



City of Farmers Branch City Council Minutes 3 p.m. Study Session

Tuesday, February 20, 2018

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

Council Chambers

- Presiding:** 1 - Mayor Robert C. Dye
- Present:** 5 - Mayor Pro Tem John Norwood, Deputy Mayor Pro Tem Bomgardner; Council Member Ana Reyes, Council Member Bronson Blackson; Council Member Terry Lynne
- Staff:** - Charles Cox, City Manager; John Land, Deputy City Manager; Amy Piukana, City Secretary; Pete Smith, City Attorney; Tina Figgins, Director of Planning; Benjamin Williamson, Assistant to City Manager, Allison Cook, Director of Economic Development; Jeff Harting, Director of Parks and Recreation; Brian Beasley Director of Human Resources; David Hale, Police Chief; Jay Siegel, Deputy Police Chief; Steve Parker, Fire Chief; Shane Davis, Director of Sustainability and Environmental Services; Mitzi Davis, Project Management

A. STUDY SESSION

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

A.1 18-24 Discuss regular City Council meeting agenda items.

Council Member Lynne asked for clarification on Agenda Item H.6, in regards to the replat. Director of Public Works Marc Bentley explained a replat is necessary since a property cannot be sold by metes and bounds.

A.2 TMP-2561 Receive a presentation covering the iChoosr program and discuss the potential for implementing iChoosr in Farmers Branch.

Assistant to the City Manager Ben Williamson introduced Daniel Wilkinson who briefed City Council regarding the iChoosr program. Mr. Wilkinson explained the iChoosr program was created to assist residential consumers in partnership with local government. He reviewed the history of iChoosr, noting he has had successful programs with the City of Waco and Dallas area. He explained deregulation has given consumers choices, but not many know who to trust, and are unaware of their choices. He stated the iChoosr program, is easy to understand, no usage based or complex pricing tiers, and the company selects the provider. He further stated when partnering with a City it provides residents with the confidence to make the switch. He explained if the City

chooses to participate, both the City and iChoosr jointly promote the program. iChoosr does the rest, which includes providing customer service, provider management, auction, platform and project management. Mr. Willkins noted the City of Fate has successfully joined the program, and resident surveys indicate cost savings to residents.

Council Member Lynne asked if the City promotes the program, will they receive a promotional fee, and if a buyout would be offered to residents who wish to switch.

Mr. Wilkinson replied stating the City would not receive any funding for participation in the program. He further stated sign-ups for the program would be offered at least twice a year to allow residents options to switch.

Council Member Lynne asked for clarification on pricing. Mr. Wilkinson replied stating fixed pricing would be good for one year. No tier pricing would be included.

Mayor Pro Tem Norwood explained he reviewed the survey taken by the City of Fate residents, not all responses were positive. He further stated some of the negative feedback was associated with early termination fees. He asked for transparency of how the program would work.

Council Member Reyes asked for clarification on the termination fee, and if residents are able to request changes.

Mr. Wilkinson replied stating there is no termination fee, and literature would be offered to residents detailing the specifics.

Council Member Lynne asked if staff has reviewed the program and researched thoroughly prior to bringing before the Council.

Mr. Williamson confirmed staff has reviewed the program, and spoken with the City Manager at City of Fate to see how successful the program has worked. He further stated, his review indicates the program has been very successful.

Council Member Lynne asked the City Manager what his opinion was on the program.

Mr. Cox stated in his opinion, the program would be very beneficial to residents.

Mr. Wilkinson explained in other cities, iChoosr has partnered with the City to allow residents to be educated. He stated residents are encouraged to bring their current bill, to see what the cost saving calculations would be if they decided to participate in the program.

Council Member Reyes asked if a resident wants to try the program briefly, are they allowed.

Mr. Wilkinson replied stating a one-year program is required, and a termination fee would apply if a resident wished to quit prior to the twelve-month agreement.

Mayor Pro Tem Norwood asked out of all the cities they participate in the program, which city is the largest.

Mr. Wilkinson replied stating the City of Waco has been the largest City to participate.

