



**City of Farmers Branch
City Council Minutes
2 p.m. Study Session
6 p.m. Regular Meeting**

Tuesday, August 29, 2017

Farmers Branch City Hall
13000 William Dodson Pkwy
Farmers Branch, TX 75234

Council Chambers

- Presiding:** 1 - Mayor Robert C. Dye
- Present:** 4 - Mayor Pro Tem John Norwood, Deputy Mayor
Pro Tem Mike Bomgardner, Council Member
Ana Reyes, Council Member Terry Lynne
- Offsite via Skype:** 1 - Council Member Bronson Blackson
(Present - Study Session) (Absent – Meeting)
- Staff:** - Charles Cox, City Manager; John Land, Deputy
City Manager; Amy Piukana, City Secretary; Pete
Smith, City Attorney; Benjamin Williamson,
Assistant to the City Manager; Tom Bryson,
Communications Director; David Hale, Police
Chief; Andy Gillies, Community Services
Director; Marc Bentley, 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,
Sustainability & Public Health Director

A. STUDY SESSION

Mayor Dye called the Study Session meeting to order at 3:01 p.m.

A.1 [TMP-2299](#) Discuss the City Manager's balanced budget and organizational funding requests related to the adoption of the Farmers Branch 2017-18 fiscal year budget.

Finance Director Sherrelle Evans-Jones briefed City Council regarding this item. She reviewed key budget dates and background information on Emergicon (Third Party Billing Agent); noting Farmers Branch Ambulance Transport rates were last adjusted in 2011. The cost for services has increased 25%. She noted a proposed Ordinance will be considered at the September 12th Council meeting to increase EMS rates that compare to other neighboring Cities. These rate increases will result in an additional \$30,000 of revenue, which has been included in the 2017-18 budget. She stated insurance carriers

pay the majority of fees.

Ms. Evans-Jones also reviewed net income/loss trends of City Facilities and net loss trends of Farmers Branch Amenities.

Council Member Bomgardner discussed Carrollton and Richardson's budgets in comparison to Farmers Branch amenities. He expressed concerns with our population being small and having a bigger net loss. He suggested looking into privatization of the swim park.

Deputy Mayor Pro Tem Bomgardner suggested increasing fees to offset costs for the Aquatics Center.

Parks and Recreation Director Jeff Harting stated the City has cut costs by utilizing Charter buses, noting in the past the Council's philosophy was to not charge.

Deputy Mayor Pro Tem Bomgardner asked that we charge enough to cover costs and stated the City needs to invest in infrastructure.

Council Member Lynne stated the City could cut amenities to save costs.

Resident Elaine Story spoke stating she prefers to keep tax rates the same. She expressed concerns with land value increases.

Council Member Reyes asked Ms. Story if in her opinion, a rate increase would limit participation. Ms. Story stated in her opinion, this would not affect attendance.

Council Member Blackson suggested keeping in line with other cities and charging for membership.

Mr. Harting explained the rates are based on local fitness facility rates. He stated we currently charge \$19 a month for membership. He cautioned if we increase cost, we could lose memberships. He further stated the auditor recommended lowering rates to the frog pond to increase participants. He stated this has helped with attendance.

Deputy Mayor Pro Tem Bomgardner asked what charges Carrollton residents pay for use of our facilities. Mr. Harting explained Carrollton utilizes our facilities and they charge our residents the same as a Carrollton resident.

Council Member Lynne discussed the percentage of the budget devoted to amenities.

Mayor Pro Tem Norwood stated we need to establish a percentage to spend on amenities and figure out the plan. He recommended tasking the Parks and Recreation Board with reviewing ways to increase revenue and cut costs with amenities in their jurisdiction.

Deputy City Manager John Land spoke stating the Parks and Recreation Staff can assist with review of services. He noted we have an award winning Parks and Recreation Department.

Police Chief David Hale briefed City Council regarding future growth projections. He reviewed the following statistics: Existing multi-family units: 6004; Existing single family: 11,549; Projected By 2018 will be 1,534 new apartments (26% increase), with 2 new hotels

and 144 new homes. He indicated within the (5 Yrs.) 5,567 additional apartments totaling 7101 new (118% increase). He further stated 5 new hotels and 600 additional single family for a total of 744 new homes for an estimated 12,293 total single-family homes.

Chief Hale provided Council with a presentation of a beat map; he noted we currently have six (6) beats with a proposal of seven (7) beats. He stated the Police Department received 35,578 over three years' worth of calls. He stated with Development of the west area, and the density, calls will increase. He reviewed the types of calls, time spent on calls, and response times. He provided a summary of staffing recommendations noting three (3) new sworn Patrol Officers with one (1) Training Division Officer have been requested in the proposed budget. This allows for day staffing.

Council Member Lynne stated the performance metrics indicate we are meeting response times with fewer officers and expressed concerns with hiring additional officers prior to the development of the west side.

Chief Hale replied stating we currently meet the minimum staffing levels, and noted many have had to work overtime.

Mayor Dye expressed concerns with having enough officers to assist with new multi family development, noting we could see an increase of calls.

Deputy City Manager John Land stated 1,000 additional apartment units are expected to be built in 2018.

The Human Resources Director Brian Beasley cautioned City Council that requiring Police Officers to work overtime could result in employee burn out.

