



City of Farmers Branch City Council Minutes

Tuesday, February 5, 2019

Farmers Branch City Hall
13000 William Dodson Pkwy
Farmers Branch, TX 75234

Council Chambers

- Presiding:** 1 - Mayor Robert C. Dye
- Present:** 4 - Mayor Pro Tem John Norwood; Council Member Bronson Blackson; Council Member Terry Lynne; Deputy Mayor Pro Tem Mike Bomgardner
- Absent:** 1 - Council Member Reyes
- Staff:** - John Land, Deputy City Manager; Amy Piukana, City Secretary; Ben Williamson, Assistant City Manager; Braden Metcalf, City Attorney; Hugh Pender, Building Official; David Hale, Police Chief; Steve Parker, Fire Chief; Katy Evans, Sustainability Manager; 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 Planning

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

Mayor Dye opened the meeting at 3 p.m.

A.1 19-51 Discuss regular City Council meeting agenda items

Mayor Pro Tem Norwood asked for clarification on Agenda Item J.2 (R2019-19, Custodial Services).

Director of Fleet and Facility Services Kevin Muenchow explained the current vendor was chosen based on bid requirements.

Mayor Pro Tem Norwood stated on Agenda Item J.3, (Library Bond) he hasn't completed his review of the bid materials, and needs more time to review prior to voting on this item.

After discussion, the City Council agreed to table Agenda Item J.3, and called for a Special Meeting at 4 p.m. on Wednesday, February 13, 2019, to discuss the Library bond item. The Council agreed no action would be taken this evening.

Council Member Lynne asked for clarification on Item J.2, Custodial Services, if the City withheld payment due to poor service and what are the next steps.

Mr. Muenchow replied stating the contracts are written with a 60-day wrap up period and contain a performance penalty clause.

Deputy Mayor Pro Tem Bomgardner asked for clarification on Agenda Item H.7 (R2019-20, Dell Marketing Computers), in regards to the process and computer replacement timeline.

Director of Information Services Mark Samuels replied explaining the City replaces laptops every four years and desktops every five years.

Deputy Mayor Pro Tem Bomgardner asked for clarification on Agenda Item I.1 (Ord. 3553), on the zoning change.

Director of Planning Tina Firgens replied stating the zoning change is from commercial to multifamily and will be rental property.

Mayor Pro Tem Norwood asked for clarification, on owner occupied property and rentals.

Developer Lucy Billingsly replied stating with the multifamily many upgrades would be included, noting Phase 3 would contain townhomes.

Council Member Lynne asked for clarification on Agenda Item H.4, (Traffic Signal Cabinets), in regards to graphic wraps.

Mr. Bentley replied explaining cabinets would contain a City of Farmers Branch logo graphic.

Council Member Lynne asked for clarification on Agenda Item H.5 (Computers), if the City has received savings with the new ERP implementation and if any staffing positions have been eliminated as a result.

Finance Director Sherrelle Evans-Jones replied explaining this a multiple phase project, which went live yesterday. She further stated with new software comes shifts and responsibilities and none of these adjustments have resulted in elimination of positions; however, it does provide improved efficiencies.

Deputy City Manager John Land explained the new ERP system replaces a 25-year-old system that has an improved workflow software. He further stated the goal was to obtain efficiencies and maximize functions.

A.2 19-47 Receive a report on Urban Wildlife

Animal Shelter Manager Miguel Gauna introduced Urban Biologist Rachel Richter with Texas Parks and Wildlife who reviewed tips for dealing with coyotes and wildlife.

The City Council discussed disposition methods of coyotes, reporting and penalties if residents take measures into their own hands.

Council Member Blackson asked if bobcats were handled in the same manner.

Ms. Richter replied stating bobcats would be handled in the same manner.

Resident Chuck Williamson spoke stating public education is key.

Council Member Blackson directed City Administration to send out public education on Urban Wildlife.

A.3 19-62 Discuss Phase Two Environmental Site Assessment 2710-2784 Valwood Parkway, Farmers Branch, Texas

Economic Development Director Allison Cook briefed City Council regarding this item. Ms. Cook explained a Phase Two Environmental Site Assessment was recommended to validate previous remediation efforts at this site.

A.4 19-63 Discuss New Library Proposals and the future of the Farmers Branch Library

Assistant City Manager Ben Williamson briefed City Council regarding this item.

Council Member Blackson reviewed statistics on investing now verses waiting and building a new Library verses renovation.

Mayor Dye asked Ms. Billingsly what her experience has been in regards to rising construction costs.

Ms. Billingsly noted steel went up 30%. She stated the price of concrete and other materials is rising.

