



City of Farmers Branch Meeting Minutes City Council

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

Tuesday, January 4, 2022

6:00 PM

Council Chambers

Present: 6 - Mayor Robert Dye, Mayor Pro Tem Cristal Retana, Council Member Traci Williams, Deputy Mayor Pro Tem Michael Driskill, Council Member Terry Lynne and Council Member David Merritt

Staff: City Manager Charles Cox, Deputy City Manager John Land, Assistant City Manager Benjamin Williamson, City Secretary Amy Piukana, Assistant City Secretary Argie Potter, City Attorney Peter G. Smith, Police Chief David Hale, Fire Chief Daniel Latimer, Director of Human Resources Brian Beasley, Director of Public Works Marc Bentley, Director of Sustainability & Health Shane Davis, Director of Planning & Zoning/Economic Development Allison Cook, Director of Fleet & Facilities Kevin Muenchow, Director of Communications Jeff Brady, and Senior Planner Chris Webb

CALL TO ORDER - STUDY SESSION (3:30 P.M.)

Mayor Dye called the Study Session meeting to order at 3:30 p.m.

A.1 22-006

Discuss regular agenda items

Deputy Mayor Pro Tem Driskill asked for clarification on Agenda Item I.8 (Definitions/Storm Drain), requesting the reason for definition changes. Special Projects Manager Renee Esses explained the definition change provides clear guidelines and aligns with the state.

Council Member Merritt asked for clarification on Agenda Item I.3 (Tahoe Police Vehicles), in regards to the 12% price increase for Police Tahoe vehicles. City Staff Member Tom Higgs Fleet Operations Manager explained the price increase noting recycling was not available for the vehicle equipment (had to purchase new); however, some of the electronics will be recycled. He noted, this all effects the price.

Council Member Merritt noted on I.4 (Community Development Grant), the City targeted, budgeted, and received this funding. He asked for clarification on Agenda Item I.5 (Sanitary Sewer), if the amount is reflected in Utility Replacement funds or under I&I repair funds. Mr. Bentley replied stating it's under Utility Replacements.

Council Member Merritt noted on Agenda Item I.7, (Groves Lighting), it came in under budget within the Capital Improvements fund. He asked on Agenda Item I.10 (Redistricting Commission) what protocol City Council would use if attending a meeting. Mayor Dye suggested letting the City Secretary know if Council plans to attend so a notice of possible quorum could be posted.

Mayor Pro Tem Retana clarified on Agenda Item I.10 (Redistricting) that alternates, will not vote but may attend to ensure they are informed of the items being discussed.

A.2 22-013

Receive an update on the Boardwalk Development

Centurion American representatives Robert Head and Michael Beaty provided an overview of proposed site plan changes to the original site plan to add a new Gas Monkey Live venue located at Mercer Boardwalk which will have a restaurant area (12,400 sf), terrace bar area (1,000 sf), restaurant terrace area (4,236 sf), courtyard (5,096 sf), stage (2,000 sf), stage seating area (1,104 sf), Booths (3,684 sf), space frame (8,100 sf) for a total of 37,620 sf.

The City Council discussed corporate event space, pricing, parking, planning process, timeline, (Mr. Beaty noted September/October construction is the goal), and updates to the Developers Agreement.

The consensus of City Council was to move forward with the proposed changes.

A.3 22-008**Discuss future agenda items**

Mayor Dye suggested the creation of a new Innovation Board, DART Subcommittee, Mayors Task Force Red White and Blue Committee with community leaders such as Chambers, Veterans, and Staff Representatives to focus on improving the Veterans Day event.

Council Member Merritt requested a discussion on the City's website accessibility and ease of use.

Deputy Mayor Pro Tem Driskill requested discussion on the John F. Burke Nature Preserve.

B.1 EXECUTIVE SESSION**Council may convene into closed executive session pursuant to Texas Government Code Section 551.072 Deliberation of Real Estate**

- *Sale of City owned properties located at 2563 Wasina, 2568 Greenhurst, 2629 Squire Place, 2646 Greenhurst and 2560 Wicker Farmers Branch Texas for development of workforce housing.*
- *Discuss the purchase, exchange, lease, or sale of real property north of Farmers Branch Lane, east of IH35, west of Tom Field Road and south of Squire Place*

Mayor Dye recessed into closed Executive Session at 4:21 p.m. and adjourned at 5:12 p.m.

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

Mayor Dye called the meeting to order at 6:01 p.m.

D. INVOCATION & PLEDGE OF ALLEGIANCE

The invocation, Pledge of Allegiance and Texas Flag was provided by Council Member Lynne.

E. CEREMONIAL ITEMS**E.1 22-009 Recognition of Shane Davis for 15 years of dedicated service to the City of Farmers Branch**

Mayor Dye recognized Director of Sustainability and Public Health Shane Davis for 15 years of service.

E.2 22-010 Recognition of Renee Esses for 5 years of dedicated service to the City of Farmers Branch

Mayor Dye recognized Renee Esses for 5 years of service.

F. REPORT ON STUDY SESSION ITEMS

Council Member Merritt provided a Study Session report.

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

City Manager Charles Cox provided an update on items of community interest.

