



City of Farmers Branch City Council Minutes

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

Tuesday, June 19, 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; 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 Pender, Building Official; 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

A. CALL TO ORDER - STUDY SESSION

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

A.1 18-89 Discuss regular City Council meeting agenda items.

Council Member Lynne asked for discussion regarding Agenda Item H.3 (DART Appointment). He stated he supports appointing Ms. Lissa Smith to DART, with a stipulation that she must attend a future City Council meeting within the next 60 days to provide an introduction.

Deputy Mayor Pro Tem Bomgardner asked for discussion regarding Agenda Item J.1, annual Board and Commission appointments.

Mayor Pro Tem Norwood stated after review of the slate list, he feels Chris Belanger who has reapplied for the Sustainability Committee should be reappointed to Place 2, since the board has been recently created, and needs consistency.

Council Member Reyes stated the board is new and continuity is important.

City Manager Charles Cox stated succession training would be available during the next board luncheon. He further stated a full review of City boards would be conducted in February 2019.

Deputy Mayor Pro Tem Bomgardner stated with the Planning and Zoning Commissioner Chris Brewer's recent resignation, the Commission could be reduced in numbers.

Mayor Dye stated the Council could review at a future meeting, noting tonight's plans are to review the slate list and consider annual board appointments.

Mayor Pro Tem Norwood explained if two vacancies are unfilled now, the board could be reduced.

Council Member Lynne suggested appointing Harold Froehlich to the board.

Council Member Blackson suggested reducing the Planning and Zoning Commission to seven members and review again in February 2019.

Council Member Reyes explained the board chooses their own Chairman. She stated she supports additional training of new board members.

After discussion, Council Member Blackson suggested reviewing the Planning and Zoning Commission item again at the next meeting.

Mayor Dye stated tonight the Council will review the slate list and vacancies could be discussed at a future meeting.

Council Member Lynne stated in his opinion, not filling the vacancy at tonight's meeting would be a disservice.

Mayor Pro Tem Norwood stated one name has been mentioned tonight, and he feels a full review of all applicants is necessary prior to making a final decision.

Deputy Mayor Pro Tem Bomgardner stated the Council does not have a consensus on who will fill the vacancy, and recommended no action be taken to fill the vacancy.

A.2 TMP-2772 Receive a quarterly report and recommendations from the Sustainability Committee and provide staff direction.

Chairman David Griggs of the Sustainability Committee provided City Council with a quarterly report and the following recommendations from the Sustainability Committee. Mr. Griggs introduced Amy Rogers who provided an update and recommendations.

Ms. Rogers introduced fellow Board Members Jeffrey Prutz and Carrie Schweitzer. She reviewed the Sustainability Initiatives and Goals. She provided the following priorities: Priority 1) to implement a trash ordinance, Priority 2) Operational change, additional considerations to direct citations for bulk trash violations and screen requirements for neighborhoods with small sized back alley access. She explained benefits include cost savings from CWD, Litter reduction, environmental quality improvement of creeks, construction site trash reduction, improved neighborhood appearance, convenience, additional recycling service at no cost to city, and to provide an effective way to address bulk trash violations.

Deputy Mayor Pro Tem Bomgardner thanked the Committee for their presentation, stating he supports a one-day trash pickup, but needs clarification on enforcement of commercial dumpsters, lid closure, and after hour enforcement.

Council Member Blackson stated he has a business in Farmers Branch and debris is visible only at the time the dumpsters are serviced.

Mr. Davis explained the root cause of trash and debris is caused from servicing dumpsters with non-bagged trash items.

Council Member Reyes asked about the correction notice and fine procedures.

Director of Community Services Hugh Pender replied stating one notice applies to the calendar year, once the Ordinance is updated. He stated then the City could apply the single notification, and the next violations would go into a citation.

Council Member Lynne had concern with commercial dumpster lids being blown open by the wind, and asked for cost savings numbers in relation to the one day trash pickup service. He stated he supports educational awareness for residents, stating he will meet with Hugh Pender to discuss further. He noted the blue recycling bins caused a great stir within the City, and suggested letting voters decide.

