

**City of Farmers Branch**

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

Meeting Minutes**City Council**

Tuesday, June 6, 2017**6:00 PM****Council Chambers**

3 PM Tour of Farmers Branch Service Center at 13333 Senlac Drive
4 PM Study Session to be held in the Study Session Room at City Hall

- Presiding:** 1 - Mayor Bob Phelps
- Present:** 5 - Deputy Mayor Pro Tem Ana Reyes, Council Member Bronson Blackson, Council Member John Norwood, Council Member Terry Lynne, Council Member Mike Bomgardner
- Staff:** - Charles Cox, City Manager; John Land, Deputy City Manager; Amy Piukana, City Secretary; Pete Smith, City Attorney; Benjamin Williamson, Assistant to City Manager; Tom Bryson, Communications Director; David Hale, Police Chief; Dean Habel, Deputy Police Chief; Andy Gillies, Community Services Director; John Roach, Interim Public Works Director; Steve Parker, Fire Chief; Brian Beasley, Human Resources Director; Sherrelle Evans-Jones, Finance Director; Allison Cook, Economic Development Director, Kevin Muenchow Fleet and Facilities Director; Shane Davis, Environmental Services and Solid Waste Manager

At 3 p.m., with a quorum of City Council Members present, Kevin Muenchow, Director of Fleet & Facilities Services provided City Council with a tour of the Farmers Branch Service Center located at 13333 Senlac Drive.

The tour ended at 3:48 p.m.

A. STUDY SESSION

Mayor Phelps called the Study Session meeting to order at 4:00 p.m.

A.1 17-484

Discuss regular City Council meeting agenda items.

Council Member Bomgardner asked for discussion regarding selection of a Mayor Pro Tem and Deputy Mayor Pro Tem. City Council discussed consideration of Council Member Norwood for Mayor Pro Tem, and Council Member Reyes as Deputy Mayor Pro Tem.

Council Member Bomgardner asked for clarification regarding Agenda Item H.2, Resolution No. 2017-074, regarding the funding of the (CDBG) Block Grant. City Manager Charles Cox explained the city must apply for the CDBG Program. He stated once registered in the program it continues for a three year period. He explained every year the city is eligible for a portion of the funds available, and the City submits a project that fits the guidelines.

Council Member Norwood asked about Agenda Item H.2, stating participation in the CDBG Program restricts or denies participation in the Home Program. He asked for clarification about restrictions for participating in the Home Program, the funding offered and if it would be more beneficial to Farmers Branch residents. He stated the City has participated in the CDBG program for many years, but questioned is this the best program, and has staff researched. He further stated this funding assistance may help low to moderate income families. City Engineer Marc Bentley replied the deadline for the CDBG Grant is late June.

Council Member Norwood asked about the agreement language, which indicates certain law enforcement restrictions and provisions. He asked if these restrictions are standard for this type of agreement and how the City would enforce. Mr. Cox stated this item could be tabled to allow City Administration more time to conduct research on these issues.

City Manager Charles Cox explained Agenda Item J.5, (Service Center) will be discussed in more detail tonight and asked City Council to advise if more time is necessary.

A.2 [17-495](#)

Receive a report on Senate Bill 4 Sanctuary City Legislation.

Police Chief David Hale briefed City Council regarding Senate Bill 4 Sanctuary City Legislation. Chief Hale reviewed the applicability of this legislation, and the current Police Department policy. He stated the current policy is to maintain a cooperative partnership with Immigration and Customs Enforcement, provide interagency assistance as requested, and noted all prisoners are screened entering the jail. He further stated Senate Bill 4 requires compliance with ICE detainer requests, and the Texas Attorney General defends local entity at the request of City Council or Manager if sued for compliance with an ICE detainer. He noted the Local entity may not limit through policy, practice or procedure the enforcement of immigration law. Chief Hale explained Elected and Appointed Officials may forfeit their office under Section 66.001 of the Texas Civil Practice and Remedies Code for violation provisions in Section 752.053 of Texas Government Code. He noted, generally a violation would be to adopt policy, practice or procedure that limits the enforcement of immigration law. Chief Hale reviewed civil penalties, immigration law grants, and community outreach. He noted this does not authorize the Police Department to patrol and enforce immigration laws.

