



City of Farmers Branch

City Hall
13000 Wm. Dodson Pkwy.
Farmers Branch, TX 75234

Meeting Minutes - Final City Council

Tuesday, March 19, 2013

6:00 PM

Council Chambers

Study Session Meeting to be held at 4:00 PM in Study Session Room

A. STUDY SESSION

The Study Session Meeting was called to order by Mayor Glancy at 4:02 p.m. with the following members of the City Council and City Administration present:

Presiding: 1 - Mayor William P. Glancy

Present: 5 - Mayor Pro Tem David Koch, Deputy Mayor Pro Tem Tim Scott, Council Member Ben Robinson, Council Member Harold Froehlich and Mayor Pro Tem Jeff Fuller

Staff: 14 - Gary D. Greer, Tom Bryson, Rachael Johnson, Charles Cox, Sidney Fuller, Andy Gillies, Jeff Harting, John Land, Kevin Muenchow, Jim Olk, Steve Parker, Randy Walhood, Mark Samuels and Allison Cook

A.1 **Discuss regular city council meeting agenda items.**

Mayor Pro Tem Koch requested Agenda Items F.2 and F.3 be moved from the Consent Agenda to the Regular Agenda.

A.2 **Receive a presentation on new housing concepts.**

Mayor Glancy stated there might be some interest in repurposing shipping containers for use as housing in Farmers Branch, especially by seniors that might be looking to downsize. He introduced Herb Monicibais with the Carrollton-Farmers Branch Chamber of Commerce and Frank Meier with Frank Meier Associates. They presented various designs for use as housing and reported the containers are mold/pest free, low maintenance, long lasting.

Mayor Glancy suggested establishing a planned development for the containers and having a Home Owners Association to handle any maintenance on the facilities. He also stated he wanted a high end finished look for the project. Representatives from the building team stated they were interested in constructing a demo/model in the City.

This Report was presented.

A.3 **Discuss selection of Charter Review Committee.**

There was a brief discussion on specific requirements regarding the Charter Review Committee. Council Members will submit names of citizens to serve on the Charter Review Committee for review at the City Council Meeting to be held on April 2.

This item will be presented again at the April 2, 2013 City Council meeting.

A.4 Discussion of items to be placed on a future City Council meeting agenda (discussion is limited to determination of whether to place an item on a future City Council meeting agenda).

No items were discussed.

*During open session Mayor Glancy read the Agenda Items for Executive Session.
The Study Session meeting concluded at 5:08 p.m.*

I. EXECUTIVE SESSION

The City Council convened into Executive Session at 5:20 p.m.

**I.1 Discuss land acquisitions - Texas Government Code Section 551.072:
Discuss purchase, sale, exchange, lease or value of real property in the following area - for the area generally bounded by Midway Road, Valwood Parkway and Belt Line Road, I-635 and Denton Drive.**

I.2 Discuss economic development incentives - Texas Government Code Section 551.087:
(a) Discuss economic development incentives for project Always on My Mind, a relocation of a multi-state office consolidation
(b) Discuss economic development incentives for the expansion of an existing medical office headquarters

The City Council concluded Executive Session at 5:50 p.m.

J. THE CITY COUNCIL RECONVENES INTO OPEN SESSION

The Regular Meeting was called to order by Mayor Glancy at 6:00 p.m.

*The following motion was made relating to Agenda Item I.1:
Motion by Deputy Mayor Pro Tem Scott authorizing the City Manager to negotiate and execute on behalf of the City of Farmers Branch a purchase and sale agreement with the Farmers Branch Local Government Corporation for the sale of city owned lot 2644 Mount View Farmers Branch Block 4, Lot 12-Valley View 5, for the purpose of resale by the Farmers Branch Local Government Corporation to Sandy Smith for \$50,000 subject to a restriction agreement that requires the purchaser to construct a residence of approximately 2600 square feet with an appraised value of approximately \$400,000 including the land, and to execute any amendments or instruments related thereto, seconded by Council Member Robinson. The motion carried unanimously.*

*The following motion was made relating to Agenda Item I.2(a):
Motion by Council Member Froehlich authorizing the City Manager to negotiate and execute on behalf of the City of Farmers Branch an economic development agreement with project Always on My Mind to provide an incentive of \$1 per square feet of space leased up to a maximum of \$56,000 for the company relocation to the City to be paid as the company occupies the leased space over a 2 year period*

provided the company enters into a ten (10) year lease for approximately 56,000 square feet of space at 1505 LBJ, seconded by Council Member Fuller. The motion carried unanimously.