Mayor Dye thanked Ms. Rogers for her presentation.

Mayor Pro Tem Norwood asked for numbers that show what the cost savings would be.

Mr. Davis stated he will move forward and work with CWD on numbers and review with staff the notification and citation processes.

Mayor Pro Tem Norwood suggested investigating in the pay and weigh, noting he has seen this option.

Mr. Griggs introduced the Resource Conservation Sub Committee attendees, which included Chuck Lawless and Vanessa Serrano. He suggested implementing a bathroom toilet replacement program similar to the City of Dallas Program known as, "A throne to your home." He further stated we could review contracts with companies that specialize in this service such as AM Conservation Group. He stated this group has provided other cities with conservation kits, that the Cities provide to their residents to encourage water conservation.

Mr. Griggs reviewed three conservation kit options: Option A) Six components - showerhead, faucet sink aerator, kitchen dual setting spray aerator with swivel, one packet of leak detector dye tabs, hose nozzle, moisture meter; Option B) Five components - no moisture meter; and Option C) - 4 components, without the moisture meter or hose nozzle. He explained Farmers Branch logo bags could be assembled with these types of conservation items. He further stated the City of Frisco has a shower head swap replacement program where residents bring in their old shower heads to receive a new one. He explained sponsors could be approached that may wish to advertise on the bags to help reduce costs.

Council Member Lynne suggested investigating grant options.

Deputy Mayor Pro Tem Bomgardner explained approximately 22% of resident water bills is for water usage, and approximately 78% is for sewage and pipes.

Mr. Cox suggested the Sustainability Committee target older apartment complexes for the initial program, noting the newer complexes may have energy efficiencies installed.

Council Member Reyes suggested targeting elderly persons who may be on a fixed income to help provide additional savings.

Mr. Cox stated if the Council wishes to move forward, we could review ideas.

The City Council suggested City Administration review costs associated with implementation of the program and provide an update to the City Council.

A.3 TMP-2778 Receive a report on Detention Center operational cost and potential cost saving options.

Police Chief David Hale briefed City Council regarding this item. He reviewed the jail setup noting unfinished cell areas were designed for future expansion. He explained original staffing had 13 detention officers and one Jail Lieutenant. He noted the jail door control system was upgraded in 2015 and three jailers were added in 2007, which helped free up officers.

Council Member Blackson asked if numbers could be tracked to show daily jail usage.

Chief Hale replied stating staff has begun tracking this information this year to show peaks and balances.

Chief Hale reviewed jail confinements, current staffing and the budget associated with the Detention Center.

He reviewed the following Council options:

Option 1) Close the Detention Facility and utilize City of Carrollton's facility. He stated you could retain the Police Lieutenant and Property Technician(\$204,258), negotiate an agreement with City of Carrollton, \$5,000 food cost, \$110 per prisoner first 48 (3,100 arrests)=\$341,000, \$204,258+\$346,000=\$550,258, Average Savings: \$1,215,700-\$550,258=\$665,442.

He explained the following pros and cons of closure:

► **Pros:**

- \$665,442 savings
- Liability reduction
- Eliminate Medic calls to jail

► **Cons:**

- Message of de-policing to officers. (Decreased arrest)
- 1,200 hours (1,311 arrest X 40 minute commute/15 min. book-in=55 min.) or 50 days out of the city per year.
- Increased response times
- Loss of drop and go prisoners to answer calls for service.
- Loss of intoxilyzer operators DWI enforcement \$665,442 savings
- Liability reduction
- Eliminate Medic calls to jail
- Message of de-policing to officers. (Decreased arrest)
- 1,200 hours (1,311 arrest X 40 minute commute/15 min. book-in=55 min.) or 50 days out of the city per year.
- Increased response times