Council Member Lynne stated in his opinion, we are moving too fast, and asked Staff to conduct more research on the program.

Mr. Cox stated City Administration would reach to the City of Waco to research how the program has worked for their City, prior to bringing this item back for Council action.

A.3 18-26 Receive an update on the Demolition Rebuild Program.

Director of Economic Development Allison Cook briefed City Council regarding this item. Ms. Cook explained based on the last City Council meeting, she has amended the program to allow a Home Value \$65,000 or less to receive a \$30,000 cash grant and 3 year rebate; Home Values at \$61,001-\$100,000 to receive \$20,000 cash grant and 4 year rebate; and homes \$100,001-\$150,000 to have a \$12,500 cash grant and 5 year rebate and for homes over \$150,000 allow a 7 year rebate only.

Deputy Mayor Pro Tem Bomgardner asked if there is a necessity to offer a tax incentive rebate.

Ms. Cook replied stating in her opinion, it provides a positive selling point on the program.

Council Member Lynne asked if this program would be offered to all residents, no matter the location.

Ms. Cook replied stating the program applies to all single family homes located in Farmers Branch.

A.4 TMP-2580 Receive a report from Mayor Robert Dye on Smart City Initiatives for Farmers Branch.

Mayor Dye briefed City Council regarding this item. He explained a smart city is a municipality that utilizes information and communication technologies to increase operational efficiency, shares information with the public and improves both the quality of government services and citizen welfare. A smart city is a combination of smart projects. He reviewed the smart city components, the participants, and noted this would be a pilot program.

Mayor Dye explained the targeted area is the DART station area for the pilot program, noting the cost is estimated at \$55-\$60,000. He stated the smart utilities with rentals and utility savings would allow us to recoup costs.

Council Member Lynne spoke explaining in his opinion, Farmers Branch is a small City, with limited funding. He asked the City Manager if this could be funded through a Bond.

Mr. Cox replied stating he would look at the budget, and if Council's direction was to move forward, we would review savings, verses cost to evaluate the program. He explained the Mayor's proposal is a pilot program to see if it works.

Mayor Dye stated he sees Farmers Branch as a leading edge City, and cautioned against waiting. He further stated we could review the return on investment (ROI), and evaluate the program prior to expanding.

Deputy Mayor Pro Tem Bomgardner stated this sends a message that we are forward thinkers. He suggested following technology, and stated he supports a pilot program.

Mayor Dye explained we are aligning this program with the opening of the Farmers Market and Station Area to allow vendors to see and use the technology.

Council Member Lynne asked if the Mayor has held discussions with the vendors on the list.

Mayor Dye replied stating he has met with vendors to help develop the program.

Council Member Reyes stated she supports the pilot program.

Mayor Pro Tem Norwood stated he supports the program, and noted by moving forward this could allow our City to have the latest and greatest technology. He suggested adding reviewing PD-99 zoning, the west side zoning, and asking Centurion American if they could participate.

Mayor Dye replied explaining he has already met with Centurion American (Merhdad) and he is interested in the program. He stated other companies are willing to partner with us, noting we would be one of the first in the country to do this type of program.

Council Member Blackson stated he supports forward thinking, and stated a "Smart District" would be a great term for this project.

Mayor Dye stated he also wants to add ART to the District.

Deputy City Manager John Land stated people from all over have looked at pilot programs. He states with the fiber in the station, we can build off the network and it is the perfect plan. He thanked the Mayor for all his time and efforts on this project.

Deputy Mayor Pro Tem Bomgardner stated this project be a good use of bond money to attract development.

Mr. Cox stated we could define the definition of infrastructure and this does fit the definition.

Mayor Pro Tem Norwood stated we aren't impacting the tax rate, so we need to be efficient with funds.

A.5 TMP-2575 Receive a presentation related to a proposed Audit/Finance Committee.

