



City of Farmers Branch City Council Minutes

3 p.m. Study Session
6 p.m. Regular Meeting

Tuesday, May 15, 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; Council Member Bronson Blackson (*arrived at 6:08 p.m.*); Council Member Ana Reyes; Deputy Mayor Pro Tem Mike Bomgardner; 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; Hugh Pendor, Building Official; Jeff Harting, Director of Parks and Recreation; Brian Beasley, Director of Human Resources; David Hale, Police Chief; Dean Habel, Deputy Police Chief; Steve Parker, Fire Chief; Shane Davis, Director of Sustainability and Environmental Services; John Roach, Public Works Project Manager

A. CALL TO ORDER - STUDY SESSION

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

A.1 18-70 Discuss regular City Council meeting agenda items.

Council Member Lynne asked for clarification on Agenda Item H.4, (Dissolution of the Community Watch Committee), stating this does not lessen the importance of neighborhood safety.

Mayor Pro Tem Norwood clarified that this does not affect the COP program.

City Manager Charles Cox replied stating it does not affect the COP program.

Mayor Pro Tem Norwood stated he does not recall Council direction to dissolve the Community Watch Committee.

Deputy Mayor Pro Tem Bomgardner stated he remembers the Chairman suggesting dissolution, and feels we need to change the technique.

City Manager Charles Cox stated very few residents have applied for the Community Watch Committee. He noted the Chair was not opposed to dissolution of the Committee. Chief Hale stated the committee has done great things; we are just moving in a different

direction through Social Media and utilizing Next Door. He explained we have Police outreach that can assist with community block parties and will continue services.

Council Member Lynne asked that agenda item H.4, be removed from consent to a regular agenda item.

Deputy Mayor Pro Tem Bomgardner suggested Council Member Reyes be considered for Deputy Mayor Pro Tem.

Council Member Reyes thanked Deputy Mayor Pro Tem Bomgardner, and asked that no changes be made to Mayor Pro Tem Norwood and Deputy Mayor Pro Tem Bomgardner, since they are doing a good job.

Council Member Reyes asked for clarification on agenda item H.6, Havenhurst street water and sewer replacement, asking if we could continue and include the west side of Havenhurst Street.

Project Manager John Roach stated he would check with Director Marc Bentley, noting the current funding has been obtained through the County and to add anything else to the project may not be allowable.

A.2 TMP-2710 Receive an update on the Demolition Rebuild Marketing Program.

Special Projects and Marketing Manager Rachael Johnson briefed City Council regarding this item. Ms. Johnson reviewed changes to the program noting the City has implemented a City media video campaign, updated flyer, new creative print Ads, website updates, social Ad updates and continued display Ads with paid search. She noted current projects include before and after photography updates, discover Farmers Branch live here video, email marketing messaging update, and display Ad updates.

Ms. Johnson reviewed data for the months of March, April and May, social media numbers for a total of 92,393 impressions with 14,581 total views. She reviewed the paid media social ads for demo/rebuild analytics, Facebook analytics, and website traffic noting the message was delivered 3,307,164 times. She further stated approximately 38,075 viewers have viewed the information.

Ms. Johnson reviewed future goals which include the following: Website optimization to improve campaign performance (CPC); update photography of new builds; before and after slide shows on the website; "Live Here" video; Update demo/rebuild display Ad; sponsor blog posts with Candy's Dirt; consider Display ads; targeting builders by direct mail.

Council Member Lynne suggested advertising through the Dallas Morning News. He stated in his opinion, DCEO magazine is not cost efficient. He asked if the City is creating the print ads or if we are contracting out.

Ms. Johnson stated the City purchases bulk ads through the Economic Development Department to help promote the demolition rebuild program.

Council Member Lynne asked if marketing is done internally.

Ms. Johnson replied explaining PYRO does email marketing and digital, noting she does Facebook ads and all creative items.

Council Member Lynne asked if Facebook Ads are a unique number in the report, and suggested using Cumulus or researching other vendors instead of choosing the iheart vendor.

