for more info at 972.247.4607.

- Teams are being recruited for the Polar Plunge, to benefit Special Olympics Texas, to be held on Saturday, February 4 at the Aquatics Center. Anyone or any team raising at least \$60 is invited to don a creative costume of their choosing and voluntarily plunge into the icy water of the Frog Pond. Find out more at sotx.org/polarplunge.
- The Parks and Recreation Department's annual winter gardening series winds up tonight and next Tuesday, with lectures on Orchids and Backyard Composting. Lectures begin at 7 p.m. at the Community Recreation Center. The series finale will be a Rose Pruning Clinic at the Gussie Rose Gardens on Saturday, February 18. Find out more by calling 972.247.4607.
- We have a great volunteer opportunity for the civic-minded. Anyone wishing to serve on a committee to review the City Charter for possible amendments to be put to the voters at a future date should fill out an online application at farmersbranchtx.gov. The application is listed in the links on the left side of the home page.
- You can sign up for eNews at farmersbranchtx.gov to have current City news and information delivered directly to your eMail box.
- Mr. Cox introduced new Assistant to City Manager Ben Williamson.

F. CITIZEN COMMENTS

No citizens wished to speak.

G. CONSENT AGENDA

- G.1 [17-345](#) Consider approving minutes of the January 9, 2017 special called City Council meeting and the January 10, 2017 regular City Council meeting; and take appropriate action.**
- G.2 [ORD-3418](#) Consider adopting Ordinance No. 3418 granting a franchise agreement to Atmos Energy Corporation, Mid-Tex Division, for a term of 20 years to provide gas utility services within the City of Farmers Branch and providing for compensation for use of the City's right of way; and take appropriate action.**
- G.3 [R2017-008](#) Consider approving Resolution No. 2017-008, authorizing an agreement with Teague Nall and Perkins, Inc. for professional Services and take appropriate action.**
- G.4 [ORD-3423](#) Consider adopting Ordinance No. 3423, amending Ordinance No. 3400, Section 5 amending the termination date of the Tax Increment Financing Reinvestment Zone No. 3; and take appropriate action.**
- G.5 [R2017-016](#) Consider approving Resolution No. 2017-016 authorizing the City Manager to purchase replacement desktop and laptop computer systems and associated accessories in an amount not to exceed \$125,000 from Dell Computer Corporation; and take appropriate action.**

Motion made by Deputy Mayor Pro Tem Froehlich to approve Consent Items G.1 through G.5, as presented. Motion seconded by Council Member Lynne. Motion prevailed by the following vote:

Aye: 4 - Mayor Pro Tem Froehlich, Council Member Norwood, Council Member Bomgardner, Council Member Lynne

Mayor Phelps skipped to Study Session Agenda Item A.3.

A.3 [17-338](#) Receive a presentation from Valwood Improvement Authority Executive Director Pat Canuteson regarding future capital/debt plans.

Mr. Pat Canuteson provided a PowerPoint presentation reviewing the history and creation of the Valwood Improvement Authority which provides flood control for the Valwood area. Mr. Canuteson provided disclosure information for Valwood Improvement Authority reviewing assessed valuation, general obligation bond debt, tax adequacy, interest and sinking fund index and taxable assessed valuations.

After discussion, Council Member Bomgardner asked Mr. Canuteson if he anticipates any future bonds. Mr. Canuteson replied no future bonds have been anticipated. Mr. Canuteson stated as of September 30, 2016, the Authority had no other outstanding obligations.

Council had discussion regarding taxing agents, property tax collection, bridge ownership and the number of employees Valwood employees.

H. PUBLIC HEARING(S)

H.1 [ORD-3420](#) Conduct a Public Hearing and consider adoption of Ordinance No. 3420 to approve the East Side Comprehensive Plan; and take appropriate action.

Planning Manager Alexis Jackson and Brad Moulten with LaTerra Development, LLC, briefed City Council regarding this item. Ms. Jackson provided a brief timeline and history of the project. Ms. Jackson explained the Comprehensive Plan was originally adopted in 1989, with updates in 2003 for the West Side and in 2012 for the Central Area.