Director of Finance Sherrelle Evans-Jones briefed City Council regarding this item. Ms. Evans-Jones explained the City Council expressed a desire to consider the potential structure and operation of an Audit or Finance Committee as an additional standing committee of City Council. She explained in reviewing best practices on Audit Committees offered by the Government Finance Officers Association (GFOA), it states the following three groups are responsible for the quality of financial reporting: 1) the governing body, 2) financial management, and 3) independent auditors. The governing body must be seen as first among equals because of its unique position as the ultimate monitor of the financial reporting process.

Ms. Evans Jones reviewed GFOA best practices and provided the following areas the Committee could oversee:

- Cash flow and money management matters
- Investment portfolio oversight
- Debt issuance and repayment of existing debt obligations
- Consideration of internal controls and segregation of duties
- Participating in the annual external audit
- Consideration of financial record retention and destruction policies
- Review performance – budget-to-actual
- Review of financial elements to ensure consistency with mission and goals

Ms. Evans Jones stated the establishment of this committee should include length of membership or terms. She explained Committee members should have an understanding of how to report irregularities and whether committee members have the right to make changes to fiscal operations.

Ms. Evans-Jones stated in summary, the formation of an Audit or Finance Committee can offer an enhancement to Council's responsibility for financial oversight of the City. She explained guidance of City Council will assist management in taking next steps toward the establishment of a committee, should that be consistent with City Council objectives.

Council Member Blackson asked if TML training is offered.

Ms. Evans-Jones confirmed TML does offer training.

Council Member Lynne asked if auditors could provide guidance.

Ms. Evans-Jones recommended being independent from external auditors.

Mr. Cox explained more training is available through publications and TML trainings.

Deputy Mayor Pro Tem Bomgardner stated the Council's responsibility is not to micromanage, and none of the Council is qualified to make investment decisions.

Ms. Evans-Jones explained Management sets the tone, and the governing body should understand the financial assets are safe guarded.

Mr. Cox explained we do not expect Council to review all details. He explained staff manages, however; every year the Council reviews policy and has some responsibility.

Deputy Mayor Pro Tem Bomgardner stated he does not wish to form an audit committee. He explained he wants to review the Financial performance review, including budget actuals. He would like to see if the City is overinvesting, but does not wish to micromanage.

Ms. Evans-Jones explained many of these items are reviewed through an annual budget. She reminded Council of the upcoming meeting set for next week to discuss more financial items.

Council Member Lynne stated this discussion was born out of Council's desires to review money spent. He explained he does not wish to discuss the investment strategy.

Mr. Cox stated normal process is to have Council provide strategic direction, and staff meets this direction. He stated the goal is to find direction from Council on how to move forward on reviewing budget items.

Mayor Pro Tem Norwood stated he does not want Council to delegate and decide funding for each Department. He asked that fundamental work be done to review at a strategic level. He stated we could review percentages. However; the Council needs to review amenities and services. He explained once we determine percentage of amenities it becomes a top line number and can be allocated.

Mayor Dye explained we will review services and amenities, and Staff will bring this item to a future meeting for discussion.

Mayor Dye recessed for a break at 5:16 p.m. and reconvened the Study Session meeting at 5:22 p.m.

A.6 TMP-2569 Discuss the creation of an Arts and Culture Committee.

Deputy City Manager John Land briefed City Council regarding this item. Mr. Land explained the Council has expressed desire to create an Arts and Culture Committee. He reviewed the definition of Art, noting it is defined as a creative expression. He explained there are several key players around our community such as the Brookhaven College School of Arts, The Firehouse Theatre, Local Artists, and Farmers Branch Carrollton Arts Program who all have art designated as their top mission. He stated if Council decides to create a committee, we could utilize key players to form an Adhoc Committee.

Council Member Blackson stated he feels the committee could show off in an artistic way and allow the City to have a focal point. He feels an Adhoc Committee would be better purposed.

Council Member Reyes asked if the committee could be created in the form of a Resolution.

Mr. Land confirmed the committee could be created by Resolution, and expert stakeholders could be utilized to review funds and grant opportunities.

Council Member Lynne stated he supports a Committee.

Mayor Dye recommends utilizing developers to invest in art within Farmers Branch.