Ms. Johnson confirmed this is a unique number, noting the iheart vendor was chosen based on metrics.

Deputy Mayor Pro Tem Bomgardner suggested promotion and outreach of our schools, and explained the City and School Board could assist efforts with joint funding. He suggested adding an online questionnaire to find out how the applicant heard about us.

Council Member Reyes stated our schools offer bilingual programs and partner with Univision. She suggested tracking the percentage of demo rebuild applicants to see if they are from Farmers Branch. She suggested promoting the City's trail system.

Ms. Cook explained about 50% of applicants are from Farmers Branch.

Deputy City Manager John Land explained many families have grown up in Farmers Branch and utilized the program as a tool to build their dream home.

A.3 18-69 Receive an update from Mayor Dye and discuss the possibility of an Economic Development Incentive Program promoting school choice.

Mayor Dye briefed City Council regarding the possibility of an Economic Development Incentive Program promoting school choice. He stated we have amazing schools and many programs. He further stated we need to change the perception of our schools, and it needs to be a community effort. He stated we have private schools, and some families struggle to send kids to these schools. He suggested incentivizing our schools and providing an Economic Development Incentive to kids switching back to public schools.

Deputy Mayor Pro Tem Bomgardner asked what dollar amount should the City incentive be.

Mayor Dye suggested an incentive reimbursement of up to \$10,000.

Deputy Mayor Pro Tem Bomgardner suggested telling a story, collaborating with the school district to promote schools and the demolition rebuild program. He recommended building a campaign to educate North Texas what Farmers Branch has to offer.

Council Member Lynne cautioned stepping into area that would affect private schools. He explained the City should not be competing against businesses we brought into this city. He further stated the business of marketing the school district is up to the school district, noting he supports a partnership. He suggested the School Superintendent work with the City to build the program. He also suggested targeting families that attend private schools.

Council Member Reyes stated she spoke with Mayor Dye on this issue, and thanked the Mayor for his ideas. She explained it is difficult for families having to maintain private enrollment. She agreed there is a need to work closer with the School District, noting

they will have new leadership soon and suggested a joint meeting. She explained that by improving basic infrastructure and sidewalks, it helps create a safe environment for children.

Mayor Pro Tem Norwood stated he does not agree with spending tax dollars to promote switching to public schools. Instead, he suggests promoting the City and listing the benefits that attract families to our amenities, which are the STEM program and dual language program. He recommended investing in lobbying to the state, to allow more monies to go back to the school district.

Council Member Lynne agreed that a joint meeting with the School Board at the Historical Park, to hold a strategic discussion would be beneficial.

Deputy Mayor Pro Tem Bomgardner explained our property values would increase if we had better school perception. He suggested recognizing top students from Farmers Branch Schools and highlight their college stories.

Mr. Cox suggested having an award for top students.

A.4 TMP-2736 Receive a report on current speed limits on Farmers Branch roadways.

Police Chief David Hale briefed City Council explaining State Law sets the prima facie speed limits at 30 mph in an urban district unless a special hazard exists that requires a slower speed for compliance with Section 545.351(b). He explained the City Council could alter the speed limit by ordinance after an engineering and traffic study. He stated under Section 545.351, the City Council may not modify the speed limit of more than 75 miles per hour. He reviewed current speed limits throughout the City.

Mayor Pro Tem Norwood stated he asked for this item, due to the most recent Primrose speed bump request. He explained when he was stationed at the military base, the speed limit was 25 mph. He stated the speed limits in Farmers Branch seem inconsistent. He suggested reducing all interior residential speed limits to 25 mph.

Council Member Reyes suggested reducing to 20 mph, to provide more safety.

Council Member Lynne stated he does not support reducing the neighborhood speed limits to 20 mph.

Chief Hale explained the National Highway Traffic Safety Administration research concluded that lowering speed limits does not work and is insignificant. He stated unless special roadway circumstances exist, speed limits should be set based on speed studies, which reflect the 85-percentile speed of the motorists. He summarized explaining his recommendation is to utilize tools such as flashing mobile and stationary speed display signage.

