



City of Farmers Branch

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

Meeting Minutes

City Council

Tuesday, July 13, 2021

6:00 PM

Council Chambers

Study Session Meeting to be held at 3:00 p.m. with a Dinner Break at 5:15 p.m.

Presiding: 1 - Mayor Robert Dye

Present: 5 - Deputy Mayor Pro Tem Cristal Retana, Council Member Traci Williams, Council Member Terry Lynne, Council Member Michael Driskill and Council Member David Merritt

Staff: - City Manager Charles Cox, Deputy City Manager John Land, Assistant City Manager Benjamin Williamson, City Secretary Amy Piukana, City Attorney Braden Metcalf, Deputy Police Chief Jay Siegel, Fire Chief Gabe Vargas, Director of Human Resources Brian Beasley, Director of Public Works Marc Bentley, Director of Sustainability & Health Shane Davis, Sustainability Manager Alex Pharmakis, Director of Planning & Zoning AICP Tina M. Firgens, Director of Economic Development Allison Cook, Director of Library Services Denise Wallace, Director of Information Services Mark Samuels, Director of Fleet & Facilities Kevin Muenchow and Director of Communications Jeff Brady

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

Mayor Dye called the meeting to order at 3 p.m.

A.1 21-303 Discuss regular agenda items

Council Member Merritt made comments on Agenda Item I.2, Storm Drainage Manual.

Council Member Merritt asked if the document contains a review date, in the future. Mr. Bentley noted review is not necessary unless the rainfall intensity increases.

Council Member Merritt after review, he noticed several references to ordinances not listed within the appendix or bibliography. Mr. Bentley replied stating the links were provided in order to minimize the document to allow it to be emailed.

Council Member Merritt asked if there is a diagram or flow chart of the process. Mr. Bentley stated he didn't include a flow chart since this process is a small piece of the bigger process.

Council Member Merritt asked there was a definition of private development.

Mr. Bentley replied stating anything non-public was assumed to be private development.

Council Member Lynne asked for clarification on Agenda Item I.4, (I-35 Betterments) and I.9 (Solar Panels).

Ms. Firgens noted TXDOT has delayed their contract; therefore, she is requesting to extend the I-35 Betterments Task Force.

Mr. Davis replied stating City Council will review a change order to add additional solar panels at the Library, and Sustainability Manager Alex Pharmakis will provide details during his presentation later in the meet.

A.2 21-288 Review and Discuss Updates to Chapter 56: Property Maintenance

Code Enforcement Manager Leo Bonanno provided a final draft of Chapter 56 to the City Council. Mr. Bonanno reviewed vegetation changes, noting he needs Council direction on maximum grass and weed height. He asked if City Council prefers eight or twelve inches. He also asked City Council if they would support tree stumps at 6 inches or less (no retroactive penalties) and no grinding to eliminate financial burdens.

The City Council discussed trash bin storage location on side or rear of property, grass height, tree stump height, fire wood storage requirements, sale of multiple vehicles, Onco light pole maintenance, a public education handout (single page), article changes in regards to definitions, window coverings, adding verbiage "hazardous" to view obstructions, Pod permits and fee process (including phone permits), updating language to remove second hand materials on fencing (since building code regulates), shutters, construction fencing, and the need for a code enforcement app to submit code issues.

A.3 21-323 Discuss the Fiscal Year 2021-22 Budget process

Director of Finance Sherrelle Evans Jones briefed City Council regarding the following key dates:

- July 26 - DCAD to provide estimated certified property values
- July 30 - Staff to provide 2021-22 Budget proposal to City Council
- August 6 - Deadline for Callas County to Certify tax rates
- August 10-12 - Budget retreat
- August 17 - Budget 2021-22 Study Session
- September 7 - Budget 2021-22 Notice of Public Hearing
- September 14 - Public Hearing (if necessary)
- September 21 Approve the 2021-22 Budget, Tax Rate, and related Public Hearings
- September 24 - Deadline to adopt tax rate

Council Member Lynne asked if the compensation study has been completed. Ms. Evans Jones noted this information would be included with the budget presentation in August.

A.4 21-324 Receive an update on Farmers Branch Night Out

Assistant City Manager Ben Williamson provided an update regarding the Farmers Branch Night Out event set for July 15, 2021 from 6 p.m. to 8 p.m. at four different City locations. (Keenan Service Center, Manske Library, Recreation Center, Fire Station No. 2)

Council Member Williams requested the digital images of the Farmers Branch Night Out flyers so she can share them through social media.

Mayor Pro Tem Retana suggested next year, to include a location with language translations to ensure all residents receive community information and are able to provide feedback.

A.5 21-327 Receive an update on the purpose of the Sustainability Committee and rooftop solar projects

Sustainability Manager Alexander Pharmakis provided an update on the re-established Sustainability Committee. He reviewed six (6) focus areas: environmental, transportation, natural resources, zero waste, economic wellness and resilience and community vitality.