Council had discussion regarding civil verses criminal offenses, and finger printing procedures, community outreach, and surrounding city protocol.

Chief Hales explained the City will monitor the Legislation to see if any more changes are made prior to final approval.

A.3 [17-466](#) Receive a staff presentation regarding an update on Public Works Projects.

City Engineer Marc Bentley reviewed the following Public Works projects:

- Valley View Lane from Josey Lane to Webb Chapel Road Street Reconstruction - estimated completion date is June 2017.
- Southbound Marsh Lane Bridge street reconstruction – estimated completion date is October 2017.
- Utility Improvements to Belt-Marsh Pump Station – estimated completion date is September 2018, with a new generator expected in October 2017.
- Entry monument signs at Marsh Lane north of I635 – estimated completion date is June 2017. He noted waiting on Oncor to provide the electricity.

Council Member Lynne asked how the City would receive feedback on the new entry monument signs. Mr. Land stated he will collect information and decide which other intersections may receive the new signs. Mr. Cox stated the City has been monitoring social media, and received more positive feedback than negative. Mr. Land explained the new entry signs will contain white lights that have the color customization option and enhance the Farmers Branch logo.

- Bee Street between Valley View and Pepperwood street construction – estimated completion date is January 2018.

Council Member Norwood asked if any future road reconstruction is planned for Valley View Road. Mr. Bentley replied, stating no future road reconstruction is expected, however; street overlays will be necessary. Mr. Bentley noted panel repairs and overlays are also expected on Marsh Lane.

Council Member Bomgardner suggested the City Engineer review and create a left turn onto Wooded Creek to help alleviate traffic congestion.

A.4 [17-498](#) Receive a staff report regarding recycling cart size options.

Environmental Services and Solid Waste Manager Shane Davis briefed City Council regarding this item. Mr. Davis explained staff was tasked with reviewing different size carts in an effort to allow all residents more options to participate in recycling. He explained the option being reviewed tonight is a 65-gallon recycling container. Mr. Davis stated more review would be necessary to develop a process on cart exchanges and tracking. He noted residents could be charged for the different cart sizes.

Council discussed the option of an even smaller (35-gallon) cart to assist with neighborhoods that have small garages such as the Courtyard Circle area and Oakbrook neighborhoods. Mr. Davis explained the resident feedback shows the existing recycling program works and this would be an extra option, noting residents may be charged if they choose this option.

Deputy Mayor Pro Tem Reyes asked how many residents are interested in smaller carts. Mr. Davis explained staff will advertise the smaller cart availability and allow residents to exchange out carts for the 65 gallon. He stated he would maintain a list of anyone wishing to have a smaller recycling cart.

Council Member Lynne asked for more information on cost of the new carts and any costs associated to residents and the City.

Council Member Bomgardner asked the City to work with groups such as Friends of the Branch and the Branch Forum to obtain more input and feedback on the carts.

Mr. Cox stated the City would continue to utilize social media and consider surveying residents on any interest of using a 35-gallon recycling cart.

A.5 [TMP-2215](#) Discuss City Council meeting dates for June 2017.

City Manager Charles Cox explained City Council Member Bronson Blackson will be attending the Sister City trip and has requested discussion regarding moving the June 20th meeting to a later date. After discussion, Council agreed to move the June 20, 2017 City Council meeting to June 21, 2017 beginning at 4 p.m.

A.6 [17-485](#) Discuss agenda items for future City Council meetings.

Council Member Lynne asked for discussion regarding residential permits and inaction time of work to complete a project. He asked for review of the current Ordinance in regards to time allowed for completion. Council Member Lynne asked for Council Liaison appointments be added to a future Council meeting. Mr. Cox replied Liaison appointments would be made after City elections. Deputy Mayor Pro Tem Reyes asked for a future agenda item to review procedures for allowing Recreation Staff to administer epipins for anyone in an emergency exhibiting life threatening signs. City Attorney Pete Smith agreed to draft amend the current policy on Standards of Care and will draft an Ordinance for Council review. Council Member Blackson asked for a future agenda item to review guidelines and restrictions regarding lot requirements and consider amending the requirements slightly to reduce front and backyard setbacks (5 to 7 ft.) in order to allow flexibility for developers to utilize a lot. Council Member Bomgardner asked for a future agenda item to review the Code of Ethics manual, suggesting adding a section on the election process. Mr. Cox explained some cities have Standards of Quorum.