Deputy Mayor Pro Tem Bomgardner asked what the cost would be to remove and switch out speed limit signs.

Public Works Project Manager John Roach replied stating he does not have exact numbers, but the cost would be minimal.

Deputy City Manager John Land asked for clarification if a speed study is required to reduce speeds.

Chief Hale confirmed it is required.

City Attorney Pete Smith stated typically cities have the lowest speed limit set at 30 mph.

Chief Hale stated a traffic study would be required to reduce the speed limit any lower.

City Manager Charles Cox stated he would have staff review all streets to identify any areas that may need speed reductions and identify costs, if a speed study is required.

Council Member Reyes suggested using solar powered flashing speed signs.

Mayor Pro Tem Norwood stated we could have a Town Hall to seek public input regarding speed limit reductions.

A.5 TMP-2728 Receive a presentation on Fire Station No. 2 Conceptual Design.

Fire Chief Steve Parker briefed City Council regarding this item. He introduced PGAL Representative Jeff Bulla who is the Chief Architect in attendance who provided a virtual tour of the Fire Station utilizing the REVIT design software and VR technology.

Mayor Pro Tem Norwood cautioned that drainage needs to be addressed since it may have runoff into the creek.

Mr. Bulla stated these types of concerns would be reviewed at the next phase.

Council Member Lynne stated he thought a third bay would be necessary.

Chief Parker stated Council discussed this and recently concluded two bays is adequate at this time, noting the station has room for expansion.

Council Member Reyes asked if the current roof could sustain solar panels.

Mr. Bulla replied yes.

Council Member Reyes asked about bullet proof glass.

Chief Parker stated protective film similar to what has been used at City Hall could be installed, noting the bigger safety concern is controlling access to the parking lot. He further stated the Fire Station is a place where residents are welcome, and he wants to maintain the station as an open friendly atmosphere.

Mayor Dye took everyone through a 3-D tour of the new Fire Station.

A.6 18-71 Discuss agenda items for future City Council meetings.

Council Member Lynne asked for a future item to discuss Local Government Corporation and the agent used. He urged Code Enforcement to stay on top of high grass to prevent any future complaints.

Council Member Reyes asked for Cooks Creek discussion in regards to funding improvements, wall repair and discuss CIP projects to include trail expansion, and TIF discussion.

Mayor Dye recessed for a break at 5:23 p.m.

Mayor Dye recessed into closed executive session at 5:36 p.m.

B. EXECUTIVE SESSION

- B.1 18-65 Council may convene into closed Executive Session pursuant to Section 551.074 of the Texas Government Code:**
- *To deliberate the appointment, employment, and evaluation of the City Manager.*
- Council may convene into a closed executive session pursuant to Section 551.072 of the Texas Government Code:**
- *Discuss the purchase, exchange, lease, or sale of real property located at 13640 Littlecrest, Farmers Branch, TX.*
- 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.*

Mayor Dye recessed from closed executive session at 5:53 p.m.

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

C. INVOCATION & PLEDGE OF ALLEGIANCE

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

D. CEREMONIAL ITEMS

- D.1 TMP-2680 Presentation of a proclamation declaring May as Motorcycle Safety Awareness month.**

Mayor Dye read aloud a proclamation recognizing the month of May as Motorcycle Safety Awareness month.

- D.2 TMP-2698 Presentation of the Farmers Branch Fire Department's 2018 Fire and Life Safety Excellence Award.**

Mayor Dye introduced Deputy Chief Tim Dedear who recognized Angela Keefer for her diligence and commitment to the protection of life and property at Parish Episcopal School in the City of Farmers Branch and presented her with the 2018 Fire and Life Safety

Excellence Award.

D.3 18-54 Presentation of a service award to Brian Beasley for five years of service to the City of Farmers Branch; and take appropriate action.

Mayor Dye and City Manager Charles Cox to the podium who presented Human Resource Director Brian Beasley with a five-year service pin for his service.

E. REPORT ON STUDY SESSION ITEMS

Council Member Lynne provided a report on Study Session items.