Mr. Pharmakis provided a solar project update noting solar installations at Manske Library, Recreation Center, and Fire Station #2 was under the budgeted amount of \$267,265; therefore, a change order is underway for additional panels to be installed at Manske Library.

Deputy Mayor Pro Tem Driskill stated he supports adding the additional solar panels, noting these have great impacts. Council Member Merritt and Council Member Williams stated they support additional solar panels with the left-over funds.

Council Member Lynne requested details on the number and price to purchase water conservation kits and the process utilized to distribute to the community.

Mr. Davis explained the City currently has 88 kits available noting the number of kits purchased was 500- 1,000. He further stated he would provide kits at each location for the FB Night Out event to be distributed to residents.

A.6 21-304 Discuss future agenda items

Mayor Dye requested a future discussion on a signature park and an update on murals.

Council Member Lynne requested City Administration research the free Wi-Fi program that City of College Station and City of Brian are using. He requested repairs be made to sinking panels near Webb Chapel and Oakbrook. He also requested a biometric machine be added to the Recreation Center and having a future Town Hall to discuss recreational vehicles, boats, campers and trailer storage.

Council Member Merritt requested more discussion on a communication plan to include the City's Communication Department. He suggested adding this topic to the City Council retreat in August.

B. EXECUTIVE SESSION

The City Council recessed into closed executive session at 4:52 p.m. and adjourned from closed executive session at 5:48 p.m.

B.1 21-197 Council may convene into 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 north of Farmers Branch Lane, south of Valwood, east of IH35, and west of Josey Lane*

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

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

D. INVOCATION & PLEDGE OF ALLEGIANCE

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

E. CEREMONIAL ITEMS

E.1 21-318 Presentation from NAFA Fleet Management Association for the 100 Best Fleets in the Americas Award to the City.

Mayor Dye recognized Director of Fleet and Facilities Kevin Muenchow and Fleet Manager Tom Higgs and staff for being recipient of 100 Best Fleets in the Americas Award.

E.2 21-326 Presentation of the North Central Texas Council of Governments 2021 Celebrate Leadership in Development Excellence (CLIDE) Award to the City of Farmers Branch for the Open Farmers Branch program

Mayor Dye recognized Deputy City Manager John Land for being recipient of the Celebrate Leadership in Development Excellence (CLIDE) Award for the Open Farmers Branch Program. Four (4) local business owners Maggie Escobar (Nuevo Leon), Tom Foley Co-Owner of Roots Cafe, Callen Hamann (Double Tree Hotel), and David Moore (Firehouse Theatre) shared their personal experiences and expressed gratitude to the City for continued support with the Open Farmers Branch Program during the recent Covid pandemic.

E.3 21-342 Recognition of Charles Cancellare for 32 years of service to the City of Farmers Branch

Mayor Dye and City Manager Charles Cox recognized Charles Cancellare for 32 years of service to the City of Farmers Branch.

F. REPORT ON STUDY SESSION ITEMS

Council Member Williams provided a report on Study Session items.

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

City Manager Charles Cox provided a report on study session items and items of community interest.

H. CITIZEN COMMENTS

Mayor Dye opened citizen comments:

Tom Cusick spoke expressing concerns regarding recreational vehicle parking at single family residential dwellings.

Barry Grubbs expressed concerns regarding property maintenance and bulk trash pickup. He requested recreational vehicle parking be addressed.

Rotha Crump expressed concerns regarding bulk trash pickup.

James Lockridge expressed concerns regarding the City mowing his land and requested to meet with City Officials.

Candace Adams expressed concerns regarding recreational vehicles, trash pickup, and the timeline for home construction projects.

I. CONSENT AGENDA

I.1 21-302 Consider approving the following City Council meeting minute(s); and take appropriate action

- *June 09, 2021 City Council Special Work Session Meeting*
- *June 15, 2021 City Council Regular Meeting*

I.2 ORD-3687 Consider adopting Ordinance No. 3687, amending Code of Ordinances Sec. 86-600 regarding the adoption of a storm drainage design manual and Sec. 86-610 relating to regulation of stormwater detention and retention facilities, and take appropriate action

I.3 R2021-087 Consider approving Resolution No. 2021-087 allowing a temporary carnival for the Mary Immaculate Catholic Church Annual Parish Fall Festival, located at 2800 Valwood Parkway, to be held on October 2, 2021; and take appropriate action