*The following motion was made relating to Agenda Item I.2(b):
Motion by Council Member Robinson authorizing the City Manager to negotiate and execute on behalf of the City of Farmers Branch an economic development agreement with CCS Medical for the company expansion of operations in the City to provide an incentive of \$1 per square feet of additional space leased up to a maximum of \$50,800 to be paid as the company occupies the additional space over a two (2) year period, provided the company enters into a lease for the expansion space, seconded by Mayor Pro Tem Koch. The motion carried unanimously.*

B. INVOCATION & PLEDGE OF ALLEGIANCE

Deputy Mayor Pro Tem Scott gave the Invocation and Council Member Robinson led the Pledge of Allegiance.

C. CEREMONIAL ITEMS

C.1 Receive donation of a bronze sculpture in honor of Lorraine Blair and take appropriate action.

Mayor Glancy highlighted the contributions that Lorraine Blair made to the City. Former Mayor Dave Blair and family members of Lorraine Blair were in attendance.

A motion was made by Mayor Pro Tem Koch, seconded by Deputy Mayor Pro Tem Scott, that this Donation be accepted. The motion carried unanimously.

Aye: 5 - Mayor Pro Tem Koch, Deputy Mayor Pro Tem Scott, Council Member Robinson, Council Member Froehlich and Mayor Pro Tem Fuller

C.2 Consider Board and Commission appointments and take appropriate action.

A motion was made by Council Member Robinson, seconded by Deputy Mayor Pro Tem Scott, to appoint the following:

North Dallas Water Supply Corporation - Gary Greer and Charles Cox

Animal Shelter Advisory Committee - Gerald Pendery, Becky Fisher, and Louise Henning

The motion carried unanimously.

Aye: 5 - Mayor Pro Tem Koch, Deputy Mayor Pro Tem Scott, Council Member Robinson, Council Member Froehlich and Mayor Pro Tem Fuller

D. REPORT ON STUDY SESSION ITEMS

Mayor Glancy reported on the following:

Anyone interested in serving on the Charter Review Committee should submit their name to a member of the City Council or to the City Secretary.

A report on new housing concepts for small independent senior housing was presented.

Mayor Glancy also announced Agenda Items F.2 and F.3 were going to be moved from the Consent Agenda to the Regular Agenda.

E. ITEMS OF COMMUNITY INTEREST

Pursuant to Section 551.0415 of the Texas Government Code the City Council may report on the following items: 1) expression of thanks, congratulations or condolences, 2) information about holiday schedules, 3) recognition of individuals, 4) reminders about upcoming city events, 5) information about community events and 6) announcements involving an imminent threat to public health and safety.

Mayor Pro Tem Scott reported on the Firehouse Theatre's production of Nunsense. The Firehouse Theatre is staging the production at the Knights of Columbus facility located at 2280 Springlake. For ticket pricing and information please call (972) 620-3747.

*Gary Greer, City Manager presented the following report to the community:
Library Amnesty - bring in canned goods to benefit Metrocrest Social Services and get your library fines forgiven through March 24
CityWide CleanUp Day - to be held on April 13 at Oran Good Park parking lot from 9:00 a.m. until noon
Encounters from the Past - to be held on April 5-6 and April 12-13 at Keenan Cemetery and will feature historical tours featuring costumed re-enactors
Date Night - to be held on April 20 beginning at 6:30 p.m. at the Farmers Branch Historical Park, featuring gourmet food trucks, performances by the Dallas band The O's, and an outdoor movie (Trouble with the Curve)
Liberty Fest - to be held on May 25 at the Farmers Branch Historical Park with Easton Corbin, Jack Ingram and Randy Houser as confirmed featured performers*

F. CONSENT AGENDA

Consent Agenda Items F.2 and F.3 were moved to the Regular Agenda.

F.1 Consider approval of minutes of the City Council meeting held on March 5, 2013 and take appropriate action.

A motion was made by Mayor Pro Tem Koch, seconded by Council Member Froehlich, to approve Agenda Item F.1 as presented. The motion carried unanimously.

Aye: 5 - Mayor Pro Tem Koch, Deputy Mayor Pro Tem Scott, Council Member Robinson, Council Member Froehlich and Mayor Pro Tem Fuller

G. PUBLIC HEARINGS

There were no Public Hearing items on the agenda.