Mr. Moulten provided a PowerPoint of the proposed plan for the East Side. He explained the plan sets a vision, form and function of the future East Side and provides implementation strategies. He noted the vision of the plan is that the "East Side will be a District with a unique identity, based on a diverse mixture of uses that creates opportunities to live, work, do business, and participate in leisure activities. Mr. Moulten reviewed the stakeholder reviews, East Side and Advisory Committee Workshop. He stated five goals were detailed in the plan which were 1) Character Identity, 2) Economic Vitality, 3) Form and Land Use, 4) Form and Land Use, 5) Mobility and Connectivity. Mr. Moulten reviewed existing buildings, infrastructure, zoning, character and identity. He also reviewed the market context which included land use capacities for office, industrial, retail, and residential. Mr. Moulten reviewed the goal, policies, actions and benchmarks. He reviewed green infrastructure as an incentive and support, and reviewed future land use designations. He reviewed the regional commerce and regional-scale commercial uses, connected with interior District amenities and uses. Mr. Moulten reviewed amenities such as parks and trails and branding stations. He also reviewed the Midway Gateway Conceptual Layout, Galleria Drive Conceptual Layout, and provided pictured examples of streetscapes, restaurants/retail, shared parking and live/work units. Mr. Moulten provided an overview of the Win Park conceptual layout.

Ms. Abra Nasser with Laterra reviewed the three implementation tiers noting the following:

Tier 1 (Short Term)

- District wide land uses through CZO use updates and the overlay as applicable.
- Rezoning requests
- Finalize a Branding Strategy.

Tier 2 (Medium Term)

- Sub-area Land use adjustments to overlay.
- Compatibility considerations to overlay.
- Private streetscape to overlay.

Tier 3 (Long Term)

- Low-Impact Development through CZO Update or to overlay.
- Area and bulk overlay
- Architectural standards to overlay.
- Site design standards to overlay.
- Public open space ratio to overlay.

Deputy Mayor Pro Tem Froehlich asked Economic Development Director Allison Cook to provide a quick overview regarding the Great Outdoors project within the area.

Mayor Phelps opened the Public Hearing. The following citizen filled out a request to speak form:

Mr. Pat Haggerty, former Councilman, spoke stating the Catalyst development site, stating the project is good, but added, in his opinion, there may be a problem with demographics. He explained the area has changed with the loss of the Geico, Coca Cola, and Chase. He explained Midway Road needs some revitalization and asked that Farmers Branch Creek be reviewed and noted the need for flood control in the area.

There being no one else present that wished to speak, a Motion was made by Mayor Pro Tem Froehlich to close the Public Hearing. Motion seconded by Council Member Bomgardner. Motion prevailed by the following vote:

Aye: 4 - Mayor Pro Tem Froehlich, Council Member Norwood, Council Member Bomgardner, Council Member Lynne

Motion made by Council Member Bomgardner to approve Ordinance No. 3420, as presented. Motion seconded by Council Member Norwood. Motion prevailed by the following vote:

Aye: 4 - Mayor Pro Tem Froehlich, Council Member Norwood, Council Member Bomgardner, Council Member Lynne

I. REGULAR AGENDA ITEMS

- I.1 [ORD-3415](#) Consider adopting Ordinance 3415 amending in its entirety the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, as previously amended, by adopting the “Farmers Branch Comprehensive Zoning Ordinance” as set forth in Exhibit “A” of Ordinance; and take appropriate action.**

Planning Manager Alexis Jackson briefed City Council regarding this item. Ms. Jackson explained at the request of the Council, during the January 10th meeting, staff has edited Article 2.9 – Accessory Uses and Structures, per the discussion at this meeting. The detailed changes are located below, as well as the document titled “Accessory Uses and Structures”.

- a.** Prior approval of a specific use permit shall be required for accessory buildings described as follows prior to installation or construction on any property:
 - i. Accessory buildings constructed with at least one full wall with or without window and/or door openings (other than a detached garage or carport used only for vehicle storage) covering a lot area greater than 120 square feet, including, but not limited to, workshops, storage buildings, pool houses, and similar structures;
 - ii. Accessory buildings constructed with no full walls (i.e. open on four sides with not more than one 1/2 wall), covering a lot area greater than 200 square feet, including, but not limited to, open sided gazebos, outdoor kitchens, pergolas, and similar open sided structures.
 - iii. No accessory building (other than a detached garage or carport used only for vehicle storage) covering a lot area greater than 200 square feet “open” (see j.i.) or 120 square feet “closed” (see j.ii.) shall be installed or constructed on any property without prior approval of a specific use permit.

Mr. Gillies explained the existing CZO contains twenty-nine (29) Articles. The new CZO organizes all the existing elements into the following seven (7) Articles: Article 1- General Provisions; Article 2- Zoning Districts and Uses; Article 3- Zoning Districts Dimensional Standards; Article 4- Site Development Standards; Article 5- Special Districts; Article 6- Administration; and Article 7- Definitions.