The City Council discussed recruitment time, police vehicles, and funding.

Council Member Lynne suggested prioritizing Police calls.

Chief Hale replied stating the Patrol Supervisor prioritizes the calls.

Council Member Reyes opposed relaxing Police response times.

Council Member Blackson explained his preference is to add one officer now and another one at mid budget year.

Chief Hale stated he could not add a Beat 7 with one new Officer, it would require two.

After discussion, Council agreed to move forward with the two officers requested.

Council Member Reyes asked if the Farmers Branch Chamber has considered alternate ways of funding.

Farmers Branch Chamber President Ms. Nanette Foght, spoke stating she plans to increase membership fees to offset costs. She stated the Farmers Branch Chamber needs time to plan and make accommodations if the City plans to reduce funding any further. After discussion, Council agreed to move forward with the nonprofit funding request as presented.

Mayor Dye recessed the Study Session meeting at 5:55 p.m.

Mayor Dye called the Regular Meeting to order at 6:03 p.m.

Mayor Dye wished to express his appreciation to the following Firefighters that are assisting with the Hurricane Harvey Disaster and who were recently been deployed with the National Guard: Detention Officer Andrew Heike; Captain Mike Campbell; Driver Chad Brown; Firefighter Kory Boyer; Firefighter Adam Burks; and Driver Terry Evans.

B. INVOCATION & PLEDGE OF ALLEGIANCE

Mayor Dye provided the Invocation and led the Pledge of Allegiance and Pledge to the Texas Flag.

C. CITIZEN COMMENTS

Resident Elaine Story spoke expressing concerns regarding the increase of her land value provided by Dallas County Appraisal District. (DCAD)

D. PUBLIC HEARINGS

- D.1 [TMP-2303](#) Conduct a public hearing to consider adopting a maximum property tax rate of \$0.602267 on September 12, 2017; and take appropriate action.**

Mr. Cox explained today is a public hearing to consider the property tax rate.

Mayor Dye opened the public hearing.

Ms. Elaine Story spoke expressing concerns regarding the increase in her land value provided by DCAD.

Mr. Cox replied explaining you can oppose the land value through DCAD.

There being no one else that wished to speak, a motion was made by Council Member Lynne to close the public hearing. Motion seconded by Deputy Mayor Pro Tem Bomgardner. Motion prevailed by the following vote:

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

- D.2 [TMP-2309](#) Conduct a public hearing on the proposed 2017-18 Operating and Capital Improvement Program Budget in accordance with Article IV of the City Charter; and take appropriate action.**

Mayor Dye opened the public hearing. There being no one present that wished to speak, a motion was made by Council Member Lynne to close the public hearing and set the meeting to September 12, 2017 adopt the proposed 2017-18 Operating and Capital Improvement Program Budget in accordance with Article IV of the City Charter. Motion seconded by Deputy Mayor Pro Tem Bomgardner. Deputy Mayor Pro Tem Bomgardner noted the study session is available online. Motion prevailed by the following vote:

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

Mayor Dye recessed the meeting at 6:18 p.m. to reconvene in to Study Session.

The Study Session meeting was called to order at 6:27 p.m.

Parks Manager Meredith Dowdy briefed City Council regarding the FY 17/18 Event Costs.

The City Council discussed event fees, participation, parade of lights event, neighborhood caroling and partnership with Firehouse Theatre.

Mr. Cox explained an update regarding City events would be provided at the September 26, 2017 City Council meeting.

Mayor Dye recessed into closed executive session at 6:45 p.m.

E. EXECUTIVE SESSION

E.1 [ORD-3457](#) 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 application for amended permit to expand Camelot Landfill (Texas Commission on Environmental Quality MSW Permit Application NO. 1312B)**

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 property located at approximately 500 Huffines Road, Lewisville, Texas.**

Mayor Dye reconvened into open session at 7:15 p.m.

F. TAKE ANY ACTION NECESSARY AS A RESULT OF THE CLOSED EXECUTIVE SESSION.

In connection with the settlement of contests to the City's application for Permit No. 1312B to authorize the expansion and continued development and operation of City's Camelot Landfill, I Mayor Pro Tem Norwood move that the City Manager be authorized to negotiate and execute contracts and such other documents that are reasonable and necessary for such settlements, and to ratify the actions taken by the City Manager in connection with such matters. Motion seconded by Council Member Deputy Mayor Pro Tem Bomgardner. Motion prevailed by the following vote:

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

Council Member Lynne made a motion that the City Manager be authorized to negotiate and execute a contract and such other documents that are reasonable and necessary to sell to the Farmers Branch Local Government Corporation the real property located at 500 Huffines Road, legally described as being part of the R. Barksdale Survey, Abstract No. 46. Lewisville, Texas Denton County, Texas for a sales price of \$1,675,000 said sale subject to a requirement that the property be resold to Balcones Resources or an affiliated company, and assigns. Motion seconded by Council Member Reyes. Motion prevailed by the following vote:

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

G. ADJOURNMENT

Mayor Pro Tem Norwood made a motion to adjourn the meeting. Motion seconded by Council Member Lynne. Motion prevailed by the following vote:

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

The meeting adjourned at 7:16 p.m.

SIGNED:

Mayor

ATTEST:

City Secretary