Council Member Lynne asked to address Executive Session Item B.1, Consultation with City Attorney regarding pending litigation In Re Terry Lynne Cause No. DC 17-06196 Dallas County District Court. City Attorney Pete Smith addressed the Council stated this item was placed on the agenda by request of the City Manager. He noted Council Member Lynne has filed a deposition request for the Mayor and has requested the City pay for his legal services. He further stated the Mayor has also sought legal services through the City. He noted the City Council may wish to exclude Council Member Lynne and Mayor Phelps since they are adverse parties. He further explained any Legal advice with an adverse party allows the attorney client privilege to be waived. The TML Risk Pool has decided to cover legal fees for the Mayor. Mr. Smith noted you can only meet in executive session to obtain legal advice. He further stated he is unable to provide legal advice to Mr. Lynne since he already has his own attorney.

Council Member Lynne stated he has not filed a lawsuit. He explained an anonymous postcard was sent to all Farmers Branch residents accusing him of accepting bribes, which is a criminal act. He stated this is not true. He stated he has not sued Mayor Phelps. He noted Mayor Bob Phelps and others have been served with a deposition request regarding

a defamatory anonymous post card that was sent to Farmers Branch residents around April 27, 2017, which allegedly defamed him, causing loss of income and accused him of a crime. Mr. Lynne stated Mayor Phelps has not been accused of being the one who sent the mailer and respectfully requests a public apology from Mayor Phelps for misstating that he is being sued.

Mayor Phelps replied stating the document he received from Mr. Lynne's Attorney, states, filed in Court the 24th day of May for a "suit". He stated, in his opinion, the wording "suit", is considered a lawsuit. He further stated he does not feel like he owes anyone an apology. He explained he has no problem taking a deposition and noted he had nothing to do with it.

Council Member Norwood expressed frustration and embarrassment that City Council has to deal with legal proceedings among members.

Council Member Bomgardner stated the goal of Public Service is to unite the City and bring everyone together.

Deputy Mayor Pro Tem Reyes stated there is no solid information on truth to the postcard. She noted it needs to stop. Deputy Mayor Pro Tem Reyes stated she does not support funding legal fees for Council Member Lynne. Mr. Smith replied Mr. Lynne has initiated the action and in his opinion, there would be nothing for the City to cover, since here is no lawsuit, claim or petition. He noted this would be use of public funds for a private matter.

Council discussed the legal basis of a deposition. The City Attorney explained a petition for a deposition and its procedure.

Mayor Phelps recessed from Study Session at 5:50 p.m.

City Council decided to move closed Executive Session to the end of the meeting.

B. EXECUTIVE SESSION

- B.1 [17-492](#) 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.***
- ***Consultation with City Attorney regarding application for Amended Permit to Expand Camelot LF (Texas Commission on Environmental Quality MSW Permit Application No.1312B)***

- ***Consultation with City Attorney regarding pending litigation In Re Terry Lynne Cause No. DC 17-06196 Dallas County District Court.***

Mayor Phelps called the regular meeting to order at 6:03 p.m.

C. INVOCATION & PLEDGE OF ALLEGIANCE

Council Member Bomgardner provided the invocation. Student Sam Flynn a sophomore from Mid-Western State University led the Pledge of Allegiance. Deputy Mayor Pro Tem Reyes led the Pledge to the Texas Flag.

D. CEREMONIAL ITEMS

- D.1 [17-496](#) Consider accepting a donation for the Senior Center from the Farmers Branch Woman's Club; and take appropriate action.**

The Woman's Club provided a donation to the Farmers Branch Senior Center. Mr. Ed Toliver, Manager of the Senior Center was present to accept.

Motion made by Council Member Norwood to accept a donation for the Senior Center from the Farmers Branch Woman's Club. Motion seconded by Council Member Council Member Blackson. Motion prevailed by the following vote:

Aye: 5 - Council Member Blackson, Deputy Mayor Pro Tem Reyes, Council Member Norwood, Council Member Bomgardner, and Council Member Lynne

- D.2 [17-487](#) Elect Mayor Pro Tem and Deputy Mayor Pro Tem; and take appropriate action.**

Mayor Phelps nominated Council Member Norwood as Mayor Pro Tem. Deputy Mayor Pro Tem Reyes thanked Council Member Norwood for always being respectful and showing great leadership among the City Council.