After discussion, Council Member Lynne made a motion to approve Ordinance No. 3415, as presented. Motion seconded by Mayor Pro Tem Froehlich. Motion prevailed by the following vote:

Aye: 4 - Mayor Pro Tem Froehlich, Council Member Norwood, Council Member Bomgardner, Council Member Lynne

- I.2 [R2017-018](#) Consider approving Resolution No. 2017-018 calling for a Public Hearing on creation of a Public Improvement District within the City of Farmers Branch, Texas; and take appropriate action.**

City Manager Charles Cox briefed City Council regarding this item. Mr. Cox explained that in developing a large portion of Mercer Crossing for a residential subdivision, the developer has petitioned the City to create a Public Improvement District over their property in order to levy assessments on property owners for the payment of certain public infrastructure that will be owned by the City. Mr. Cox explained the City would levy and collect the assessments and

use those assessment revenues to reimburse the Developer for the cost of the public improvements up to a specified amount.

Mr. Cox stated he has provided an amended exhibit. He further stated the staff report has been updated with a corrected public hearing date of February 14, 2017.

Mr. Cox explained upon receipt of a petition from the owner of the property to create a Public Improvement District, the City Council needs to accept the petition and move forward with creating the Public Improvement District. He noted the creation of a Public Improvement District requires a public hearing with notice of such hearing to be both published in a newspaper and mailed to each property owners 16 days prior to the City adopting a Resolution creating the Public Improvement District. He explained this resolution calls the public hearing on February 14, 2017, at a City Council meeting and authorizes the publication of notice of the public hearing in the newspaper and the mailing of notice of the public hearing to the property owners within the proposed Public Improvement District.

After discussion, Council Member Lynne made a motion to approve Resolution No. 2017-018, as presented. Motion seconded by Mayor Pro Tem Froehlich. Motion prevailed by the following vote:

Aye: 4 - Mayor Pro Tem Froehlich, Council Member Norwood, Council Member Bomgardner, Council Member Lynne

I.3 [R2017-011](#) Consider approving Resolution No. 2017-011 adopting the Comprehensive Annual Financial Report for the fiscal year ending September 30, 2016 as submitted by Grant Thornton, LLP; and take appropriate action.

Finance Director Sherrelle Evans-Jones briefed City Council regarding this item. Ms. Evans-Jones explained the City Charter requires a complete report on the finances and administrative activities of the City for the preceding year by an independent Certified Public Accountant and that such report be prepared and submitted to the City Council within 120 days of the end of the fiscal year. Ms. Evans-Jones stated the audit for the year ending September 30, 2016 was prepared and submitted to the City Council prior to tonight's meeting in compliance with the City Charter provisions. She noted that the City Charter also requires a City Manager's report within ninety (90) days after the audit report submission outlining actions to be taken on any auditor recommendations. She further added no report to management was issued for the fiscal year ending September 30, 2016, as no material weaknesses in internal accounting controls were identified. Senior Manager with Grant and Thornton, LLP Natalie Woods provided a power point presentation with audit summary. Ms. Woods explained there have been no significant changes to accounting policies.

After discussion, Mayor Pro Tem Froehlich moved to approve Resolution No. 2017-011, as presented. Motion seconded by Council Member Norwood. Motion prevailed by the following vote:

Aye: 4 - Mayor Pro Tem Froehlich, Council Member Norwood, Council Member Bomgardner, Council Member Lynne

I.4 [R2017-014](#) Consider approving Resolution No. 2017-014 approving a site plan for Hoebeke Builders for a 1.86 acre tract located at 2522-26 Leta Mae Lane and 2523-2525 Danny Lane; and take appropriate action.

Community Services Director Andy Gillies briefed City Council regarding this item. Mr. Gillies explained Hoebeke Builders Incorporated, has acquired 1.86 acres of undeveloped land within Planned Development No. 36 (PD-36), to construct five (5) single family detached lots. Mr. Gillies explained there is a requirement for the developer to build a missing portion of Leta Mae Lane (approximately 255 feet in length). Each of the proposed lots will meet or exceed the development requirements of PD-36 and the R-4 zoning district. The Developer as agreed to these terms.

After discussion, Mayor Phelps made a motion to approve Resolution No. 2017-014, as presented. Motion seconded by Council Member Norwood. Motion approved by the following vote:

Aye: 4 - Mayor Pro Tem Froehlich, Council Member Norwood, Council Member Bomgardner, Council Member Lynne

I.5 [R2017-012](#) Consider approving Resolution No. 2017-012 Justice Center security improvements.