Council Member Lynne requested an itemized estimate of every element of cost related to this project.

Deputy Mayor Pro Tem Bomgardner stated we are holding the Library to a different standard, noting we have the space, competent construction companies have bid, and to delay would be financially irresponsible.

Mayor Pro Tem Norwood explained he has only reviewed two bids and needs more time to review the rest. He further stated he needs review the demolition costs and any other costs that may need to be addressed.

A.5 19-52 Discuss agenda items for future City Council meetings

Council Member Blackson asked for gas line replacement updates in a memorandum form, and a masonry ordinance update on alternative materials.

Council Member Lynne asked for an update on Demo Rebuilds to include City lots owned, sold and purchased, Christmas activity metrics, and an Animal Control update on Dangerous Dogs.

Mayor Pro Tem Norwood requested a future agenda item to discuss train noise on the west side.

Mayor Dye recessed for a break at 4:50 p.m.

Mayor Dye reconvened into executive session at 4:56 p.m.

B. EXECUTIVE SESSION

B.1 19-61 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 property located at 2668 Leta Mae, Farmers Branch, TX

City Council may convene into a closed executive session pursuant to 551.071 of the Texas Government Code to consult with the City Attorney regarding:

- Property located at 3751 Ridge Oak Way, Farmers Branch, TX

Mayor Dye recessed from executive session at 5:22 p.m.

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

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

D. INVOCATION & PLEDGE OF ALLEGIANCE

Council Member Lynne led the invocation, Pledge of Allegiance and Pledge to the Texas flag.

E. REPORT ON STUDY SESSION ITEMS

Deputy Mayor Pro Tem Bomgardner provided a report on Study Session items.

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

Deputy City Manager John Land provided a City Manager's report to the community.

G. CITIZEN COMMENTS

No speakers

H. CONSENT AGENDA

H.1 19-50 Consider approving minutes of the regular City Council meeting held on January 22, 2019; and take appropriate action

H.2 ORD-3552 Consider adopting Ordinance No. 3552 ordering a General Election to be held on May 4, 2019 for the purpose of electing two (2) members of the City Council for City Council District 1 and District 4; and take appropriate action.

H.3 R2019-14 Consider approving Resolution No. 2019-014 authorizing a unit price contract with Road Master Striping, LLC for maintaining lane markings on various City streets through a Cooperative Purchasing Interlocal Agreement with the City of Allen; and take appropriate action

H.4 R2019-15 Consider approving Resolution No. 2019-015 awarding the bid for traffic signal cabinets to Paradigm Traffic Systems through the Local Government Cooperative (BuyBoard) Contract No.524-17; and take appropriate action

H.5 R2019-16 Consider approving Resolution No. 2019-16 authorizing the City Manager to purchase Data Server Hardware from EST Group utilizing the State of Texas Department of Information Resources Contract No. DIR-TSO-3763; and take appropriate action

H.6 R2019-18 Consider approving Resolution No. 2019-018 adopting the revised Road Hump Policy and take appropriate action.

H.7 R2019-20 Consider approving Resolution No. 2019-20 authorizing the City Manager to purchase replacement desktop, laptop and rugged mobile computer systems and associated accessories in an amount not to exceed \$159,000 from Dell Marketing, L.P.; and take appropriate action

Motion made by Council Member Blackson to approve Consent Items H.1 through H.7.
Motion seconded by Council Member Lynne. Motion prevailed by the following vote:

Ayes: 4 - Mayor Pro Tem Norwood, Deputy Mayor Pro Tem Bomgardner, Council Member Blackson, Council Member Lynne

I. PUBLIC HEARING

- I.1 ORD-3553** Conduct a public hearing and consider adopting Ordinance No. 3553 for a request for a Zoning change for two lots: an approximate 19.51-acre lot located on the south side of the future extension of Mercer Parkway, 420 feet east of Commerce Street, changing from Commerce District to Mid-Density Residential District within Planned Development District No. 88 (PD-88); and an approximate 7.14-acre lot located at the southwest corner of Wittington Place and Senlac Drive, changing from Office-1 District to Mid-Density Residential District within Planned Development District No. 88 (PD-88); including amending the Planned Development District No. 88 (PD-88) Regulating Plan; and take appropriate action

Director of Planning Tina Firgens provided a detailed presentation on this item noting these are two properties being rezoned (Lot 1 from PD-88/Commerce) and (Lot 2 PD-88 Office-1 to PD-88/Mid-Density).

The City Council discussed parking, number of apartment units, swale, and owner occupied unit numbers.

Mayor Pro Tem Norwood asked Ms. Billingsly to coordinate with the Public Art Committee on art designs.

