



City of Farmers Branch

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

Meeting Minutes

City Council

Tuesday, April 20, 2021

6:00 PM

Council Chambers

Study Session Meeting to be held at 4:00 p.m. with a Dinner Break at 5:15 p.m.

Absent: 1 - Mayor Robert Dye

Present: 5 - Mayor Pro Tem John Norwood, Council Member Terry Lynne, Deputy Mayor Pro Tem Cristal Retana, Council Member Mike Bomgardner and Council Member Michael Driskill

Staff: - City Manager Charles Cox, Deputy City Manager John Land, Assistant City Manager Benjamin Williamson, City Secretary Amy Piukana, City Attorney Peter G. Smith, Police Chief David Hale, Fire Chief Gabe Vargas, Director of Human Resources Brian Beasley, Director of Public Works Marc Bentley, Director of Sustainability & Health Shane Davis, Director of Planning & Zoning AICP Tina M. Firgens, Director of Economic Development Allison Cook, Director of Fleet & Facilities Kevin Muenchow and Director of Communications Jeff Brady

CALL TO ORDER - STUDY SESSION (4 P.M.)

Mayor Pro Tem Norwood called the meeting to order at 4 p.m.

A.1 21-185 Discuss regular agenda items

Mayor Pro Tem Norwood discussed Agenda Item J.5 (TRA Appointment) noting the importance of whoever represents the City that we emphasize sewer needs to reduce costs for our Citizens.

Deputy Mayor Pro Tem Retana, Council Member Lynne and Council Member Driskill expressed interest in serving.

After discussion, the consensus was to appoint Council Member Driskill and Craig Hahn.

Council Member Lynne requested Agenda Items I.2, I.3., I.6, I.7, and I.8 be removed from consent to allow more discussion.

Council Member Bomgardner asked for clarification on Agenda Item I.2 (Metal Building Senlac) in regards to breaking up the items separately and asked for more discussion.

Council Member Driskill stated he supports maintaining on Consent.

After discussion, Mayor Pro Tem Norwood agreed to pull Agenda Items I.2, I.3, I.6 and I.7 off Consent and moved to Regular Session to allow for further discussion and transparency.

A.2 21-152 Receive a legislative update from State of Texas Representative Julie Johnson

This item was skipped and discussed after Item B.1 at 5:02 p.m. State Representative Julie Johnson joined the meeting via Zoom and briefed City Council regarding updates on the Legislative Session.

The City Council discussed Representative Johnson's opinions on local control, City lobbyist, healthcare, census data, new proposed sales tax legislation for shipping verses receiving products, street racing, effects and timing of the proposed sales tax legislation, and a proposed infrastructure bill.

Representative Johnson agreed to keep the City Manager up to date of any legislation that might impact the City in the future.

A.3 21-182 Receive biannual update from the Parks and Recreation Board

Chair Jan Wooldridge briefed City Council regarding this item. He thanked Chair Wooldridge for her service on the Parks and Recreation Board.

A.4 21-186 Discuss future agenda items

Council Member Lynne requested an update on Police compensation, hiring strategy to include a competitive analysis to recruit officers, and suggested a closed executive session noting any action as a result would be conducted in open session.

Deputy Mayor Pro Tem Retana requested a future discussion on the Boards and Commissions process.

B. EXECUTIVE SESSION

The City Council recessed into closed executive session at 4:30 p.m.

B.1 21-194 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 properties:

- ***3940 Spring Valley Road***
- ***3048 Primrose***

The City Council reconvened at 5:01 p.m. into Study Session.

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

Mayor Pro Tem Norwood called the Regular Meeting to order at 6 p.m.

D. INVOCATION & PLEDGE OF ALLEGIANCE

Council Member Lynne provided the invocation and led the Pledge of Allegiance and Pledge to the Texas Flag.

E. CEREMONIAL ITEMS

E.1 21-167 Presentation of a proclamation recognizing Metrocrest Services for their 50th anniversary

Mayor Pro Tem Norwood presented a proclamation recognizing Metrocrest Services for their 50th anniversary. Chief Executive Officer Tracy Eubanks with Metrocrest Services and a group of volunteers were present to accept the proclamation.