H. CITIZEN COMMENTS

Mr. James Lockridge spoke regarding Agricultural issues.

Diane Graefenberg filled out a speaker request card, but did not speak.

CONSENT AGENDA

A motion was made by Deputy Mayor Pro Tem Driskill, seconded by Council Member Williams, that Consent Items I.1 through I.10 be accepted. The motion carried by the following vote:

Aye: 5 - Mayor Pro Tem Retana, Council Member Williams, Deputy Mayor Pro Tem Driskill, Council Member Lynne and Council Member Merritt

- I.1 22-011 Consider approval of the December 7, 2021 City Council meeting minutes; and take appropriate action**
- I.2 R2022-001 Consider approving Resolution No. 2022-001 for a Detailed Site Plan for Presidium, a multi-family development, on approximately 3.78 acres located at 4040 Valley View Lane; and take appropriate action**
- I.3 R2022-002 Consider approving Resolution No. 2022-002 authorizing the City Manager to approve the purchase of Four Tahoe Patrol vehicles in the total amount of \$162,492 from Reliable Chevrolet through the Tarrant County Purchasing Contract; and take appropriate action**
- I.4 R2022-003 Consider approving Resolution No. 2022-003 authorizing FY 2020 Dallas County Community Development Block Grant (CDBG) Cares Act II Project funds for Hollandale Lane water main replacement; and take appropriate action**
- I.5 R2022-004 Consider approving Resolution No. 2022-004 awarding a contract to Fuquay, Inc., for 2022 Sanitary Sewer Improvements Project through the Local Government Purchasing Cooperative; and take appropriate action**
- I.6 R2022-005 Consider approving Resolution No. 2022-005 authorizing an agreement with Nathan D Maier Consulting Engineers, Inc. for professional design services of the FB Creek Erosion Control Reach 4 Project; and take appropriate action**
- I.7 R2022-006 Consider approving Resolution No. 2022-006 Groves Electrical Services, Inc. contract to provide Athletic Field Lights at the Northwest Field at Oran Good Park; and take appropriate action**
- I.8 ORD-3718 Consider adopting Ordinance No. 3718 amending Chapter 86 and 34 of the Code of Ordinances establishing regulatory authority and providing definitions and regulations for the detection and elimination of illicit discharges to the storm drains; and take appropriate action**
- I.9 R2022-010 Consider approving Resolution No. 2022-010 casting a vote Michael Hurtt in the Runoff Election for the Fourth Member of the Board of Directors for Dallas Central Appraisal District; and take appropriate action**
- I.10 R2022-008 Consider approving Resolution No. 2022-008 appointing members to the Redistricting Commission; and take appropriate action**

District 1: Lauren Sanchez, Vanessa Van Noy Smith, Natalie Lundsteen(Alt); District 2: Christy Dimon, Jorge Gonzales, Lacy Pittman Tomanek (Alt); District 3 August Martin, Jessica Zavala, Nancy Hardie (Alt), District 4 David Koch, Luis Currea, Richard Jackson (Alt), District 5 Michael Rogan, Delia Gonzales, Stacey Baker (Alt), At Large Bronson Blackson (Chair), and Calpurnia Percy Root.

J. PUBLIC HEARING

J.1 ORD-3719 Conduct a public hearing and consider adopting Ordinance No. 3719 for a Specific Use Permit and associated Detailed Site Plan for open storage on an approximate 2.17-acre property located at 13213 Senlac Drive; and take appropriate action

Director of Planning and Economic Development Allison Cook introduced Senior Planner Chris Webb who briefed City Council regarding this item. Mr. Webb explained the applicant; Einstein Moving Company plans to occupy the office building and is requesting a Special Use Permit (SUP) to allow vehicle storage.

Mayor Dye opened the public hearing. No one present wished to speak. A motion was made by Mayor Pro Tem Retana to close the public hearing and approve Ordinance No. 3719. Motion seconded by Council Member Merritt. The motion carried by the following vote:

Aye: 5 - Mayor Pro Tem Retana, Council Member Williams, Deputy Mayor Pro Tem Driskill, Council Member Lynne and Council Member Merritt

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

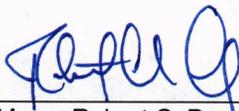
K.1 R2022-011 Consider approving Resolution No. 2022-011 authorizing negotiation and execution of an agreement for the sale of property to the Farmers Branch Local Government Corporation for resale to Builders of Hope CDC for development of Workforce Housing; and take appropriate action

As a result of closed executive session, a motion was made by Mayor Pro Tem Retana, seconded by Council Member Williams, that Resolution No 2022-011 be approved. The motion carried by the following vote:

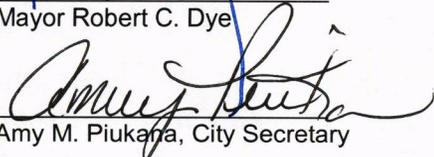
Aye: 5 - Mayor Pro Tem Retana, Council Member Williams, Deputy Mayor Pro Tem Driskill, Council Member Lynne and Council Member Merritt

L. ADJOURNMENT

Mayor Dye adjourned the meeting at 6:30 p.m.

Signed by: 

Mayor Robert C. Dye

Attested by: 

Amy M. Piukana, City Secretary