Motion made by Deputy Mayor Pro Tem Reyes to appoint Council Member Norwood as Mayor Pro Tem and Council Member Bomgardner as Deputy Mayor Pro Tem. Motion seconded by Council Member Blackson. Motion prevailed by the following vote:

Aye: 5 - Mayor Pro Tem Norwood, Deputy Mayor Pro Tem Bomgardner, Council Member Blackson, Council Member Reyes, Council Member Lynne

E. REPORT ON STUDY SESSION ITEMS

Council Member Norwood provided a report on Study Session items.

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

- Early voting for the Mayoral runoff ends tonight at 7 p.m. – in just a little less than an hour - at Dallas County Early Voting locations, including Farmers Branch City Hall. Election Day is Saturday, June 10, from 7 a.m. until 7 p.m. On Election Day, voters must cast ballots at their precinct's designated polling place. Check out dallascountyvotes.org for more details.
- The Kona Ice will provide a respite from the warm weather while country singer Melissa Ratley will entertain the crowd at the Farmers Branch Market this Saturday from 9 a.m. til 1 p.m. Nearly 40 vendors will be selling everything from produce and meats to eggs, artisan food and crafts. Ms. Ratley is expected to take the stage at 10 a.m. Find out more at farmersbranchmarket.com.
- Farmers Branch Community Watch is actively seeking block captains to expand the reach of this crime prevention group. For more information, call the Farmers Branch Justice Center at 972.484.3620.
- The Frog Pond Water Park at the Farmers Branch Aquatics Center has begun daily operation for the summer swim season with new activities and classes scheduled every week. Visit fbh2o.com to find out more about regular operating hours and activity schedules.
- Lastly, the Senior Advisory Board is looking for a few good folks. If you're past the age of 50 and want to get involved, call the City Secretary's Office at 972.919.2503.
- You can sign up for eNews at farmersbranchtx.gov to have current City news and information delivered directly to your eMail box.

Council Member Reyes expressed her concerns regarding the disparaging comments and false information sent out to residents. She explained Public Service is a sacrifice, which affects families and asks everyone to treat each other with dignity and respect moving forward.

G. CITIZEN COMMENTS

The following citizens wished to speak under citizen comments:

Samantha Hermann read aloud a historical excerpt from June 6, 1873 out of Dr. Gilbert's Historical diary.

Resident Vicki Harrison spoke regarding her experience with her fence replacement past communication directly with City Council. She expressed concerns regarding citizen comments, she asked for more openness and allow residents to speak with elected officials at City Hall. Ms. Harrison asked for an enforceable Code of Ethics policy that applies to City Council and employees to include any Council Member recuse themselves on any item that Council Members have a principal interest, work for any business seeking work contracts or are currently doing business within the cities. She asked for stricter enforcement of state and federal statues, which govern the City and Government Elected Officials behaviors such as but not limited to sexual harassment, prohibition of campaign contributions with entities doing business or seeking to do business in Farmers Branch. She asked for public disclosure urged Council to create a more streamlined method be created for citizen complaints. She explained today is D Day and asked everyone to stop the nasty comments and thanked Mayor Phelps for his years of public service.

Deputy Mayor Pro Tem Bomgardner stated he agrees almost completely with Ms. Harrison's comments, but stated she did the very thing that divides the City. He urged that anyone receiving anonymous mail, trash it. He stated these things divide the City. He further stated this has been a "nasty" election and the City Council needs to do a better job and hold an ethics session to see what can be done in the future to prevent this from happening again.

He urged everyone to stop “throwing stones” at others, and stated he supports whom the voters elect.

Ms. Harrison replied to Deputy Mayor Pro Tem Bomgardner stating her comments were not meant to be divisive, only to set a higher standard and make it easier to diffuse false accusations.