- Loss of drop and go prisoners to answer calls for service.
- Loss of intoxilyzer operators DWI enforcement
- Jail is current recruiting ground for police officers. (29 officers since 1999) 13 of which are still serving.
- Current PD gate access/security cameras housed and monitored in Jail Tower.
- Detectives lose efficiency of dealing with warrants and prisoner interviews.
- An expensive facility that was purpose built will still have to be air conditioned and heated. Remodel of area would be expensive due to the type of construction utilized in jail facilities. (reinforced concrete)

Option 2) Take Prisoners to Addison costing \$170,000, transfer to Coppell \$87,500, noting the average Detention Operation cost is \$958,200.

► **Pros:**

- \$257,500 savings

► **Cons:**

- Lack of control of prisoner health/treatment prior to admission. Increased liability.
- Current relationship with Addison is not conducive to new cooperation.
- Agency coordination to accompany prisoners to hospital.
- This is not a significant savings compared to the increased liability and the likelihood that we would most likely need to add staff to accommodate the increased prisoner load.
- Increased Medic calls to jail.

Option 3) Maintain Current Operations

- Current growth estimated at 25/30K new residents with a population growth to increase annual arrest rate from 3,100 to 4,264 (estimated based on current trends and past performance).
- Maintains current efficiencies of having the jail available within our city limits.

Option 3b) Maintain current operation and reduce staffing.

Through attrition cut the detention staff by 4 detention officers.

► **Pros:**

\$218,000 Savings

► **Cons:**

- Increased overtime to cover minimum staffing.
- Decreased efficiencies related to prisoner book-ins.
- Potential increase in liability due to fewer eyes on prisoners and care.
- Increase time in jail for arresting officers to assist Detention Officers.

Council Member Reyes stated the response time calculations would be longer if traveling to Carrollton.

Council Member Lynne asked if the City could bid lower than the City of Carrollton's fee of \$110's to house prisoners.

Mr. Cox stated he spoke to Carrollton and they are currently losing money based on the \$110 fee. He further stated they have outgrown their capacity. He stated costs would be more like \$400-\$500 a head.

Deputy Mayor Pro Tem Bomgardner stated that would be costly.

Council Member Lynne asked if medical calls are billed to the cities whose prisoners that receive medical assistance.

Mr. Cox explained the City of Carrollton does not charge either City for medical services.

Mayor Pro Tem Norwood asked if anyone has reviewed these services with the ICE (Immigration and Customs Enforcement), noting the numbers reflect 31% under use, and we pay 16 Officers and a Lieutenant.

Mayor Dye thanked Chief Hale for his presentation.

A.4 18-93 Discuss the farmers Branch Creek Watershed Study list of prioritized projects and cost estimates provided by Freese and Nichols.

Director of Public Works Marc Bentley briefed City Council regarding this item. Mr. Bentley introduced Chairman of the Municipal Drainage System Advisory Committee Pat Canuteson who briefed City Council regarding this item.

Mr. Canuteson explained the project ranking was based on the following items: 1) Life Safety, 2) Flood Risk Reduction, 3) Erosion Classification, 4) Infrastructure Benefits, 5) Area of Impact, 6) Environmental Impacts, 7) Construction Cost, 8) Aesthetics/Usability, 9) Maintenance, 10) Availability of Easements, 11) Schedule.

The Municipal Drainage System Advisory Committee has recommended the following priority list:

| Rank | Reference Address | Project Type | Project ID | Estimated Project Cost* | Score |
|------|---------------------------------|----------------------|------------|-------------------------|-------|
| 1 | 12500 Block of Webb Chapel Rd | Erosion Control | E16 | \$567,000 | 20.6 |
| 2 | 3100 Block of Brookhollow Dr | Erosion Control | E12 | \$694,900 | 17.9 |
| 3 | 2900 Block of Maydelle Ln | Erosion Control | E20 | \$69,600 | 17.3 |
| 4 | 12200 Block of Treeview Ln | Erosion Control | E21 | \$221,200 | 17.0 |
| 5 | 3500 Block of Valley View Ln | Erosion Control | E7 | \$1,035,400 | 16.5 |
| 6 | 3300 Block of Chaparral Dr | Erosion Control | E9 | \$107,000 | 16.1 |
| 7 | 3100 Block of Brookhollow Dr | Erosion Control | E10 | \$194,700 | 15.8 |
| 8 | 3300 Block of Valley View Ln | Erosion Control | E8 | \$116,600 | 15.2 |
| 9 | Farmers Branch Lane | Flood Risk Reduction | FC1-Alt2 | \$5,000,000 | 15.1 |
| 10 | Josey Lane to Veronica Road | Flood Risk Reduction | FC2-Alt2 | \$5,000,000 | 15.0 |
| 11 | 3200 Block of Brincrest Dr | Erosion Control | E14 | \$38,700 | 14.8 |
| 12 | 2900 Block of Maydelle Ln | Erosion Control | E19 | \$43,100 | 14.2 |
| 13 | Lost Vally Dr | Erosion Control | E13 | \$149,100 | 14.1 |
| 14 | 13100 Block of Glad Acres Dr | Erosion Control | E6 | \$281,700 | 13.9 |
| 15 | 13200 Block of Cedar Ln | Erosion Control | E5 | \$450,100 | 13.5 |
| 16 | 13800 Block of New Bark Cir | Erosion Control | E3 | \$241,900 | 13.0 |
| 17 | 13800 Block of Wooded Creek Dr | Erosion Control | E4 | \$48,200 | 12.6 |
| 18 | 2900 Block of Maydelle Ln | Erosion Control | E18 | \$27,000 | 12.5 |
| 19 | 3000 Block of Selma Ln | Erosion Control | E17 | \$120,000 | 12.2 |
| 20 | 3200 Block of Brincrest Dr | Erosion Control | E15 | \$127,100 | 11.8 |
| 21 | Farmers Branch Lane | Flood Risk Reduction | FC1-Alt1 | \$2,000,000 | 11.8 |
| 22 | 3700 Block of Wooded Creek Ln | Erosion Control | E2 | \$118,800 | 11.5 |
| 23 | 3900 Block of Valley View Ln | Erosion Control | E1 | \$1,262,000 | 10.3 |
| 24 | 12200 Block of Brisbane Ave | Erosion Control | E11 | \$96,200 | 10.2 |
| 24 | 2800 Block of Reedcroft Dr | Erosion Control | E22 | \$53,900 | 10.2 |
| 26 | Marsh Lane | Flood Risk Reduction | FC3-Alt2 | \$5,000,000 | 9.8 |
| 27 | 2700 Block of Farmers Branch Ln | Erosion Control | E23 | \$50,700 | 9.8 |
| 28 | Josey Lane to Veronica Road | Flood Risk Reduction | FC2-Alt1 | \$2,000,000 | 9.7 |
| 29 | Marsh Lane | Flood Risk Reduction | FC3-Alt1 | \$2,000,000 | 8.3 |

Note: * Estimated Project Costs do not include projected permitting costs.

Mr. Canuteson summarized stating the Municipal Drainage System Advisory Committee's final recommendations are: 1) To accept the project ranking submitted by Freese and Nichols, 2) Engage consultant to design the Webb Chapel Bridge improvements noted as Project No. 1 on the priority list using the FY17-18 Storm water Utilities Budget funds, 3) Construct Webb Chapel Bridge improvements to be budgeted

in FY 18-19 Storm water Utilities Budget funds, 4) Combine ranked projects 5,6,and 8 as one project, hire a consultant to do the design, since properties are City owned and/or easements are in place, and 5) Perform a more in depth study on flood risk reduction projects to determine full impact on properties and estimated cost.

Council Member Lynne asked how quickly Project Number 1, should be addressed.

Mr. Canuteson replied explaining the erosion will get worse, noting if the bridge collapses, the price would cost a couple of million.