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

City Manager Charles Cox provided the City Manager's report on items of community interest.

- The Farmers Branch Market continues its new and highly successful Twilight hours schedule, operating every Saturday from 5 until 8 p.m. through September. Find out all about the 2018 Farmers Branch Market at farmersbranchmarket.com.
- The Farmers Branch Police Department is hosting officers from Addison, Carrollton and Coppell for this year's Metrocrest Law Enforcement Memorial service, planned for Thursday, May 17 at 6 p.m. at Parish Episcopal School, 4101 Sigma Road.
- A document shredding event has been planned for Saturday, May 19 from 9 a.m. until 12 noon at City Hall. Farmers Branch residents are encouraged to bring personal documents for destruction on site. The event is free.
- The next edition of "Coffee with a Cop" is coming up this Saturday, May 19 at the McDonalds at Josey and Valley View. Members of Chief David Hale's department will be on hand for conversation and caffeine from 9 until 11 a.m. that morning.
- The Farmers Branch Aquatics Center's Frog Pond opens for the 2018 Summer Swim Season on Memorial Day weekend with hours of 12 noon until 6 p.m. Saturday, Sunday and Monday, May 26, 27 and 28. Find out more at fbh2o.com.
- And, speaking of Memorial Day, please note that most City offices and facilities will be closed on Monday, May 28 in observance of the annual holiday. The Rec Center, Aquatics Center and Historical Park will be open limited hours. Visit farmersbranchtx.gov for details.
- You can sign up for that eNews at farmersbranchtx.gov to have current City news and information delivered directly to your eMail box.

Council Member Lynne recognized the Eagle Gun Range for their donation. He stated funds have been collected and over \$14,000 has been collected for this family. He noted monies come from the public. He thanked Eagle GunRange for being a Company who cares. He noted Thursday, Surgeon General will attend Brookhaven College and have an annual 5k run walk, noting national event cross country. (Get info)

Mayor Dye announced Dallas County made it's national launch with Dallas County Promise, which is a commitment to pay college tuition through last gap scholarship funding through the Dallas County Community Collage Foundation. Dr. Jill Biden and Dr. Martha Kanter were present for the launch. He noted a portion of the funding of this campaign was provided by business and private donors. In fact, JP Morgan Chase donated \$3m to the program.

Mayor Dye explained students pledge to attend college, students fill out the FAFSA, students apply to college and enroll by July 31; they will have a mentor to help them navigate to an associate's degree or technical certification. Early College High School in CFB was a pilot school this past year, and next year Turner and Newman Smith will join

the program in cohort 2. He explained this is important, noting 65% of jobs open now in the metroplex require a 2 or 4 year degree/certification. He stated this is a partnership like never before to solve a difficult challenge. He reviewed data showing 2018 numbers and what improvement we've seen since last year. He summarized stating we have accepted the challenge of what Dallas County leadership should aspire to look like to achieve our goal to be the first American City to produce equity in college outcomes and economic opportunity for all our citizens.

G. CITIZEN COMMENTS

There were no citizens that wished to speak.

H. CONSENT AGENDA

- H.1 18-72 Consider approving minutes of the regular City Council meeting held on May 1, 2018; and take appropriate action.**
- H.2 18-68 Consider excusing the absence of Terry Lynne from the May 1, 2018 City Council meeting; and take appropriate action.**
- H.3 18-75 Consider excusing the absence of Council Member Ana Reyes from the April 17, 2018 City Council meeting; and take appropriate action.**
- H.4 ORD-3502 Consider adopting Ordinance No. 3502 approving the dissolution of the Community Watch Committee; and take appropriate action. *(pulled and moved to regular agenda items)***
- H.5 R2018-49 Consider approving Resolution No. 2018-049 for a Detailed Site Plan for office / warehouse buildings located at 1903 Diplomat Drive; and take appropriate action.**
- H.6 R2018-50 Consider approving Resolution No. 2018-050 authorizing submission of an application to Dallas County for the Fiscal Year 2018 Dallas County Community Development Block Grant program for the Havenhurst Street water and sewer replacement project; and take appropriate action.**