H. CONSENT AGENDA

- H.1 [17-486](#) **Consider approving minutes of the regular City Council meeting held on May 16, 2017 and Special Called meeting on May 22, 2017; and take appropriate action.**
- H.2 [R2017-074](#) **Consider approving Resolution No. 2017-074 authorizing the Mayor to execute an Agreement of Cooperation for Community Development Block Grant Program with Dallas County for a period of three years, and take appropriate action.**

Motion made by Mayor Pro Tem Norwood to approve Consent item H. 1, and to table Agenda Item H.2. Motion seconded by Deputy Mayor Pro Tem Bomgardner. Motion prevailed by the following vote:

Aye: 5 - Mayor Pro Tem Norwood, Deputy Mayor Pro Tem Bomgardner, Council Member Blackson, Council Member Reyes, Council Member Lynne

PUBLIC HEARINGS

- I.1 [ORD-3446](#) **Conduct a public hearing and consider adopting Ordinance No. 3446 amending the Comprehensive Zoning Ordinance, Article 5, establishing the Alcoholic Beverage (On-Premise) Overlay Districts; and take appropriate action.**

Planning Manager Alexis Jackson briefed City Council regarding this item. Ms. Jackson explained City Council has asked staff to investigate expanding the Beer and Wine Sales Overlay District concept by proposing certain areas of Farmers Branch to be designated as overlay districts to allow on-premises alcohol consumption in upscale bars, brewpubs, wine tasting rooms, and entertainment venues. Ms. Jackson explained Staff is proposing two such areas: (1)The Station Area District, is the first proposed Alcoholic Beverage District is a 3.9 acre tract south of Valley View Lane centered around Denton Drive, the DART Station, and Bee Street. The existing zoning for the area is Planned Development – 86 (PD-86) also known as the Station Area Code. She explained it is a form based code and allows a variety of land uses. She explained the proposed Overlay is consistent with the vision for the area, which “is designed to foster a vibrant town center for Farmers Branch through a lively mix of uses—with shopfronts, sidewalk cafes, and other commercial uses. The hope is this area will develop as a key entertainment hub for the City, easily accessed by car or rapid transit from all areas of the Metroplex.

The second proposed Alcoholic Beverage District is the Boardwalk Area District. She explained the 19.5 acre Boardwalk tract is located within Planned Development No. 99 (PD-99), Mercer Crossing West. The regulating plan for PD-99 calls for commercial land uses with retail services that meet both local and regional demand, with mid-density residential located to the south. This area, along the LBJ Freeway, and located between the George Bush Tollway and I-35, is a prime location for after-work gatherings, restaurants, and entertainment venues. The Omni Dallas Hotel at Park West is located on the southwest corner of LBJ and Luna Road, west of the proposed Boardwalk Overlay District. Other mixed-use and residential projects are anticipated in this area of Farmers Branch. An affirmative vote would allow bars, brewpubs, as well as restaurants, to locate in this area by right. Ms. Jackson stated the Planning and Zoning Commission voted unanimously to approve and recommend approval of the Comprehensive Zoning Amendments as outlined in Ordinance No. 3446.

Council Member Lynne asked if the parking area is not included, will this prohibit alcohol sales within the parking lot. Ms. Jackson replied stating a special permit could be issued to allow the sale of alcohol by roping off the parking lot area. She explained the reason Staff did not include the parking area was to allow an extra buffer area from churches.

Mayor Phelps conducted a public hearing. The following citizen(s) wished to speak: Mr. Dave Gozart, 2445 Farmers Branch Lane spoke in opposition, requesting more information on parking, screening on Goodland Street and the location of City owned property.

Ms. Jackson replied no improvements have been prepared for Goodland Street, she explained parking screening will be provided and additional landscaping and sidewalk will be added. She reviewed the City owned property on a map.

Motion made by Council Member Lynne to close public hearing. Motion seconded by Council Member Reyes. Motion prevailed by the following vote:

Aye: 5 - Mayor Pro Tem Norwood, Deputy Mayor Pro Tem Bomgardner, Council Member Blackson, Council Member Reyes, Council Member Lynne

Motion made by Council Member Lynne to approve Ordinance No. 3446, as presented. Motion seconded by Deputy Mayor Pro Tem Bomgardner. Motion prevailed by the following vote:

Aye: 5 - Mayor Pro Tem Norwood, Deputy Mayor Pro Tem Bomgardner, Council Member Blackson, Council Member Reyes, Council Member Lynne

I.2

[R2017-073](#)

Conduct a public hearing and consider approving Resolution No. 2017-073 for a Detailed Site Plan for Alta Luna, a multi-family residential community on an 8.791-acre site located at 1851 Knightsbridge Road; and take appropriate action.