Council Member Reyes asked if the City has a percentage of funding set aside for art.

Mr. Land stated many cities such as City of Frisco has a portion of funding set aside for art, and the Committee could review and provide recommendations for our City.

Council Member Blackson stated he would support having a designated dollar amount set aside for art.

Mr. Land stated he will move forward with a Resolution creating an Arts and Culture Committee for Council's review.

A.7 18-23 Discuss agenda items for future City Council meetings.

Council Member Lynne asked for a discussion item on residents blowing leaves and grass clippings into storm drains.

Council Member Reyes suggested reviewing the current ordinance and discussing as an educational item. She asked that an update on Smart Cities be provided at a future Council meeting.

Mayor Pro Tem Norwood asked for an update on the TXDOT property.

City Council recessed at 5:39 p.m.

B. EXECUTIVE SESSION *(This item was discussed later in the meeting)*

Council may convene into a closed executive session pursuant to Section 551.071 of the Texas Government Code to deliberate regarding:

- ***Discuss contemplated litigation with the City Attorney regarding Town of Addison water rights permit for Farmers Branch Creek.***
- ***Discuss pending and contemplated litigation regarding claims and or civil litigation against former City Council Member Jeff Fuller and related investigation.***

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 real property located north of 635, south of Valwood, west of 35, east of Marsh Lane.***

C. CALL TO ORDER (6 P.M. REGULAR MEETING)

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

D. INVOCATION & PLEDGE OF ALLEGIANCE

Mayor Dye provided the invocation and led the pledge of allegiance and pledge to the Texas Flag.

E. REPORT ON STUDY SESSION ITEMS

Deputy Mayor Pro Tem Mike Bomgardner provided a report on study session items.

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

Mayor Dye provided an update on CFBISD events.

City Manager Charles Cox provided the following community announcements:

- Police Chief David Hale reports that nearly \$13,000 was raised by participants in the Polar Plunge, held earlier this month to benefit Special Olympics Texas. Two dozen jumpers braved the icy water at the Aquatics Center on a bitterly cold Saturday morning to demonstrate their support for Special athletes. Congratulations and thanks to everyone involved.
- There will be a Rose Pruning Clinic this Saturday in the Rose Gardens of Farmers Branch at Gussie Field Watterworth Park, beginning at 10 a.m. Learn everything you ever wanted to learn about rose pruning, and then some. Call 972.247.2511 for info.
- The Farmers Branch Aquatics Center will be closed for maintenance during the extended weekend of March 2 thru 6. Call them for more information at 972.919.8720.
- AARP Tax Help is back at the Farmers Branch Manske Library, every Tuesday during tax season, from 11 a.m. until 4 p.m.

- Registration is now underway for the annual Camping Under the Stars event, planned for March 16 & 17 at the Farmers Branch Historical Park. Call 972.406.0184.
- A Memorial Service for former Councilman Charlie Bird has been scheduled for Saturday, March 3 at 11 a.m. at The Branch church, located at the corner of Valley View Lane and Webb Chapel Road.
- You can sign up for eNews at farmersbranchtx.gov to have current City news and information delivered directly to your eMail box.

G. CITIZEN COMMENTS

Resident Mike Del Valle with Friends of the Branch announced an invite to an event called Carpenters Once More, dinner and show being held on February 26, 2018 at The Victoria Restaurant located at 133435 Bee Street. He stated the event starts at 6 p.m. and tickets are available on Facebook on the Friends of the Branch page.