Motion made by Council Member Lynne to approve Consent Items H.1, H.2, H.3, H.5, H.6, and move H.4 to the regular meeting agenda. 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. PUBLIC HEARING

- I.1 ORD-3501 Conduct a public hearing and consider adopting Ordinance No. 3501 for a Specific Use Permit for a Reflexology (Hand and Foot Massage) and Massage Business located at 12879 Josey Lane, Suite Number 115; and take appropriate action.**

Planning and Zoning Director Tina Firgens briefed City Council, explaining the applicant,

Fang Liu / Natural Foot Spa, is proposing to operate a reflexology (hand and foot) and massage business in one of the existing suites within the existing retail center located at 12879 Josey Lane. She explained the property is located within Planned Development No. 8 (PD-8) / Local Retail (LR-1) zoning district. She explained the building is currently divided into suites that are currently used for: medical offices, personal services, and dry cleaning services. She further stated the applicant is currently leasing suite number 115 to operate a reflexology (hand and foot massage) and full body massage business in this suite.

Deputy Mayor Pro Tem Bomgardner asked if this is for massage use only, no spa or sauna's are being proposed.

Ms. Firgens replied no sauna or steam room is included.

Council Member Reyes asked what the hours of operation would be.

Ms. Firgens stated based on the information provided, the hours of operation will be Monday through Sunday, 10 a.m. to 9 p.m.

Mayor Pro Tem Norwood asked if the applicant's license had been verified.

Ms. Firgens stated she verified licensing with the State.

Council Member Blackson stated this is not the direction he is looking for at the four corners location, stating he does not support this type of use, at this location.

Council Member Reyes agreed with Councilman Blackson, that this is not the right location and does not fit with the vision at the four corners location.

Applicant Fang Liu, and her translator were present to answer questions.

Council Member Lynne asked there is no signage, and if this is the applicants only business, and if this is not approved, will she stay in Farmers Branch.

Ms. Liu explained she used to have a business in Louisiana and recently moved to Texas to have an opportunity to open the business and install a sign. She stated if she cannot get approval at this site, she would look for another suite that meets the requirements to have a business.

Mayor Pro Tem Norwood asked how many employees total, since you have four suites.

Ms. Liu explained she would initially hire two employees, then add one more and with herself, this would allow four total employees.

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

Mayor Pro Tem Norwood stated he understands this isn't the ideal location, however; the neighbors within the existing suites had no objections to the use. He stated his daughter has been sick many years and benefited from these types of services. He further stated he has reviewed the studies from the Mayor Clinic, which indicate it helps with pain and stress. He stated if the concerns are that the business could turn into a sexually oriented business, then in his opinion, that would not be the case. He further stated the applicant

is licensed with the state in both massage and reflexology. He stated reflexology is a therapy, which has many health benefits, noting he would support the business.

Mayor Dye asked for clarification on original Certificate of Occupancy use from the prior owner, and the current owner's use.

Ms. Firgens replied stating the applicant purchased this suite, noting in July 2017 a Certificate of Occupancy was provided for personal services. She stated a second of Certificate of Occupancy was issued for a foot massage. She stated to add reflexology and massage use, a Specific Use Permit is required.

Council Member Lynne stated he has concerns with the highest and best use for the space. He stated he reviewed the Planning and Zoning minutes and there seems to be contradictory, he stated you have the right to regulate zoning through massage establishments. He stated the staff report suggested massage parlors should be given the same consideration as health establishments. He stated he has a philosophical difference in this interpretation with state law.

Ms. Firgens stated the vision plan would require participation from property owners. She stated the City is unable to force cooperation.

City Attorney Pete Smith stated if the City issues a Certificate of Occupancy and criminal activity occurs, the Certificate of Occupancy would be revoked, an arrest would be made, and they would be prosecuted. He stated there is a specific process.

Deputy Mayor Pro Tem Bomgardner stated we need to look for the highest and best use for the location. He stated we run the risk of discouraging new businesses to this area.