Community Services Director Andy Gillies briefed City Council regarding this item. Mr. Gillies explained the applicant, Wood Partners, is proposing to develop a mid-density residential community containing approximately 260 dwelling units. This community will consist of 173 one-bedroom units, 73 two-bedroom units and 10 three-bedroom units. The dwelling units will be averaging in size from 690 to 1,410 square feet. Mr. Gillies stated the proposed site plan and architectural style of the buildings were designed to fit within the existing communities on both sides. He stated special design considerations were made to take advantage of the two major amenities: the new lake adjacent to the north of the property and a proposed linear park on the western side of the property. The entire site is bordered on all sides by trails, and connects with the surrounding multi-family developments. There are no proposed fences around this development, thus a continuous walkable residential community is created south of the new lake.

The four buildings are proposed as follows:

- Building 1, along Knightsbridge Road, will be three stories in height and will contain 44 dwelling units, 68% being one-bedroom units.
- Building 2, along the western trail, will be three stories in height and will contain 42 dwelling units, 59% being one-bedroom units.
- Building 3, U-shaped building in the middle of the site, will be three stories in height and will contain 70 dwelling units, 74% one-bedroom units, 22% two-bedroom units and 4% three-bedroom
- Building 4, along the lake, will be four stories in height and will contain 104 dwelling units, 63% one-bedroom units, 25% two-bedroom units and 12% three-bedroom units.

This new community will include an amenity center (approximately 4,500 square feet) located along Knightsbridge Road. The center will include a leasing office and clubhouse with a community pool and outdoor area oriented towards the linear park.

Mr. Gillies stated one special exception requiring the front façade of Building 1 and the Leasing Office will not meet the 85% required building line.

Mayor Phelps conducted a public hearing. There being no one present that wished to speak, a motion was made by Mayor Pro Tem Norwood to close the public hearing and adopt Resolution No. 2017-073, as presented. Motion seconded by Council Member Blackson. Motion prevailed by the following vote:

Aye: 5 - Mayor Pro Tem Norwood, Deputy Mayor Pro Tem Bomgardner, Council Member Blackson, Council Member Reyes, Council Member Lynne

J. REGULAR AGENDA ITEMS

J.1 [17-463](#) Receive an update regarding the 2017 Resident Satisfaction Survey.

Assistant to City Manager Ben Williamson introduced Andrea Thomas with National Service Research who provided an update regarding the 2017 Resident Satisfaction Survey. Ms. Andrea Thomas reviewed the survey objectives, methodology, City service priorities, the GAPs (smallest to largest), reviewed service prioritization, City Employees and service, Library rating, trash and recycling, quality of life characteristics,

Retail/Commercial Development, City services needed, and benchmark data. He concluded, future communication is vital for the community and employees, and noted budgeting and resource allocation will be used to drive planning and decision making for the future.

Mayor Pro Tem Norwood asked if only 1100 residents responded, how do we reach all residents. Ms. Thomas replied having the survey online and continually outreaching to residents through water bills, flyers and emails are key. She replied explaining it's a challenge reaching all residents and these results compare with other cities.

Mr. Cox explained this item will be reviewed at the City Council retreat with more details and action plans.

J.2 [17-481](#) Receive a mid-year update from Metrocrest Chamber of Commerce.

Ms. Erin Carney with Metrocrest Chamber of Commerce presented a mid-year update. She reviewed the mission and vision statements, membership by City, and 2017 goals. She explained programs like Mayors Forum, Womens' Business Conference, CFBISD New Educator Breakfast, and Annual Awards luncheon. She reviewed the Leadership Metrocrest Program, Women's Business Forum, and BusinessNSight series, and Emerging Professionals program. She noted in the future collaborative, regional efforts, promote diversity of businesses and industry presence, and support local business and drive dollars home.

J.3 [17-483](#) Receive a mid-year update from Bea's Kids.

Ms. Kim Leonard President and Chair of Bea's Kids presented a mid-year update from Bea's Kids. Ms. Leonard reviewed the mission and vision, demographics, centers, volunteers, attendance, funding, summer camp program, and after school community programs.