E.2 21-184 Acknowledge the Farmers Branch Police Department for achieving re-recognition status through the Texas Police Chiefs Association Law Enforcement Best Practices Program.

The Town of Addison Police Chief Paul Spencer presented Farmers Branch Police Chief David Hale with the award from Texas Police Chiefs Association Law Enforcement for Best Practices Program.

F. REPORT ON STUDY SESSION ITEMS

Council Member Lynne provided a report on Study Session items.

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

City Manager Charles Cox provided an overview on items of Community interest.

H. CITIZEN COMMENTS

Resident Omar Roman 2001 Wittington Place spoke expressing gratitude for updating the citizen comment form into state compliance and expressed opposition of the citizen comment form which requires sign up prior to speaking. Mr. Roman pointed out two typos (Voting start time should be 8 a.m. and fishing event should be April 24th.)

I. CONSENT AGENDA

Mayor Pro Tem Norwood motioned to approve Consent Items. I.1, I.4, I.5, and I.9 (Michael Driskill appointed and Craig Hahn). Motion seconded by Council Member Lynne. Motion approved unanimously.

Resident Omar Roman 2001 Wittington Place asked for clarification on citizen comment time and the items that are being considered as regular items.

Mayor Pro Tem Norwood explained he would allow Mr. Roman to speak on the above items now. Mr. Roman stated he had no comments on the approved items.

I.1 21-187 Consider approving the following City Council meeting minute(s); and take appropriate action

- ***April 6, 2021 City Council Regular***

I.2 R2021-057 Consider approving Resolution No. 2021-57 authorizing the City Manager to approve the purchase and installation of a 40' x 120' metal building at the Senlac Support Center through the Texas Multiple Award Schedule Program (TXMAS) in the total amount of \$74,057 and take appropriate action

Mayor Pro Tem Norwood noted that Agenda Items I.2, I.3, I.6, I.7 and I.8 will be considered together.

Fleet and Facilities Director Kevin Muenchow provided City Council an overview regarding these items.

The City Council asked about risks of not having a construction manager, funding, structure, asbestos and repair remediation costs, landfill location, TCEQ procedures, and future building needs.

Mr. Cox explained the City is looking into renovating the Police Department.

Mayor Pro Tem Norwood stated one resident has filled out a speaker request form.

Resident Omar Roman, 2001 Wittington Place asked what additional expenses might be incurred in the future to complete the project.

Mr. Muenchow stated funding is handled over the next four years noting this is a multi-year project.

Motion made by Mayor Pro Tem Norwood to approve Resolution 2021-057, Resolution No. 058, Resolution No. 2021-061, Resolution No. 2021-062, Resolution No. 2021-063, for a total amount of \$579,742, as presented. Motion seconded by Council Member Driskill. Motion approved unanimously.

- I.3 R2021-058 Consider approving Resolution No. 2021-58 authorizing the City Manager to approve electrical work at the Senlac Support Center through the Buy Board Purchasing Cooperative in the total amount of \$95,800; and take appropriate action**
- I.4 R2021-059 Consider approving Resolution No. 2021-059 authorizing the execution of a Residential Demolition/Rebuild Program Incentive Agreement for the owner of the property located at 14352 Valley Hi Circle; and take appropriate action**
- I.5 R2021-060 Consider approving Resolution No. 2021-060 authorizing an agreement with Freese & Nichols, Inc. for professional design services of the Rawhide Creek Culvert Rehabilitation Project; and take appropriate action**
- I.6 R2021-061 Consider approving Resolution No. 2021-61 authorizing the City Manager to approve building foundation concrete work at the Senlac Support Center through the US Communities Government Purchasing Alliance in the total amount of \$68,376 and take appropriate action**
- I.7 R2021-062 Consider approving Resolution No. 2021-62 authorizing the City Manager to approve purchase and installation of the HVAC system at the Senlac Support Center through the Buy Board Purchasing Cooperative in the total amount of \$59,153 and take appropriate action**
- I.8 R2021-063 Consider approving Resolution No. 2021-63 authorizing the City Manager to approve building interior construction work at the Senlac Support Center through the US Communities Government Purchasing Alliance in the total amount of \$282,356 and take appropriate action**

- I.9 21-198 Consider Board and Commission appointment (Art & Culture Committee); and take appropriate action**

J. REGULAR AGENDA ITEMS

- J.1 21-200 Receive an update regarding economic development.**

Director of Economic Development Allison Cook provided a video of a quarterly Economic Development update.