Deputy Mayor Pro Tem Bomgardner stated creeks in the flood plain area are rising. He stated as we continue to develop the east side, all areas flow in, we are taking away absorption. He recommended the bridge be considered as a street, and monies be utilized through street bonds. He further stated the City needs to have a strategy plan and solve problems.

Council Member Reyes stated she agrees and the City needs to be aggressive. She cautioned pulling money out of the street bonds, and asked that we review the impacts. She recommended a bond or reallocating funds.

Mayor Pro Tem Norwood suggested utilizing a non-bond CIP fund and increase funding gradually. He commended Freese and Nichols for their efforts and response. He suggested reviewing this item again at the Council Budget Retreat.

Deputy Mayor Pro Tem Bomgardner suggested checking into a partnership with Brookhaven and exploring grant opportunities.

Mr. Canuteson stated education is key, once residents see the benefits of the final improvements, he feels they will buy in to the project.

A.5 TMP-2776 Consider cancelling the July 31, 2018 City Council meeting.

Deputy Mayor Pro Tem Bomgardner discussed the option of cancelling the July 31, 2018 City Council meeting. The Council agreed unanimously to cancel the July 31, 2018 meeting.

A.6 18-96 Receive a report on LED Street Lights.

Oncor Street Light Manager Gil Salazar briefed City Council regarding this item. Mr. Salazar reviewed streetlight maintenance costs and tariffs established for the LED. He reviewed a breakdown of fixture, standards, maintenance, installation and A&G/Tax costs. He noted what drives costs are the costs of the fixture. He reviewed outage reporting and noted the current performance is 97.4% for routine repair services. Mr. Salazar provided a review of cobra head, rectangular, and post top lighting.

Mr. Cox asked if tariffs ever have reductions and for amortization details.

Mr. Salazar replied explaining tariffs change, however he is unsure on the amortization.

Deputy Mayor Pro Tem Bomgardner asked for a copy of the power point presentation.

Mr. Salazar agreed to provide his presentation to the City Council.

A.7 18-90 Discuss agenda items for future City Council meetings.

Council Member Reyes asked if Texas Trees Foundation could be used to evaluate public green space, public medians and neighborhoods in Farmers Branch. She noted they could review and show the environmental benefits.

Mayor Pro Tem Norwood asked for a future agenda item to discuss political sign regulations.

City Attorney Pete Smith stated he would provide a memo on political signs showing current state law.

The City Council recessed at 5:31 p.m.

B. INVOCATION & PLEDGE OF ALLEGIANCE

Deputy Mayor Pro Tem Bomgardner provided the invocation and led the Pledge of Allegiance and Pledge to the Texas flag.

C. CALL TO ORDER – REGULAR MEETING AT 6 P.M.

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

D. CEREMONIAL ITEMS**D.1 TMP-2706 Presentation of a service award pin to Amanda Johnson for twenty years of service with the City of Farmers Branch.**

Mayor Dye presented Amanda Johnson with a service pin for twenty years of the service to the City of Farmers Branch.

D.2 TMP-2774 Presentation of the Farmers Branch Fire Department's Award of Exemplary Action to Sherrie and Chris DeFraités, Debbie Pileggi and Kurt and Julie Hofmeister for using CPR to save the life of Wayne Michaels.

Mayor Dye presented the following awards to the Farmers Branch Fire Department:

- Award of Exemplary Action Memo – Brookhaven Country Club
- Award of Exemplary Action Certificate – Sherrie DeFraités
- Award of Exemplary Action Certificate – Chris DeFraités
- Award of Exemplary Action Certificate – Debbie Pileggi
- Award of Exemplary Action Certificate – Kurt Hofmeister
- Award of Exemplary Action Certificate – Julie Hofmeister

D.3 TMP-2774 Presentation of awards received at the 2018 Texas Association of Municipal Officers for the Discover Farmers Branch campaign.

