



City of Farmers Branch City Council Minutes

Tuesday, January 22, 2019

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 Terry Lynne; Deputy Mayor Pro Tem Mike Bomgardner; Council Member Reyes
- Staff:** - Charles Cox, City Manager; John Land, Deputy City Manager; Amy Piukana, City Secretary; Pete Smith, City Attorney; Ben Williamson, Assistant to the City Manager; Hugh Pender, Building Official; David Hale, Police Chief; Dean Habel, Deputy Police Chief; Jay Siegal, Deputy Police Chief; Steve Parker, Fire Chief; Shane Davis, Director of Sustainability and Environmental Services; Sherrelle Evans-Jones Director of Finance; Brian Beasley, Director of Human Resources; Allison Cook, Director of Economic Development; Tina Firgens, Director of Development

A. CALL TO ORDER – STUDY SESSION (3 P.M.)

Mayor Dye opened the meeting at 3 p.m.

A.1 19-26 Discuss regular City Council meeting agenda items

Mayor Pro Tem Norwood asked for clarification agenda item H.2, (license plate readers) in regards to location, duration of the pilot program and how to measure success, costs, appearance and data.

Chief Hale replied explaining the City of Coppell and City of Carrollton has had a huge success in capturing data with these systems. He explained the Police Departments could coordinate sharing of data.

Deputy Chief Habel explained the cost depends on the number of cameras with the initial setup cost being paid upfront.

Council Member Blackson asked which intersections would be next for installation.

Chief Hale replied explaining Josey at Ridge Oak has been identified for the next installation.

Mayor Pro Tem Norwood requested data on the success of City of Coppell's program.

Chief Hale replied stating he would obtain this information and email the City Council with the findings.

Mayor Pro Tem Norwood asked for clarification on Agenda Item H.5, (abandoning easement) in regards to the location and who made the request.

Director of Public Works Marc Bentley replied stating the new Tile Place Business made the request for the easement abandonment.

Council Member Lynne asked if utilities are at this location.

Mr. Bentley replied stating no utilities are at this location.

Deputy Mayor Pro Tem Bomgardner asked for clarification on page 7 and page 3 of the Grant Thornton presentation, regarding reserve funds, water and sewer cost recovery and rainy day reserve funds.

City Manager Charles Cox explained the clinic incentive was the \$300,000 which is contained within the figures. He noted, in regards to water and sewer, this is a recovery plan, as the City had increased rate structure with higher use and increased development.

Council Member Lynne asked for clarification on Agenda Item H.6, Master Development Agreement.

Mr. Cox explained that as part of the original approved Master Development Agreement, each property within the TIF No.3 has collateral for the debt. He stated the rights to the collateral went into different investment groups, however as developments occur, rights can be assigned and transferred to other groups. He further stated there is no risk, and the property owner pays the assessment.

Council Member Blackson asked for clarification on Agenda Item H.6, Master Development Agreement, if this is typical for other cities.

Mr. Cox replied stating this is very common.

A.2 19-08 Receive a report from the Historical Preservation Board

Assistant Director Michael Mashburn introduced Historical Preservation and Restoration Board Chair Bill Stolp who provided an update. Mr. Stolp reviewed the barn tour, STEPS program, and provided details of the past year's activities and events.

Council Member Lynne asked if the STEP necessary, and noted if the City moves forward to construct a barn, we need to identify if this is an event or museum facility. He asked what the cost of the design. He noted this would require marketing of events and possibly more staff.

Mr. Mashburn replied stating the City spent approximately \$6,000 for the design study.

Mayor Pro Tem Norwood explained the project has a lot of potential, however; we still need to gather more information and obtain a business plan prior to investing.

Deputy Mayor Pro Tem Bomgardner explained he has changed his view of the idea, and feels this is a progressive plan to make the Park more than what it currently is.

Mayor Pro Tem Norwood requested reducing the Historical Park Board updates to twice a year.

A.3 19-38 Receive a report from the Planning and Zoning Commission

Planning Director Tina Firgens introduced the Planning and Zoning Chairman David Moore who provided an update. Chairman Moore reviewed the purpose of the Commission, current Commissioners, accomplishments, FY 18-19 Work Program, and future items.

City Council discussed permeable pavers, parking, and challenges with water runoff in regards to developments, landscaping, and public private landscape partnerships.

Council Member Reyes suggested looking into the City of Grapevine's Green Ribbon program.

Ms. Firgens stated she would research Grapevine's Green Ribbon program noting the City of Richardson provided financial assistance with landscaping.

Council Member Lynne suggested reaching out to TXDOT to see if the City could obtain partnership for landscaping.

A.4 19-09 Receive an update on Economic Development activity within and surrounding the Station Area

Economic Development Director Allison Cook briefed City Council regarding Economic Development activities along the Station Area.

Council Member Reyes requested a trail system update.

Ms. Cook agreed to provide Council Member Reyes with a map of the trails project.

A.5 19-20 Discuss Emerging Trends Impacting City Land Use Policy

Assistant to the City Manager Ben Williamson briefed City Council regarding this item. Mr. Williamson reviewed local control, sharing economy, space rental, transportation, social food, lodging, defining smart cities, sensors, self-driving vehicles, self-flying vehicles, 6G wireless and community sensing.

The City Council discussed Air BNB's, motel tax, City policy and regulations.

A.6 19-20 Discuss the City's Road Hump Policy

Director of Public Works Marc Bentley briefed City Council reviewing the current criteria and policy requirements for road humps.

The City Council discussed road hump requirements, current policy, petition requirements, public safety access, street length requirements and costs.

