



City of Farmers Branch

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

Meeting Minutes

City Council

Tuesday, January 31, 2017

6:00 PM

Study Session Room

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 (*arrived 6:29 p.m.*), Council Member Mike Bomgardner
- Staff:** - Charles Cox City Manager, John Land Deputy City Manager, Amy Piukana City Secretary, 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, 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 6:00 p.m.

B. AGENDA ITEMS

- B.1 [17-351](#) 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 explained tonight's meeting is to review and narrow down potential bond items and identify funding preference. Mr. Cox stated the dollar amounts are estimates and more detailed information will be gathered once Council decides on project priorities. Mr. Cox introduced Bond Committee Chair Michelle Holmes, who provided a summary of the bond projects. Ms. Holmes explained the total estimated cost for all three (3) projects is \$76,250,000. She stated this dollar amount would be reduced if projects were broken down and categorized by three (3) tiers and prioritized by necessity. Mr. Cox explained the proposed

dollar amount for today's prioritization exercise is set at \$25 million. He explained this dollar amount can be increased or decreased based on the needs of Council.

Council Member Norwood asked Ms. Holmes if she recommends waiting on the bond issue or moving forward to a May 2017 City election. Ms. Holmes replied that with the recent school tax increase she would be leary of what is placed on the ballot and suggested more time to educate the public.

Mayor Pro Tem Froehlich asked Ms. Holmes if a summer Town Hall meeting would be appropriate. Ms. Holmes agreed, noting the City is prohibited from promoting bond projects.

Council Member Bomgardner suggested the City Council review and prioritize the vital items accordingly. He cautioned that waiting a year, could be more costly. He explained the bonds could be used to invest in our City and could offset a portion of the cost, if invested properly.

Deputy Mayor Pro Tem Anna Reyes asked if more time is necessary for the Historical Park expansion. Ms. Holmes suggested having a 5 to 10 year museum project plan.

Resident Andy Olivo, spoke asking for clear language and public education of any potential bond items.

Council Member Lynne asked that more time be allowed, noting he does not want to be pressured into making a quick decision on bond items.

Council Member Norwood explained future meetings have been set, Feb 7, 2017 and Feb 14, 2017 to narrow down any potential bond items.

Deputy Mayor Pro Tem Froehlich recommended more time to educate the public, hold a Town Hall meeting in the summer, and suggested having a November 2017 Bond Election.

Ms. Holmes stated if the Bond Election is pushed to November, it might separate the politics and allow focus on bond items.

Resident Carol Dingman spoke explaining, in her opinion, you cannot take politics out of a bond election, she further stated, in her opinion, residents will vote for the right propositions.

Deputy Mayor Pro Tem Reyes asked to convene into Executive Session to discuss the Historical Park item.

Mayor Phelps recessed for a ten minute break at 7:01 p.m.

Mayor Phelps reconvened into Executive Session at 7:07 p.m. to discuss Agenda Item C.

- C. [17-364](#) **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 Valley View and west of Josey Lane.*

Mayor Phelps adjourned from Executive Session at 7:42 p.m.
(Mayor Phelps left the meeting at 7:45 p.m.)

Deputy Mayor Pro Tem Froehlich reconvened into regular session at 7: 47 p.m.

Council Member Norwood suggested adding a new project at Alpha and Wynn Park to the priority list. He explained this would create a connector bridge across Midway. He urged staff to consider applying for grant funding.

Mr. Cox introduced Assistant to the City Manager Ben Williamson who provided each City Council member with 25 push pins in order to help identify the highest priority projects from the Citizen Bond Committee. The Mayor did not participate in the prioritization exercise, but all five City Council members participated for a total of 125 pins as part of the activity.

After the prioritization exercise, the following Bond priority list was concluded with three projects identified for potential inclusion on a future bond election:

1. With 30 pins: Station Area Development (Pike Street Improvements)
2. With 28 pins: Housing Renewal (Single Family Support)
3. With 23 pins: Trail Master Plan*
 4. 5 pins: Including John F. Burke Nature Preserve
 5. 4 pins: Including the write-in project: Midway Connector (Engineering Study)

**These three items were consolidated after discussion by the City Council due to their similar focus area.*

The following list of items were identified for possible future funding consideration or staff was asked to review.

6. With 15 pins: Dog Park (Staff to review and identify locations)
7. With 10 pins: Historical Park (Staff to review, but potential for lighting improvements to be funded elsewhere)
8. With 7 pins: Library Renovations (\$2 million JN asks that structural issues be addressed in regards to lighting and renovation)
9. With 3 pins: Animal Shelter Expansion

The final set of items did not make the priority list or have a request for more information

10. With 0 pins: Fire House Theater
11. With 0 pins: City Branding

Mr. Williamson provided City Council with 25 push pins, each pin representing \$1 million dollars. The City Council was instructed to place the pin under the project based on their preference.

After the prioritization exercise the following Bond priority list was concluded:

1. Station Area Development – 30 (\$4 million)
2. Housing Renewal – 28 (\$4 million) Single Family support
3. *Trail Master Plan Phase I – 23 (\$7 million with combined * items)

4. *John F Burke – 5
5. *Midway Connector New – 4 (*could split amount)
With a total dollar amount of \$15 million.

The following list of items are to be considered for future funding:

6. Dog Park – 15 (Staff to review)
7. Historical Park – 10 (Staff to review)
8. Library Renovation – 7 (\$2 mill JN asks that structural issues be addressed in regards to lighting and renovation.
9. Animal Shelter Expansion – 3

After discussion, City Council agreed to meet again and consider bond election items.

D. ADJOURNMENT

Council Member Norwood made a motion to adjourn the meeting. 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 7:52 p.m.

Mayor

ATTEST:

City Secretary