Mayor Pro Tem Norwood explained one citizen has signed up to speak.

Resident Omar Roman 2001 Wittington Place, asked from the pandemic if we are able to move forward or if we are still experiencing difficulties attracting visitors to the City or are we limited.

Ms. Cook replied stating the sports market has been traveling well, noting the business community hasn't had as many hotels stay but seems to be picking up.

- J.2 21-159 Receive an update from Dallas Medical Center**

Dr. Ruben Garza briefed City Council regarding this item.

The City Council discussed the future with vaccines how the Covid numbers are decreasing, decrease in healthcare due to job loss and the effects from Covid.

Council Member Lynne recognized Vince Falsarella Marketing Director for Dallas Medical Center who was in attendance.

Mayor Pro Tem Norwood noted one resident has requested to speak.

Resident Omar Roman, 2001 Wittington Place stated he had no comments, but wished to reserve his right to speak.

- J.3 21-168 Receive an update from Metrocrest Services**

Metrocrest Services Chief Executive Officer Tracy Eubanks provided an update on Metrocrest Services.

The City Council expressed gratitude to Mr. Eubanks for all the services Metrocrest provides to the community.

Mayor Pro Tem Norwood noted one citizen has registered to speak.

Resident Omar Roman 2001 Wittington Place stated he had no comments, but wanted to reserve his right to speak.

- J.4 ORD-3685 Consider adopting Ordinance No. 3685 granting a franchise to Oncor Electric Delivery Company LLC for a term of 20 years to provide electric utility services within the City of Farmers Branch and providing for compensation for use of the City's right of way; and take appropriate action**

Special Projects Manager John Roach briefed City Council regarding this item.

Mr. Roach introduced Oncor Area Manager Kita Hobbs and CPA Macy Lamb that were present to answer any questions.

The City Council discussed electric provider, easement access, upgrades, power outages, power outages and safety issues at Wittington and Mercer.

Deputy Mayor Pro Tem Retana suggested a partnership to encourage residents to sign up with Oncor to receive communications and utilize reporting features. She asked that power outages be expedited at Wittington and Mercer to provide resident safety.

Mayor Pro Tem Norwood noted one resident has signed up to speak.

Resident Oman Roman 2001 Wittington spoke stating he had nothing to add, but wished to reserve his right to speak.

After discussion, a motion was made by Council Member Lynne to approve Ordinance No. 3685. Motion seconded by Council Member Retana. Motion approved unanimously.

J.5 21-189 Consider appointing an Advisory Committee Representative and Alternate Representative to the Trinity River Authority's Central Wastewater Treatment System; and take appropriate action

Mayor Pro Tem Norwood stated this item was discussed in study session with the recommendation that Michael Driskill and Craig Hahn serve as the representatives to the Trinity River Authority.

Motion by Mayor Pro Tem Norwood that Michael Driskill serve as Regular Member Craig Hahn to serve as Alternate Member of Trinity River Authority. Motion seconded by Council Member Lynne. Motion approved unanimously.

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

Motion made by Mayor Pro Tem Norwood 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 David and Stephanie Haraburda and/or assigns the property described as Lot 8 in Block B, of Valley View Estates No. 3, known as 3048 Primrose for a purchase and sales price of not less than \$200,000 with the resale of said property to be subject to a restriction agreement requiring construction of a single family residence of not less than 3,000 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 \$750,000. Motion seconded by Council Member Bomgardner. Motion approved unanimously.

Motion made by Council Member Bomgardner 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 the Greenhill School a 1.1125+ acre tract out of the Noah Good Survey, Abstract No. 520, generally located at 3940 Spring Valley Road, for a purchase and sales price of not less than \$850,000. Motion seconded by Council Member Driskill. Motion approved unanimously.

L. ADJOURNMENT

Mayor Pro Tem Norwood adjourned the meeting at 7:49 p.m.

Approved by: _____
Mayor Robert C. Dye

Attested by: _____
Amy M. Piukana, City Secretary