After discussion, Deputy Mayor Pro Tem Bomgardner asked for more statistics on how many children have pursued a college degree. Ms. Leonard stated she would research and provide these numbers.

J.4 [17-491](#) Receive a mid-year update from the Family Place.

Ms. Liz Ferrigno with The Family Place briefed City Council regarding the Family Place. Ms. Ferrigno explained their mission is to empower victims of family violence to provide safe housing. She explained the Family Place works with the school district to help educate youth and focus on prevention. She reviewed the emergency shelter, and overflow shelter, which has 175 beds for families who need assistance. She stated the Family Place offers free medical care and onsite daycare. She explained they have a transitional housing program. The Family Place provides legal assistance to those who may not be able to afford it.

Council Member Reyes asked if the Recreation Staff has been trained to identify the signs of abuse when working with youth at the Recreation Center. Mr. Cox stated the City is open to work with The Family Place in the future.

J.5 [R2017-072](#) Consider approving Resolution No. 2017-072 authorizing the City Manager to execute a professional services agreement for architectural services for phase one of the Service Center Project with Quorum Architects, Inc.; and take appropriate action.

Fleet and Facilities Director Kevin Muenchow briefed City Council regarding this item. Mr. Muenchow explained the FY16-17 budget includes Non-Bond Utilities CIP Funds for the architectural design and construction plan development for phase one of the new Service Center Project. He explained in the last 5 years, a space needs assessment and site design with phasing for the new Service Center Project has been completed.

Mr. Muenchow reviewed Service Center project information and background. He stated the existing 5.6 acre Service Center was built in 1967 on an existing landfill requiring methane monitoring. He noted the old Animal Shelter is located on this site, which is currently the Public Works Utilities crew staging office. Mr. Muenchow explained there are 93 employees operating out of the Service Center and up to 19 seasonal employees. Mr. Muenchow reviewed the following space needs assessment, noting there is not enough building area to accommodate employees, equipment, materials and operations.

- Minimum site acreage of 10.2 acres to efficiently conduct all necessary operations currently being performed, but recommended 13-14 acres
- Service Center restrooms are built to accommodate 3.5 to 5 employees per fixture. Current ratio is 15.
- Service Center meeting space typically range from 35 square foot to 70 square foot per employee, compared to current ratio of 15 square foot per employee.
- Service Center total square footage per employee for covered and enclosed typically ranges from 405 to 750 square foot per employee. The current ratio is 148 per employee.

After discussion, Council Member Lynne made a motion to approve Resolution No. 2017-072, as presented. Motion seconded by Council Member Reyes. Motion prevailed by the following vote:

Aye: 5 - Mayor Pro Tem Norwood, Deputy Mayor Pro Tem Bomgardner, Council Member Blackson, Council Member Reyes, Council Member Lynne

Council Member Bomgardner asked if it would be cheaper to renovate the existing building.

Mr. David McKewen, Architect, replied stating renovations to meet current building code, energy code and fire codes would not be more costly.

After discussion, Council Member Lynne made a motion to approve Resolution No. 2017-072, as presented. Motion seconded by Council Member Reyes. Motion prevailed by the following vote:

Aye: 5 - Mayor Pro Tem Norwood, Deputy Mayor Pro Tem Bomgardner, Council Member Blackson, Council Member Reyes, Council Member Lynne

- J.6 [TMP-2216](#) **Review City Council meeting dates for June 2017; and take appropriate action.**

Motion made by Mayor Pro Tem Norwood to move the Council meeting to June 21, 2017 at 4 p.m. Motion seconded by Council Member Blackson.

Mayor Phelps recessed for a break at 8:36 p.m.

City Council convened into Executive Session at 8:48 p.m.

- B.1 [17-492](#) **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.*
- *Consultation with City Attorney regarding application for Amended Permit to Expand Camelot LF (Texas Commission on Environmental Quality MSW Permit Application No. 1312B)*
- *Consultation with City Attorney regarding pending litigation In Re Terry Lynne Cause No. DC 17-06196 Dallas County District Court.*

K. **TAKE ANY ACTION NECESSARY AS A RESULT OF THE CLOSED SESSION**

City Council took no action as a result of Executive Session.

L. ADJOURNMENT:

Mayor Phelps adjourned the meeting at 9:59 p.m.

SIGNED:

Mayor

ATTEST:

City Secretary