H. CONSENT AGENDA

- H.1 18-25 Consider approving minutes of the special called City Council meeting held on January 30, 2018, and regular meeting held on February 6, 2018; and take appropriate action.**
- H.2 18-30 Consider excusing the absence of Council Member Bronson Blackson from the January 30, 2018 Special Called meeting and Deputy Mayor Pro Tem Mike Bomgardner from the February 6, 2018 regular City Council meeting; and take appropriate action.**
- H.3 R2018-13 Consider approving Resolution No. 2018 13 dissolving the Charter Review Committee; and take appropriate action.**
- H.4 R2018-12 Consider approving Resolution No. 2018 012 authorizing a contract with Vanguard Utility Services, Inc. for large water meter replacement at various locations; and take appropriate action.**
- H.5 R2018-15 Consider approving Resolution No. 2018 015 accepting the annual service and assessment plan and assessment roll for the levy of assessments for authorized improvements in the Mercer Crossing Public Improvement District in the City of Farmers Branch; and take appropriate action.**
- H.6 R2018-18 Consider approving Resolution No. 2018 18 authorizing the City Manager to execute a Developer's Contract regarding the platting of property known as Alpha West Addition; and take appropriate action.**

Motion made by Council Member Council Member Blackson to approve Consent Items H.1 through H.6, as presented. Motion seconded by Council Member Lynne. 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. PUBLIC HEARINGS**I.1 ORD-3488 Conduct a public hearing and consider adopting Ordinance No. 3488 for a Specific Use Permit for a commercial indoor amusement facility (event center) at 4051 LBJ Freeway, Suite 100; and take appropriate action.**

Director of Planning Tina Firgens briefed City Council regarding this item. The property is located within Planned Development District No. 71 (PD-71), which requires a Specific Use Permit for commercial indoor amusement uses. Ms. Firgens stated the applicant, (Area Event Center), is proposing to operate within the existing retail building located at 4051 LBJ Freeway, within Suite 100. She explained an event center is considered to be a commercial indoor amusement use as defined by the Comprehensive Zoning Ordinance. She further stated the Planning and Zoning Commission voted unanimously to recommend approval of the Specific Use Permit as presented in Ordinance No. 3488.

Council Member Blackson stated he reviewed the Planning and Zoning minutes and noticed there was no discussion on alcohol sales. He asked how would this be regulated.

Applicant Stephen Williams spoke stated there is no alcohol license for the property, and it would be a BYOB type of use.

Council Member Lynne asked if two restrooms is enough, for the proposed use and if midnight is the standard closing time for this type of operation.

The applicant replied stating two restrooms is sufficient, and he prefers to be open until 2 a.m.

Council Member Reyes stated BYOB is not licensed, therefore; what oversight would be taken on the alcohol regulations.

City Attorney Pete Smith stated we do not have any regulations, noting Dallas County has late hours.

The applicant explained his staff members are TABC certified and trained. He noted Managers are on the floor and managing the clients being served alcohol.

Council Member Reyes asked if any interior details, are available and why midnight was chosen as closing time.

The applicant reviewed interior details, and stated Staff recommended midnight as the latest hours of operation.

Council Member Blackson stated he is open to extending the hours of operation to 2 a.m., and suggested adding a stipulation of an off duty law enforcement officer.

City Attorney Pete Smith explained the current Ordinance already has security requirement provisions.

Council Member Lynne stated he supports the extension of business hours until 2 a.m.

Mayor Dye opened the Public Hearing. There was no one present that wished to speak.

Motion made by Council Member Blackson to close the public hearing and stipulate Section 2, Item C. to allow events be open no later than 2 a.m. and adopt Ordinance No. 3488, as amended. Motion seconded by Council Member Lynne. Motion approved 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 18-PL-03 Conduct a public hearing and consider approving a request from CADG Mercer Crossing Holdings, LLC and AVH DFW, LLC for final plat approval of Brighton Addition, a replat of a portion of Block D, Westside Addition Section 1; and take appropriate action.

Director of Planning Tina Firgens briefed City Council regarding this item. Mrs. Firgens explained in March 2016, the City approved Planned Development No. 99 (PD-99) in the Mercer Crossing area. This PD established a new master planned community to be developed. A detailed site plan was approved per Resolution Number 2016-116 within this new PD, known as "Brighton Addition." Ms. Firgens explained the general land use areas and street network to be used for the use of a single family detached residential community containing 91 lots and 12 HOA Lots. She explained CADG Mercer Crossing Holdings and AVH DFW are the owners of a 35.715 acre tract of land. She explained the proposed plat indicates 91 residential lots, 12 HOA lots, and dedicated streets and alleys necessary for the development.