H. REGULAR AGENDA ITEMS**H.1 Receive an update from LBJ Express on the reconstruction project.**

Andy Rittler with LBJ Express presented an update of the reconstruction project. Currently there are approximately 350 pieces of equipment being used on the project, with approximately 250,000 cars passing through the construction zone each day.

By year end approximately 400,000 cars will pass each day, roadways will total 165 lane miles, which is equivalent to 280 football fields, and there will be 28 lanes across Josey Lane and LBJ. There has been a live person call center implemented to provide improved customer service, and a video at LBJExpress.com that will provide an overview of the project. The project schedule and budget is on track. The project should be completed in 2016.

Mayor Glancy thanked Mr. Rittler for keeping everyone informed and for minimizing the impact to the City.

This Report was presented.

H.2

Consider approving Resolution No. 2013-020 authorizing an Economic Development Residential Demolition/Rebuild Program Incentive Agreement for the property located at 13806 Lillard Lane and take appropriate action.

Allison Cook, Business Development Specialist stated the applicant was applying for an incentive to demolish an existing 1,556 square foot single-family detached residential dwelling currently valued at \$71,600. The proposed improvement(s) will be approximately a 2,421 square feet with an estimated value of \$190,000. The applicant was present for the meeting.

A motion was made by Council Member Robinson, seconded by Council Member Fuller, that this Resolution be approved. The motion carried unanimously.

Aye: 5 - Mayor Pro Tem Koch, Deputy Mayor Pro Tem Scott, Council Member Robinson, Council Member Froehlich and Mayor Pro Tem Fuller

H.3

Consider adopting Ordinance No. 3222 amending the residential construction code to require a permit and inspection of foundation repair and take appropriate action.

Jim Olk, Community Services Director reported the City Council requested City Administration to review the requirements of surrounding municipalities regarding foundation repair and to prepare an ordinance that would require a building permit and inspection for foundation repair in the City. Staff reported their finding of area cities regarding their requirements for foundation repair.

A motion was made by Council Member Robinson, seconded by Council Member Froehlich, that this Ordinance be adopted. The motion carried unanimously.

Aye: 5 - Mayor Pro Tem Koch, Deputy Mayor Pro Tem Scott, Council Member Robinson, Council Member Froehlich and Mayor Pro Tem Fuller

F.2

Consider approving Resolution No. 2013-017 awarding the bid for the Dallas County Community Development Block Grant project for the reconstruction of Goodwater Street from Richland Avenue to the northern end with sidewalk access to Squire Park, authorizing a contract with Jim Bowman Construction Company, L.P. and take appropriate action.

Randy Walhood, Public Works Director reported there are several funding sources that will be utilized for this project and that \$85,522 of the funding is from a federal grant program that is administered through Dallas County.

A motion was made by Mayor Pro Tem Koch, seconded by Deputy Mayor Pro Tem Scott, that this Resolution be approved. The motion carried unanimously.

Aye: 5 - Mayor Pro Tem Koch, Deputy Mayor Pro Tem Scott, Council Member Robinson, Council Member Froehlich and Mayor Pro Tem Fuller

F.3

Consider approving Resolution No. 2013-018 authorizing a unit price contract for the Annual Concrete Repairs Project with Jim Bowman Construction Company L.P. and take appropriate action.

Mr. Walhood reported the project locations. He also reported a portion of this project would be funded by Dallas County through the Road & Bridge Fund.

Council Member Fuller asked if the sidewalk on Webb Chapel, before Golfing Green, could be extended and included in this year's projects. Staff Administration stated it could be included.

Resident Johnny Jackson asked if the sidewalk along Marsh Lane between Brookhaven Club Drive and Wooded Creek was going to be replaced. Randy Walhood, Public Works Director will schedule a time to meet with Mr. Jackson to discuss further.

A motion was made by Council Member Robinson, seconded by Council Member Fuller, that this Resolution be approved. The motion carried unanimously.

Aye: 5 - Mayor Pro Tem Koch, Deputy Mayor Pro Tem Scott, Council Member Robinson, Council Member Froehlich and Mayor Pro Tem Fuller

K. ADJOURNMENT

A motion was made by Mayor Pro Tem Koch, seconded by Council Member Fuller, that this be adjourned. The motion carried unanimously.

The meeting adjourned at 6:58 p.m.

William P. Glancy, Mayor

ATTEST:

Angela Kelly, City Secretary