Police Chief David Hale briefed City Council regarding this item. Chief Hale explained that on May 3, 2016, City Council adopted Ordinance No. 3369 authorizing the issuance of City of Farmers Branch, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2016, in an aggregate principal amount not to exceed \$2,600,000 for public safety improvements, equipment and supporting systems for the Farmers Branch Justice Center Security Upgrade Project. He explained Gallagher Construction has been retained as the Construction Manager and Advisor for the Justice Center upgrades (Resolution No. 2016-120). He further stated a review of the contract and architectural services has been conducted by both staff and the Construction Manager and finds that the professional services outlined by BRW meet the requirements in the scope of work for the Justice Center project. He noted funds are available in the project budget for these services. Chief Hale explained tonight City Council will consider a proposed agreement with Brown Reynolds Watford Architects (BRW) in an amount not to exceed \$260,000, to provide professional architectural design services for the Justice Center Security Upgrade Project.

Council Member Lynne made a motion to approve Resolution No. 2017-012, as presented. Motion seconded by Mayor Pro Tem Froehlich. Motion approved by the following vote:

Aye: 4 - Mayor Pro Tem Froehlich, Council Member Norwood, Council Member Bomgardner, Council Member Lynne

J. EXECUTIVE SESSION

J.1 [17-349](#)

Council shall convene into a closed executive session pursuant to Section 551.087 of the Texas Government Code to deliberate regarding:

- Discuss commercial or financial information the city has receive from a business prospect(s), and to deliberate the offer of a financial or other incentive to BSN.
- Discuss commercial or financial information the city has received from a business prospect(s), and to deliberate the offer of a financial or other incentive to Project W.

Council shall 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 north of 635, east of I35, south of Valwood Parkway and west of Webb Chapel.

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

Motion made by Council Member Bomgardner to authorize the City Manager to negotiate and execute an economic development agreement on behalf of the City with BSN Sports and/or its related entities to provide a grant equal 0.50 cents per square foot of space leased at the building located at 4849 Alpha Road not to exceed \$31,500 to be paid upon issuance of certificate of occupancy provided: BSN leases 63,000 square feet of space at 4849 Alpha Road for 15 months and maintains at least 250 employees for at least 15 months; BSN leases space at 1901 Diplomat for at least 5 years for its inventory. Motion seconded by Council Member Norwood. Motion prevailed by the following vote:

Aye: 4 - Mayor Pro Tem Froehlich, Council Member Norwood, Council Member Bomgardner, Council Member Lynne

Motion made by Council Member Lynne to authorize the City Manager to negotiate and execute an economic development agreement on behalf of the City with WeWork, LLC and /or its related entities to provide a grant up to \$1.00 per square foot of space leased in the building located at 5005 LBJ Freeway, Farmers Branch, Texas in an amount not to exceed \$60,000, to be paid upon issuance of certificate of occupancy with respect to such lease space; provided that We Work, LLC leases not less than 20,000 square feet of space at 5005 LBJ Freeway for a lease term of not less than 7 years with a lease commencement date of not later than June 1, 2017. Motion seconded by Deputy Mayor Pro Tem Froehlich. Motion prevailed by the following vote:

Aye: 4 - Mayor Pro Tem Froehlich, Council Member Norwood, Council Member Bomgardner, Council Member Lynne

Motion made by Deputy Mayor Pro Tem Froehlich that the City Manager be authorized to take such action on behalf of the City as may be reasonable and necessary to purchase, or authorize the purchase of property described as Lot 15, Block C, Farmersdell Addition, an addition to the City of Farmers Branch, Texas known as 12915 Wilmington Drive, for a purchase price not to exceed \$115,000.000 plus standard closing and acquisition costs and

to sign, and authorize the City's agent, to sign such other agreements, documents, and any amendments thereto, as the City Manager, in consultation with the City Attorney, deems reasonable and necessary with respect to the closing of said transaction. Motion seconded by Council Member Bomgardner. Motion prevailed by the following vote:

Aye: 4 - Mayor Pro Tem Froehlich, Council Member Norwood, Council Member Bomgardner, Council Member Lynne

L. ADJOURNMENT

Mayor Pro Tem Froehlich made a motion to adjourn the meeting at 8:01 p.m. Motion seconded by Council Member Lynne. Motion prevailed by the following vote:

Aye: 4 - Mayor Pro Tem Froehlich, Council Member Norwood, Council Member Bomgardner, Council Member Lynne

The meeting adjourned at 8:02 p.m.

Mayor

ATTEST:

City Secretary