Mayor Dye opened the public hearing. The following resident wished to speak:

Tom Cusick spoke asking what the proposed setbacks would be for the properties.

The applicant Michael Beaty replied stating the properties would have 10 ft. front yard setbacks, and 5 ft. side yard setbacks.

There being no others present that wished to speak, motion made by Council Member Lynne to close the public hearing and approve a final plat of Brighton Addition, 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.3 18-PL-04 Conduct a public hearing and consider a request from BV Eagle Alpha, LLC for final plat approval of the Alpha West Addition, a replat of The Great Indoors Addition plat; and take appropriate action.

Director of Planning Tina Firgens briefed City Council regarding this item. She explained BV Eagle Alpha, LLC is the sole owner of a 13.816 acre tract of land that is composed of two existing lots, currently platted as The Great Indoors Addition. She stated the applicant has requested to replat two existing lots into two reconfigured lots, abandon dedicated easements, and dedicate new easements necessary for the redevelopment of Lot 2.

Mayor Dye opened the public hearing. There was no one present that wished to speak.

Motion made by Council Member Blackson to close the public hearing and approve final plat of Alpha West Addition, as presented. Motion seconded by Council Member Lynne. Motion approved 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.4 18-PL-05 Conduct a public hearing and consider a request from Valwood Stemmons CDG, LLC for final plat approval of 7 Eleven Addition; and take appropriate action.

Director of Planning Tina Firgens briefed City Council regarding this item. Ms. Firgens explained Valwood Stemmons CDG, LLC is the sole owner of a .75 acre tract of land that is composed of two existing lots located on the northeast corner of Valwood Parkway and the northbound frontage road of North Stemmons Freeway (I-35).

She stated the property is currently platted as two lots in the Marion A Good Addition; the proposed 7-Eleven Addition will combine both lots into one. A new 7-Eleven gasoline service station and convenience store will be placed at this location.

Mayor Dye opened the public hearing. There were no citizens that wished to speak.

Motion made by Council Member Reyes to close the public hearing and approve final plat of 7-Eleven Addition, as presented. Motion seconded by Deputy Mayor Pro Tem Bomgardner. Motion approved 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 R2018-07 Consider approving Resolution No. 2018-07 for a Professional Services Agreement with Kimley-Horn and Associates, Inc. relating to the design of the Westside Trail project; and take appropriate action.

Director of Sustainability and Environmental Services Shane Davis briefed City Council regarding this item. Mr. Davis explained the goal is to promote a pedestrian and bicycle-oriented trail network, that works with the City's Trail Master Plan. He explained within the City's adopted Trail Master Plan is the Westside Trail connection. (Located from the Dallas Area Rapid Transit (DART) Station to Campion Trail in Irving). Mr. Davis explained this portion of the City's trail system is identified as part of the region's Veloweb in the region's Mobility 2040 plan. He noted the Westside Trail project will construct trails from the Farmers Branch DART Station to Mercer Parkway and then from the intersection of Valley View Lane/Mercer Parkway/State Highway 190 to the Campion Trail in Irving. The central portion of this trail will be completed by developers.

Mr. Davis explained the City contracted with Lina T. Ramey and Associates, Inc. (LTRA) to perform preliminary designs of the Westside Trail plan. During the preliminary design and multiple meetings with stakeholders, it became clear that the City's portion of the trail

requires extensive coordination with multiple agencies including Dallas County, the City of Dallas, Valwood Improvement Authority (VIA), North Texas Tollway Authority (NTTA), DART, Texas Department of Transportation (TXDOT), the North Central Texas Council of Governments (NCTCOG), and private landowners. In addition, the City's portions are complicated with two or three creek crossings, crossing the I-35 corridor, and portions of the trail crossing portions of Dallas and Irving. Having a consultant that has contacts with the stakeholders, experience with navigating the various permitting offices, and coordinating a large project with multiple agencies would be critical to the success of this trail project. He explained at no fault to LTRA, the contract was mutually dissolved, and LTRA was compensated \$81,887.53 for their services.