- I.4 R2021-090** Consider approving Resolution No. 2021-090 re-establishing the Mayor's IH-35E Betterments Task Force; and take appropriate action
- I.5 R2021-091** Consider approving Resolution No. 2021-091 authorizing the execution of a Residential Demolition/Rebuild Program Incentive Agreement for the owner of the property located at 2609 Leta Mae Lane; and take appropriate action
- I.6 R2021-092** Consider approving Resolution No. 2021-092 authorizing the execution of a Residential Demolition/Rebuild Program Incentive Agreement for the owner of the property located at 14282 Southern Pines Drive; and take appropriate action
- I.7 ORD-3692** Consider adopting Ordinance No. 3692 by amending Chapter 2 Arts and Culture Committee amending the purpose and authority of the Arts and Culture Committee; and take appropriate action
- I.8 R2021-076** Consider approving Resolution No. 2021-076 authorizing a contract with DFW Services, LLC. for the 2020-2021 Large Water Meter Replacement Project at various locations; and take appropriate action
- I.9 R2021-094** Consider approving Resolution No. 2021-094 ratifying the solar purchase and installation agreement with Native Solar LLC and authorizing the City Manager to approve change orders to the agreement for installation of solar panels on additional City facilities; and take appropriate action

Mayor Dye stated he received one speaker card for three items listed on Consent.

Resident Candace Adams, 3521 Pebble Beach Drive requested clarification on Agenda Items I.5, I.6, and I.9.

Mayor Dye explained staff member Allison Cook is available to discuss the details about the demolition rebuild program.

Mayor Pro Tem Retana made a motion to approve Consent Items I.1 through I.9, as presented. Motion seconded by Council Member Merritt. Motion approved 4-0, Deputy Mayor Pro Tem Driskill was absent during the vote.

J. PUBLIC HEARINGS

- J.1 ORD-3693** Conduct a public hearing and consider adopting Ordinance No. 3693 for a Specific Use Permit and associated Detailed Site Plan for vehicle sales and leasing (used) on an 8.36-acre tract located at 14325 Gillis Road; and take appropriate action

Director of Planning Tina Firgens briefed City Council regarding a specific use permit for a site plan for used vehicle sales and leasing operations at the property located at 14325 Gillis Road. Ms. Firgens reviewed the detailed Site Plan, Floor Plan, Landscape Plan, and Building Elevations.

Mr. Dallas Cothrum representing the applicant was present to answer any questions.

Mayor Dye recommended the SUP have a lease clause tied into the Affiliate.

Mr. Cothrum suggested the lease be through December 2032.

Council Member Williams stated she would support this item, if the agreement was tied in with the lease.

Ms. Firsens explained the Ordinance would need to be modified. we would need to modify the Ordinance with the proposed changes.

Motion made by Mayor Dye to close the public hearing. Motion seconded by Council Member Lynne. Motion approved unanimously.

After discussion, a motion was made by Council Member Lynne to close the Public Hearing and approve Ordinance No. 3693, with the stipulation that the lease be specific with Sonic Automotive, Inc. and affiliates. Motion seconded by Council Member Merritt. Motion approved unanimously.

K. REGULAR AGENDA ITEMS

K.1 21-331 Receive a 2nd Quarter Economic Development Update

Director of Economic Development Allison Cook provided a second quarter Economic Development update.

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

Property 13726 Stardust

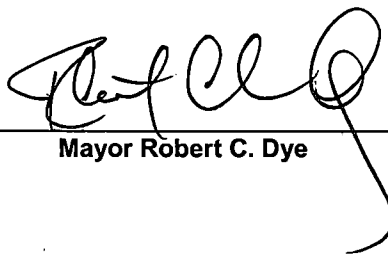
Motion made by Mayor Pro Tem Retana to authorize the City Manager to take such action on behalf of the City as may be reasonable and necessary to purchase or authorize the purchase of Lot 8, Block 1 of Valwood Park 7th Installment also known as 13726 Stardust for a purchase price not to exceed \$205,000 plus all purchaser's closing and acquisition costs including title policy premiums, 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 Dye. Motion approved unanimously.

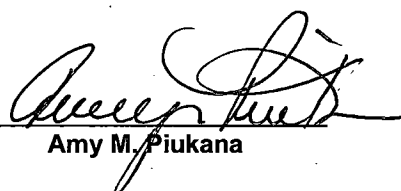
Property 13331 and 113341 Goodland

Motion made by Mayor Pro Tem Retana that the city Manager be authorized to negotiate and sign a contract and such other documents that are reasonable and necessary to sell to Urban Arise, LLC. and/or assigns the property described as a portion of Lot 5 and 2 feet of Lot 4, Block A and Lots 1 and 4, Block B, Longmire Addition, known as 13331 and 13341 Goodland, respectively, for a sales price of not less than \$500,000.00 with the sale of said property to be subject to a restriction agreement on the property and the property located at 13351 Goodland requiring construction of 27 townhome residences with an assessed value of each townhome property upon completion of construction, inclusive of both land and improvements, to be not less than \$400,000 and constructed with exterior building materials in compliance with the provisions of the Station Area Form Based Code. Motion seconded by Mayor Dye. Motion approved unanimously.

M. ADJOURNMENT

Mayor Dye adjourned the meeting at 7:38 p.m.

Signed by: 
Mayor Robert C. Dye

Attested by: 
Amy M. Piukana