Mayor Dye explained at the 2018 annual conference of the Texas Association of Municipal Information Officers, the City of Farmers Branch received honors in two different categories for the "Discover Farmers Branch" ampersand campaign. He noted the overall marketing plan that brought the ampersand to our landscape was honored with the Award of Excellence in the category of Marketing Plans. Then, the "Discover Farmers Branch"

video production was awarded the top honor – the TAMI Award – for special or one-time video productions.

D.4 TMP-2785 Presentation of the Sustainable City Award received at the 2018 Golden Trowel Awards of United Masonry Contractors Association.

At the 2018 Golden Trowel Banquet and Awards Ceremony of the United Masonry Contractors Association in June 2018, the City of Farmers Branch received the Sustainable City Award. The Award was presented to the City in recognition of the exemplary masonry design guidelines adopted by the Farmers Branch City Council that will add value, beauty, durability and sustainability to the community for years to come.

E. REPORT ON STUDY SESSION ITEMS

Mayor Pro Tem Norwood provided a report on Study Session items.

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

The City Manager provided the following report on items of Community Interest:

- The community comes together in celebration for our annual Independence Day festivities, planned for Tuesday evening, July 3 at the Farmers Branch Historical Park. This year, non-Farmers Branch residents will be charged \$5 for admission, but we want to be sure residents get in fast and free. That's why we created the Firecracker Fast Pass – it assures that residents can get in without charge and at 6 p.m., 30 minutes ahead of official opening time of 6:30. All you need is one Firecracker Fast Pass per family. They can be found in the July edition of the BRANCH REVIEW or they can be picked up at City Hall, the Rec, Aquatics and Senior Centers and at the Historical Park, with proof of residency. Find out more about this year's event at fbsspecialevents.com.
 - Texas Hockey Day is coming up Thursday at the StarCenter here in Farmers Branch. Designed as a celebration of the sport in advance of the NHL draft in Dallas, the event also serves as a showcase for the new renovations of our local StarCenter. The event goes from 8 a.m. until 6 p.m. and includes free open skating, summer hockey camps, a sled hockey game, youth clinics and more. You can find out more online at the Dallas Stars or at our website, farmersbranchtx.gov.
 - Don't forget that the Farmers Branch Market continues its highly successful twilight schedule every Saturday with hours from 5 until 8 p.m. each weekend. Find out what's specifically coming up each week at farmersbranchmarket.com.
 - Most City of Farmers Branch offices and facilities will be closed on Wednesday, July 4 in observance of the Independence Day holiday. There will be no brushy or bulk pickup that day. Exceptions will be the Rec Center, Margaret Young Natatorium, Frog Pond and Historical Park that will all be open limited hours. Call those facilities for details.
 - The Firehouse Theatre, located just across Valley View from here, is staging the family-friendly show "James and the Giant Peach Jr" as part of their program for children and teens called "Firehouse Jr." Based on the book by Roald Dahl, the adventurous musical features 32 amazing youth and performs for one weekend only – June 28 through July 1. Ticket information can be found at thefirehousetheatre.com. But, in the meantime, tonight they're here to perform a number called "Money on the Tree" so please welcome the cast of Firehouse Jr.'s "James and the Giant Peach."
- Firehouse Theatre provided a brief performance on James and the Giant Peach.
- You can sign up for that eNews at farmersbranchtx.gov to have current City news and information delivered directly to your eMail box.

G. CITIZEN COMMENTS

There were no citizens that wished to speak.