Resident Pat Edmiston spoke asking what percentage would be owner occupied and asked City Council to maintain that requirement.

Ms. Billingsly replied stating she estimates approximately 60 townhomes would be in the owner occupied zone.

Motion made by Council Member Lynne to close the public hearing and adopt Ordinance No. 3553, as presented. Motion seconded by Mayor Pro Tem Norwood. Motion prevailed by the following vote:

Roll Call Vote:

Ayes: 3 - Mayor Pro Tem Norwood
Deputy Mayor Pro Tem Bomgardner
Council Member Lynne

Naye: 1 - Council Member Blackson

J. REGULAR AGENDA ITEMS

- J.1 R2019-06** Consider approving Resolution No. 2019-06 approving a Professional Services Agreement with Kimley-Horn and Associates, Inc. relating to the design of the pedestrian crossings and Midway Road feasibility study; and take appropriate action

Director of Sustainability and Public Health Shane Davis briefed City Council regarding this item.

After discussion, motion made by Council Member Blackson to approve Resolution No. 2019-06, as presented. Motion seconded by Deputy Mayor Pro Tem Bomgardner. Motion prevailed by the following vote:

Ayes: 4 - Mayor Pro Tem Norwood, Deputy Mayor Pro Tem Bomgardner, Council Member Blackson, Council Member Lynne

J.2 R2019-19 Consider approving Resolution No. 2019-19 authorizing the City Manager to execute a contract for custodial services with AHI Facility Services, Inc through City Bid 19-05 in the total amount of \$548,152; and take appropriate action

Director of Fleet and Facilities Kevin Muenchow briefed City Council regarding this item.

Ms. Lisa Estrada with AHI Facility Services, Inc. spoke explaining many vendors bid to win, noting her company bids fairly in order to complete the work.

City Council discussed past performance deficiencies, retention rating, and management styles at AHI Facility Services, Inc.

After discussion, motion made by Council Member Blackson to approve Resolution No. 2019-19, as presented. Motion seconded by Deputy Mayor Pro Tem Bomgardner. Motion prevailed by the following vote:

Ayes: 4 - Mayor Pro Tem Norwood, Deputy Mayor Pro Tem Bomgardner, Council Member Blackson, Council Member Lynne

J.3 ORD-3557 Consider adopting Ordinance No. 3557 calling for a bond election for May 04, 2019 making provisions for conducting the Election and other provisions relating thereto; and take appropriate action.

Mayor Dye stated as previously discussed in Study Session the Council would allow citizens to comment, however; the Council will not take action on this item until they have time to review all bid proposals. He announced a Special Called meeting has been set for February 13, 2019 at 4 p.m. for Council action.

The City Council discussed current escalations of operation and maintenance costs to the existing Library, renovation verses new build costs, and dates to hold a bond election.

The following citizens spoke:

- Bonnie Potraza spoke on behalf of two residents and provided history and process of the Library Board's recommendation to move forward with a bond for a new Library.
- Jennifer Maddux spoke in support of a new Library.
- Mike Harrison spoke undecided requesting that Council take more time to review all options and obtain more details. He stated there are only two districts up, and turnout might be low with a May 4, 2019 Bond Election.
- Rick Lyon did not speak but filled out a speaker request card as undecided.
- Dr. Jennifer Hudson Allen spoke in support of the Library and asked that the Council move forward with a bond election for a new Library as soon as possible, noting with the new dual credit program to students there will be a need for facility.

Council Member Lynne expressed concerns with the lack of information on parking structure, demolition of the old building, asbestos remediation, return of old location to the park, parking removal and equipment. He stated the Library Board should have these answers to sell this to the taxpayers. He further stated he supports a November ballot.

Deputy Mayor Pro Tem Bomgardner stated we need to move forward with a Bond Election and let the citizens decide.

There was no action on this item.

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

Council Member Lynne made a motion that the City Manager be authorized to take such action on behalf of the City as may be reasonable and necessary to purchase, or authorize the purchase of Lot 18, Block B of Letha Lee Heights, also known as 2668 Leta Mae Lane, for a purchase price not to exceed \$158,000.00 plus standard closing and acquisition costs and to sign, or authorize the City's agent to sign such other agreements, documents, and any amendments thereto, as the City Manager, in consultation with the City Attorney, deems reasonable and necessary with respect to the closing of said transaction. Motion seconded by Mayor Pro Tem Norwood. Motion prevailed by the following vote:

Ayes: 4 - Mayor Pro Tem Norwood, Deputy Mayor Pro Tem Bomgardner, Council Member Blackson, Council Member Lynne

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

The meeting adjourned at 7:59 p.m.

Signed: _____

Mayor

Attest: _____

City Secretary