Council Member Blackson stated the massage business in America is booming, he stated he does not feel this is the right thing to promote.

Mayor Pro Tem Norwood stated the assumption that this business is bad, is the wrong assumption. He further stated if he had any evidence that this type of use would bring in human trafficking, he would strongly oppose it.

Motion made by Council Member Blackson to close the Public Hearing and deny Ordinance No. 3501, as presented. Motion seconded by Council Member Reyes. Motion prevailed by the following vote:

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

Naye: 1 - Mayor Pro Tem Norwood

J. REGULAR AGENDA ITEMS

- J.1 R2018-45 Consider approving Resolution No. 2018-45 canvassing and declaring the results of the Special Election of the City of Farmers Branch held on May 5, 2018 regarding adoption of amendments to the City Charter of the City of Farmers Branch; and take appropriate action.**

Mayor Dye read the canvass statement declaring the results of the Special Election for Charter Amendments held on May 5, 2018, adopting all propositions.

Motion made by Deputy Mayor Pro Tem Bomgardner to approve Resolution No. 2018-45, 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.2 ORD-3503 Consider adopting Ordinance No. 3503, adopting the Home Rule Charter amendments approved by voters at the May 5, 2018 Special Election; and take appropriate action.

City Attorney Pete Smith noted this item is a statutory item that requires a vote to approve and adopt the charter amendments.

Motion made Deputy Mayor Pro Tem Bomgardner to approve Ord-3503, 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.3 18-66 Presentation of the Oath of Office and Certificate of Election to Council Members John Norwood, District 3; and Council Member Mike Bomgardner, District 5.

Mayor Dye presented the Oath of Office to Council Member John Norwood and Council Member Mike Bomgardner, who will serve a second and final term on the City Council as they were unopposed in the May, 2018 City Election.

J.4 18-67 Elect a Mayor Pro Tem and Deputy Mayor Pro Tem; and take appropriate action.

Council Member Reyes made a motion to nominate Mayor Pro Tem Norwood to continue as Mayor Pro Tem and Deputy Mayor Pro Tem Bomgardner to continue 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

J.5 R2018-43 Consider approving Resolution No. 2018-43 authorizing execution of a Residential Demolition/Rebuild Program Incentive Agreement for the owner of the property located at 14607 Tanglewood Drive; and take appropriate action.

Economic Development Director Allison Cook briefed City Council regarding this item. Ms. Cook explained Applicants Christopher and Jennifer Williams are applying for the Demo

Rebuild incentive for an existing residence located at 14607 Tanglewood Drive which has an improved valuation (excluding the land value) of \$86,430. The incentive for this improvement range (\$65,001 - \$100,000) includes a cash grant of up to \$20,000.00 following completion of demolition and certificate of occupancy as well as a four (4) year rebate of municipal taxes based on the difference between the original home appraised value (excluding the land value), as determined by the Dallas County Appraisal District.

Council Member Blackson asked if the applicants would come forward and introduce themselves.

Mr. Christopher Williams introduced himself noting he has lived in Farmers Branch for eight years and loved this location.

Mayor Pro Tem Norwood asked how do we get the word out better on the demolition rebuild program.

Mr. Williams stated YouTube video is best as it caters to the younger demographic.

Council Member Reyes asked if they would be willing to share their story online.

Mr. Williams replied yes.

Mayor Dye asked if the incentive program helped.

Mr. Williams replied yes, and he will be able to move through the process quicker.

Motion made by Deputy Mayor Pro Tem Bomgardner to approve R2018-43, 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.6 R2018-47 Consider approving Resolution No. 2018-47 authorizing the execution of a Residential Demolition/Rebuild Program Incentive Agreement for the owner of the property located at 13825 Bee Street; and take appropriate action.