H. CONSENT AGENDA

- H.1 18-91 Consider approving minutes of the regular City Council meeting held on June 5, 2018; and take appropriate action.**
- H.2 ORD-3507 Consider adopting Ordinance No. 3507, amending the City of Farmers Branch Code of Ordinances, Chapter 82, Traffic and Vehicles, Article II, Division 2, Section 82-34 amending the speed limits on IH635 and IH35E main lanes, service roads and express lanes; and take appropriate action.**

Motion made by Council Member Lynne to approve Consent Items H.1 and H.2, 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

I. PUBLIC HEARINGS

- I.1 18 PL 06 Conduct a public hearing and consider a request from Hoebeke Properties, LLC for a final plat of Good Estates Phase III; and take appropriate action.**

Planning and Zoning Director Tina Firgens briefed City Council, explaining the proposed final plat of Good Estates Phase III will subdivide one platted lot into two new lots, making the property into six (6) lots total, create necessary easements and dedicate rights-of-way (R.O.W) for the extension/connection of Leta Mae Lane. She explained of the six new lots, five will be single family residential and the sixth lot is an open green space. She further stated the plat is consistent with the detailed site plan approved in Resolution 2017-014 by City Council on January 24, 2017.

Council Member Lynne asked if there was any opposition.

Ms. Firgens replied stating there was no opposition, and she received one letter of support.

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

Motion made by Council Member Blackson to close the public hearing and approve 18 PL 06, 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 ORD-3506 Conduct a public hearing and consider adopting Ordinance No. 3506 for a Specific Use Permit for the construction of an approximately 260 square feet detached accessory building located at 13655 Janwood Lane; and take appropriate action.**

Planning and Zoning Director Tina Figgins briefed City Council regarding this item. Ms. Figgins explained the applicants, Raymond and Joetta Moraski, are proposing to rebuild one of the two existing detached accessory buildings in the rear yard of their property at 13655 Janwood Lane. She explained the two detached structures would cumulatively exceed 120 square feet. The Comprehensive Zoning Ordinance requires approval of a Specific Use Permit for accessory buildings constructed with at least one full wall with or without windows and / or door openings (other than detached garage or carport used only for vehicle storage) covering a lot area greater than 120 square feet. The property is located within the One-Family Residence District-6 (R-6).

Mayor Pro Tem Norwood asked how the cinder blocks would be removed prior to concrete pad installation.

Applicant Ms. Joetta Moraski stated the contractor would lift the building up and pour concrete under the building.

Council Member Lynne asked if the property fence was 6 ft in height.

Ms. Moraski replied stating the fence height is 7 or 8 ft. in height.

Council Member Lynne asked what use the building would serve and if the other building would be removed.

Ms. Moraski replied stating the building will be used for storage and this will be an additional storage building in the backyard, since it's been converted to a room.

Mayor Dye opened the public hearing.

Aerial Reyes spoke stating she is neighbor of Ms. Moraski and she supports the item.

Motion made by Deputy Mayor Pro Tem Bomgardner to close the public hearing and approve Ordinance No. 3506, 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

I.3 18 PL 07

Conduct a public hearing and consider a request from WRIA 2017-2, L.P. for final plat approval of WRIA Addition, a replat of a portion of Tract 6B, Block E of the Westside Addition Section 1; and take appropriate action.

Director of Planning and Zoning Tina Figgins briefed City Council regarding this item explaining the purpose of the replat is to create three new lots and dedicate new easements necessary for the development of those lots. She explained the plat is consistent with the detailed site plan in Resolution No. 2017-090 duly passed by City Council on August 1, 2017, allowing for multi-family residential development. She noted public improvements to service the development are under construction. She explained the Planning and Zoning Commission recommended approval on June 11, 2018.

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

Motion made by Council Member Reyes to close the public hearing and approve 18 PL 07, 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

REGULAR AGENDA ITEMS

J.1 18-82 Consider annual Board and Commission appointments; and take appropriate action.

Mayor Dye explained the City had 49 board vacancies and the City Secretary's Office received approximately 89 applications from residents wishing to serve. He thanked everyone who applied to volunteer on a Board and Commission.

Motion made by Mayor Pro Tem Norwood to approve the slate list and amend the Sustainability slate list to appoint Craig Belanger in Place 2. Motion seconded by Council Member Reyes.

Council Member Lynne thanked everyone who interviewed and signed up to serve on a board and commission.

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

J.2 18-93 Receive a presentation and discuss the results of the IH-35 Corridor Market Study Analysis.