Mr. Davis explained Staff located a firm that has extensive experience in urban design and working with federal agencies. He stated the City selected Kimley-Horn and Associates (KHA) to complete the preliminary design plan of the trail connections and potential hydrologic studies. He noted the contract would not exceed \$326,900 for preliminary design plans and potential hydrologic studies.

Project Manager Pat Hart with Kimley Horn, provided an overview of the full service consulting firm.

City Council discussed construction costs, art design, surveying work, budget funding for the project, alignment of trail maps, trail tie in under I35, and DART connections.

After discussion, motion made by Mayor Pro Tem Norwood to approve Resolution No. 2018-07, 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.2 R2018-08 Consider approving Resolution No. 2018-08 authorizing execution of a Residential Demolition/Rebuild Program Incentive Agreement for the owner of the property located at 3171 Golfing Green; and take appropriate action.

Director of Economic Development Allison Cook briefed City Council regarding this item. Ms. Cook explained the Residential Demolition/Rebuild Program was created to encourage redevelopment of existing single-family detached residential properties with the construction of new, higher value, single-family detached residential structures. She explained the applicant Thomas Cusick Custom Homes is requesting a Demo Rebuild incentive. This includes an incentive that is based on the increase over the course of five (5) years in the City Property taxes paid on the difference between the original home appraised value (excluding the land value), as determined by the Dallas County Appraisal District. This option also includes a reimbursement of up to \$12,500.00 of the cost of demolition of the original home following completion of demolition.

Council Member Reyes asked Mr. Cusick if he would have moved forward with this redevelopment if the incentive was not offered.

Mr. Cusick stated without the incentive, he may not have moved forward.

Council Member Blackson asked about the garage alignment.

Mr. Cusick explained he had to reconfigure the garage in order to keep trees.

After discussion, motion made by Deputy Mayor Pro Tem Bomgardner to approve Resolution No. 2018-08, as presented. Motion seconded by Mayor Pro Tem Norwood. 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.3 R2018-14 Consider approving Resolution No. 2018-14 providing final approval of the relocation of Fire Station No. 2 to the Northeast corner of Alpha at Alpha Link; and take appropriate action.

Fire Chief Steve Parker briefed City Council regarding this item. Chief Parker stated on January 22, 2013 the Fire Department presented to Council a Fire Station No. 2 Location Study. The study identified the need to relocate and replace Fire Station No. 2. Council accepted the study and the project was added to the City's 2013 Strategic Plan. Over the next year the Fire Department worked on securing land for new Fire Station No. 2. At the July 15, 2014 City Council meeting, the purchase of land for Fire Station No. 2 from the Dallas County Community College District was approved.

Chief Parker explained the current Fire Station No. 2 is almost 50 years old, and the current location does not optimize the Fire Department's ability to deliver rapid service to our Southern and Eastside residents of District 2. He explained the new location is better positioned to serve our growing Eastside, improve response times, along with providing our firefighters access to modern living amenities, and optimal health and safety systems that are found at Fire Stations No. 1 & 3. He explained the Fire Department held a community meeting to discuss the purchase of the "Holiday Park" tract of land from the College District in 2014. At this meeting, there was concern that the land was already owned by the city, and had been dedicated as a park, thus forbidding any development of the property. The City Council had passed Ordinance N. 2380 on April 20, 1998 "Naming Holiday Park, and establishing the principle uses of the park as park, green and open space and other authorized municipal and public uses". He explained the ordinance designated, not dedicated the property as "Holiday Park".