Economic Development Director Allison Cook briefed City Council regarding this item. Ms. Cook explained the applicant with JJDM Properties, LLC owned and operated by Juan and Martha Sanchez is applying for the Demo Rebuild incentive for an existing residence located at 13825 Bee St which has an improved valuation (excluding the land value) of \$66,710. The incentive for this improvement range (\$65,001 - \$100,000) includes a cash grant of up to \$20,000.00 following completion of demolition and certificate of occupancy as well as a four (4) year rebate of municipal taxes based on the difference between the original home appraised value (excluding the land value), as determined by the Dallas County Appraisal District.

Council Member Reyes made a motion to approve R2018-47, 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

J.7 18-77 Receive a presentation on Fire Station No. 2 Conceptual Design.

Chief Parker explained the Conceptual Design has been reviewed by Gallagher Construction Management and has an estimated project cost of \$5,502,057.75. This is \$2,057.75 over the project budget of \$5,500,000, however; Gallagher the project budget includes \$184,844.25 in contingency funds.

Chief Parker explained the Park improvements that are located west of the site's dry swell have been identified as Phase II of the project and have an estimated cost of \$279,398.00. This portion of the project will be bid separately. Funding can come from the projects contingency funding if available, or possibly covered as part of the FY 2019-20 City budget. Once Council approves the Conceptual Design, PGAL will begin Phase II of their contract and create the Architectural plans required to build the facility.

Mayor Pro Tem Norwood asked that attention be given to any storm water runoff, noting this is a special concern with potential runoff into Farmers Branch Creek.

Mr. Bulla stated he will make sure this is handled properly.

Council Member Reyes asked for a cost estimate on bullet proof glass.

Mr. Bulla stated he does not have the exact number, but noted they are on budget right now and does not feel the ballistic glass is necessary.

Chief Parker stated he does not feel this is necessary as access to many areas are limited.

Council Member Ryes asked about the wall in the back being open to the park area, and if this has raised any issues of security concerns.

Mr. Bulla stated this was requested to be open. He further stated this is a 24 hour facility and someone will be onsite 24/7.

Council Member Lynne stated if ballistic glass were installed, it would be too costly.

Council Member Blackson stated these issues could be addressed in the future if necessary.

H.4 ORD-3502 Consider adopting Ordinance No. 3502 approving the dissolution of the Community Watch Committee; and take appropriate action.

Chief Hale reviewed the history of Crime Watch. He stated it's become a challenge to get citizens engaged. He stated times have changed, we are now more technology driven through social media. He thanked all the members that have served on the Committee for their hard work and service. He stated with our Crime Prevention Officer, we have conducted 56 public communication events. He stated we have a social media presence and will continue community outreach.

Council Member Blackson asked if the few people that reapplied, could be absorbed into another group.

Chief Hale stated the COP would be an alternative for those who wish to serve.

Council Member Lynne thanked the members of the Community Watch for their service. He stated this does not lessen the need for citizens to reach out to neighbors.

Council Member Lynne made a motion to approve Ordinance No. 3502, 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

K. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION.

As a result of closed executive session, motion made by Council Member Lynne that the City Manager be authorized to negotiate and sign contracts and such other documents that are reasonable and necessary to sell to the Farmers Branch Local Government Corporation for the purpose of resale to Todd Bonneau Homes, LLC and/or assigns the property described as Lot 8, Block 9 of Valwood Park 27th Installment, known as 13640 Littlecrest Drive, for a purchase and sales price of not less than \$115,000 with the resale of said property to be subject to a restriction agreement requiring construction of a single family residence of not less than 2500 square feet of air conditioned space with an assessed value of the property upon completion of construction, inclusive of both land and improvements, to be not less than \$550,000. 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

The City Council recessed at 8:10 p.m. and reconvened into closed executive session for the annual evaluation of the City Manager.

Mayor Dye recessed from closed executive session at 10:05 p.m. and reconvened into open session at 10:06 p.m.

Motion made by Mayor Dye to increase the City Manager's base salary effective June 1, 2018 to \$236,654, and to authorize the Mayor to execute an amendment to the City Manager's employment agreement to reflect such compensation. 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

L. ADJOURNMENT

Council Member Lynne made a motion to adjourn the meeting. 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 10:09 p.m.

Signed: _____
Mayor

Attest: _____
City Secretary