Mr. Jason Claunch, with Catalyst Commercial performed a market study analysis of the IH 35 corridor. He reviewed the study area noting it serves as a regional corridor for goods and services, functions as a gateway to the west side and central area, provides local crossings via Valwood and Valley View to east/west, contains scarce undeveloped land, opportunities for future redevelopment potential, and is the key front door of the city. He reviewed issues such as limited remaining development parcels, fragmented ownership, multiple visions for future such as PD 70, West side Plan 2003, Station Area Conceptual Master Plan, Perception does not indicate Farmers Branch is a first choice for corporate attraction, limited reinvestment in corridor due to TXDOT activities. He review the following as City assets: DART, Direct access to I-35, I 635, Dallas North Toll, private investment, access to two international airports in under 20 minutes, strong regional concentration of higher education, adjacent to emerging destination restaurants, city parks, city hall.

Council Member Blackson asked if the study indicated ATV use in the corridor area.

Mr. Clauson, reviewed the next steps, which includes a vision study and long term plan. .

Council Member Lynne asked if this information has been provided to the Planning and Zoning Commission.

Ms. Firgens replied explaining City Council is first to receive the information and her next

step will be to have this update at the next Planning and Zoning Commission meeting.

Council Member Lynne asked if it is possible to create a vision without spending \$135,000.

Ms. Firgens stated she is limited on staffing and may not have the resources or staff in house to the study.

Mayor Pro Tem Norwood asked how we get data to make better decisions, and gave an example of the El Mio Hotel.

Ms. Firgens stated the zoning governs the property.

Mayor Pro Tem Norwood stated we need to look at the bigger picture, and utilize the correct zoning to help with the desired use.

Ms. Firgens replied stating the City needs a study to prepare a vision plan, then the Council could rezone as necessary along the Corridor areas. She further stated the vision plan provides a road map.

Mayor Pro Tem Norwood asked for more discussion on this item at the August budget retreat, so the Council can review exact costs of having a vision plan.

Deputy Mayor Pro Tem Bomgardner explained the City of Carrollton took aggressive steps and spent over a million dollars in their downtown area. He cautioned not to spend money on a plan that we may not have resources to implement.

Deputy City Manager John Land stated the City utilized data to help condemn the El Mio Hotel, which had health and safety concerns and ended up being demolished.

Council Member Reyes suggested the Catalyst group consider a partnership with TXDOT around the Stemmons Corridor area.

Council Member Blackson suggested Ms. Firgens work to create a Planned Development District so the City could manage now, prior to waiting on funding for a vision plan.

J.3 TMP-2767 Receive an update from the Firehouse Theatre.

Mr. David Moore reviewed the Firehouse Theatre Mission, Vision, and Values. He explained he is currently working on a strategic plan. He reviewed awards and accomplishments over the past year and stated the Firehouse Theatre depends on many volunteers to run daily operations. He thanked everyone who participated from the City recently in a play.

Mr. Moore reviewed financials and budgeting information, noting last year the City funded \$35,000 (\$25,000 for Hotel Occupancy Tax Fund, and \$10,000 ticket fees waived). He stated with the City's assistance, it improved cash flow and allowed royalties to be paid on time. He further stated The Firehouse Theatre is looking at sustainable, long-term growth and thanked the City for their continued support.

Mayor Pro Tem Norwood replied stating Firehouse Theatre has done a great job.

Council Member Reyes agreed, noting The Firehouse Theatre is a wonderful asset to our

community.

Deputy Mayor Pro Tem Bomgardner reminded everyone of a Gala event to be held October 12, 2018 at Brookhaven, and encouraged local companies to donate a gift that could be auctioned off to help support the Firehouse Theatre.

Mr. Moore explained this year's Gala will be different from any other Gala you have attended, noting it will be mirroring the Zack Theater from Austin, Texas.

K. 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 8:24 p.m.

Signed: _____
Mayor

Attest: _____
City Secretary