After discussion, the City Council directed City Administration to bring forward the following amendments: Reduce length of street to 1000 ft., option for humps if criteria not met would be 100% percent petition signatures from neighborhood, Public Safety (Fire & Police) approval, a 50% upfront installation payment from neighborhood and a 50% City shared cost of hump installation, noting 100% of removal costs be paid by the neighborhood.

Mayor Dye recessed for a break at 5:15 p.m. and reconvened the meeting at 5:22 p.m.

A.7 19-53 Discuss the Service Center Project

Fleet and Facilities Director Kevin Muenchow briefed City Council reviewing the timeline

of the new Service Center project.

The City Council discussed productivity results, costs, current building use and work elements.

The City Council discussed project costs, employee productivity and efficiencies.

Mayor Dye noted the building is 50 years old and noted funding has been allocated for this specific project.

The City Council had no further discussion, and Mr. Muenchow explained the City Council would have an action item at the next City Council meeting.

A.8 Presentation and discussion on a Solar Initiative

Mayor Dye briefed City Council regarding this item. He provided a presentation on solar power, reviewed electric rate comparisons, facility rooftop solar panels, landfill solar, financial options, and next steps. Mayor Dye noted this could be a future discussion at the Strategic Workshop.

A.9 19-27 Discuss agenda items for future City Council meetings

No discussion.

Mayor Dye adjourned the Study Session meeting at 5:59 p.m.

B. CALL TO ORDER – REGULAR MEETING (6 P.M.)

Mayor Dye called the meeting to order at 6:04 p.m.

C. INVOCATION & PLEDGE OF ALLEGIANCE

Mayor Dye provided the Invocation; student Addison Derrick led the Pledge of Allegiance Pledge to the Texas Flag.

D. CEREMONIAL ITEMS

D.1 19-40 Presentation of the 2019 Outstanding Advocate for Mentoring Award

Carrollton Farmers Branch Independent School Board (CFBISD) Superintendent Dr. John Chapman presented Mayor Dye with the 2019 Outstanding Advocate for Mentoring Award.

D.2 19-41 Presentation of a Proclamation recognizing January as Carrollton Farmers Branch Independent School Board month

Mayor Dye presented CFBISD a proclamation designating January as Carrollton Farmers Branch School Board month. CFBISD School Board Members Sally Derick and Guillermo William Ramos attended to accept the proclamation.

E. REPORTS ON STUDY SESSION ITEMS

Council Member Reyes provided a report of Study Session items.

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

City Manager Charles Cox provided a City Manager's report to the community.

G. CITIZEN COMMENTS

Resident Helen Elliot spoke with concerns regarding neighborhood home rentals, noise and activity with home rentals and street parking on Ridgeoak Way.

Resident Judy McCullum spoke on behalf of herself and two neighbors who reside on Ridgoak Way about the property located at 3751 Ridgoak Way being utilized as a rental property (AIRBNB/VRBO) and had concerns with party activities, noise, parking and security.

Council Member Reyes and Council Member Lynne asked that the Police Department and Code Enforcement address these concerns.

H. CONSENT AGENDA

- H.1 19-25 Consider approving minutes of the regular City Council meeting held on January 8, 2019; and take appropriate action**
- H.2 R2019-08 Consider approving Resolution No. 2019-08 authorizing the City Manager to purchase six (6) fixed license plate readers (LPR's), software, and accessories from Vigilant Solutions for use by the police department; and take appropriate action**
- H.3 19-35 Consider reappointing the Board of Directors for the Tax Increment Reinvestment Zone No. 3 Board; and take appropriate action**
- H.4 19-37 Consider excusing the absence of Council Member Reyes from the January 8, 2019 City Council meeting; and take appropriate action**
- H.5 ORD-3555 Consider adopting Ordinance No. 3555 abandoning and quitclaiming all rights, title and interest in a utility easement located within a portion of Lot 1, Block A, Trinity East Addition; and take appropriate action**
- H.6 R2019-17 Consider approving Resolution No. 2019-17 consenting to Collateral Assignment of Master Development Agreement with CADG Mercer Crossing Holdings, LLC; and take appropriate action**

Motion made by Council Member Blackson to approve Consent Items H.1 through H.6, as presented. Motion seconded by Deputy Mayor Pro Tem Bomgardner. Motion prevailed by the following vote:

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

I. REGULAR AGENDA ITEMS

- I.1 R2019-09 Consider approving Resolution No. 2019-09 adopting the Comprehensive Annual Financial Report for the fiscal year ending September 30, 2018 as submitted by Grant Thornton, LLP; and take appropriate action**

Director of Finance Sherrelle Evans Jones briefed City Council regarding this item. She introduced Ben Kohnle and Natalie Wood with Grant Thornton Auditors who provided annual audit results.

Council Member Lynne made a motion to approve Resolution No. 2019-09. Motion seconded by Mayor Pro Tem Norwood. Motion prevailed by the following vote:

Ayes: 5 -

Mayor Pro Tem Norwood, Deputy Mayor Pro Tem Bomgardner, Council Member Blackson, Council Member Lynne, Council Member Reyes

J. ADJOURNMENT

Mayor Dye made a motion to adjourn the meeting. Motion seconded by Council Member Blackson. Motion prevailed by the following vote:

Ayes: 5 -

Mayor Pro Tem Norwood, Deputy Mayor Pro Tem Bomgardner, Council Member Blackson, Council Member Lynne, Council Member Reyes

The meeting adjourned at 6:50 p.m.

Signed: _____

Mayor

Attest: _____

City Secretary