Chief Parker explained the Fire Department agreed to hold public meetings to allow community input into the exterior design and placement of the Fire Station on the property. He noted in 2016, the City Council appointed a Citizens Bond Committee to review potential bond projects for the City to invest in. The Bond Committee was subdivided into different groups. One of the sub-committees was tasked to review Public Safety needs which included the Fire Station No. 2 project. At the July 28, 2017 Public Safety Sub-Committee meeting the Fire Station No. 2 project was recommended to be moved to the Citizens Bond Committee for consideration. The Citizens Bond Committee selected the Fire Station No. 2 project as one of their top three priorities for the City. At the November 29, 2016 special called Council Meeting, the Bond Committee met with the City Council regarding the Bond Election. At this meeting the Fire Station project was removed from the bond package. Council directed staff to fund the project with a Certificate of Obligation (CO) issued in late FY 2017-18. At the February 6, 2018 City Council meeting City Council approved the notice of issuance of CO debt to fund the Fire Station No. 2 project. However,

Council will at a future Council meeting approve the issuance of the CO debt.

Chief Parker explained on February 8, 2018 a community meeting was held regarding conceptual design of the new Fire Station No. 2.

Council Member Lynne noted public comment was available at the community meeting.

Mr. Cox stated tonight we are considering a resolution in support of the project. He stated this resolution is not legally required, however; Council has requested a resolution to allow an official vote on the project for transparency.

Council Member Reyes stated she supports having a third bay at the Fire Station.

Council Member Blackson stated he supports a third bay and wants to build this properly to avoid last minute changes after the construction has begun.

Mayor Pro Tem Norwood commended the Fire Chief for his efforts with the project. He noted the Community Meeting was great, and the majority of the feedback he has received, has been positive. He noted some feedback has been that we are losing a park. He stated this is not an official park. He stated there is green space, and the architects did a great job reconfiguring the station at the end of the green space. He recommended addressing any drainage issues. He explained the existing station has deteriorated. He explained if we put this item on a bond, and citizens vote against, we would still have this issue. He stated this is a Public Safety issue, and we do not need to spend time and expense on an election. He stated his job is to make decisions that keep citizens safe. He further stated it was his idea to remove this item from the Bond Election and utilize through Certificate of Occupancy debt. He stated he supports moving forward on Public Safety projects to keep citizens safe, and make upgrades to our Fire Department to allow them to work in a more modern environment. He noted he has not heard any opposition from residents who live across the street from the new Fire Station.

Council Member Blackson stated he feels this item deserved a yes or no vote, stating he supports this item.

The following resident wished to speak on this item.

Resident John Sternberg spoke in support of the project, noting this location will keep his neighborhood safer.

Motion made by Mayor Pro Tem Norwood to approve Resolution No. 2018-14, as presented. Motion seconded by Council Member Lynne. 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.4 R2018-16 Consider approving Resolution No. 2018-16, amending the Demolition Rebuild Program; and take appropriate action.

Director of Economic Development Allison Cook briefed City Council regarding the proposed Demolition Rebuild program. She stated at the February 6, 2018 City Council meeting, recommendations were made to enhance the Demo Rebuild Program. She provided the following program amendments: Improvement values \$65,000 and below receive \$30,000 cash grant and three-year tax rebate. Improvement values \$65,001 - \$100,000 receive \$20,000 cash grant and four-year tax rebate. She stated the improvement values \$100,001-\$150,000 receive \$10,000 cash grant and five-year tax rebate. Improvement values over \$150,000 do not qualify for a cash grant but receive seven-year tax rebate.

Deputy Mayor Pro Tem Bomgardner stated he supports the program, as written.

Council Member Reyes asked if Mr. Cusiks project would have benefited from a grant.

Council Member Blackson stated this applicant would have benefited more from the seven-year tax rebate.

Mayor Dye agreed with Council Member Blackson that the rebate would be the better incentive.

Motion made by Council Member Blackson to approve Resolution No. 2018-17. 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

Mayor Dye recessed into closed executive session at 8:20 p.m. (*Discussion of Agenda Item B.*)

Mayor Dye reconvened into open session at 9:10 p.m.

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

No action.

L. ADJOURNMENT

Motion made by Mayor Pro Tem Norwood to adjourn the meeting at 9:12 p.m. 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

The meeting adjourned at 9:12 p.m.

SIGNED: _____
Mayor

ATTEST: _____
City Secretary