

**City of Farmers Branch**

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

Meeting Minutes**City Council**

Tuesday, February 16, 2016**6:00 PM****Council Chambers**

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

- Presiding:** 1 - Mayor Bob Phelps
- Present:** 5 - Mayor Pro Tem Kirk Connally, Deputy Mayor Pro Tem Harold Froehlich, Council Member John Norwood, Council Member Ana Reyes, Council Member Mike Bomgardner
- Staff:** 16 - Gary D. Greer City Manager, Pete Smith City Attorney, Amy Piukana City Secretary, John Land Managing Director Operations, Shawna Eikenberry Management Analyst, Charles Cox Managing Director, Brian Beasley Human Resource Director, Allison Cook Economic Development Manager, Shane Davis Environmental Services & Solid Waste Manager; Katy Evans Environmental Health Manager, Andy Gillies Director of Community Services, Alexis Jackson Planning Manager, Jeff Harting Parks & Recreation Director, Steve Parker Fire Chief, Tim DeDear Deputy Fire Chief, Randy Walhood Public Works Director

A. STUDY SESSION

Mayor Phelps called the meeting to order at 4:01 p.m.

A.1 16-045 Discuss regular City Council meeting agenda items.

Council Member Bomgardner pulled Agenda Item H.4, Resolution No. 2016-018 authorizing the construction of the Joint Fire Department. Council Member Bomgardner had questions regarding the type of fuel system being used and the annual maintenance cost. Chief Parker explained propane tanks are being used and costs would be minimal.

A.5 16-055 Discuss Public Improvement District Bonds and Tax Increment Reinvestment Zone.

Mayor Phelps addressed City Council regarding his concerns with a developer who has expressed interest in developing a PID project on the West Side, and campaign finance funding donations from this developer to certain elected officials.

After discussion, the City Attorney advised City Council Members that the item being discussed is regarding Public Improvement District Bonds and Tax Increment Reinvestment Zone subject matters.

City Attorney Pete Smith introduced Prosecutor Evan Fisher with Nichols, Jackson, Dillard, Hager & Smith, LLP, who serves as the City Prosecutor.

A.6 16-046 Discuss agenda items for future City Council meetings.

Council Member Reyes asked that Curbside Recycling Committee be discussed as a future agenda item to consider as a standing committee to evaluate recycling sustainability. Council Member Bomgardner asked for a future agenda item to discuss recycling drop off locations for Oakbrook. Council Member Norwood asked that Oakbrook infrastructure be added as a future agenda item. City Manager Gary Greer noted Oakbrook Infrastructure has been added to the March 8, 2016, agenda for City Council discussion.

City Council recessed at 5:20 p.m. into closed Executive Session to discuss the following items:

Council may convene into a closed executive session pursuant to Section 551.071 of the Texas Government Code to deliberate regarding:

- Consultation with City Attorney regarding Texas Commission on Environmental Quality (TCEQ) Report No. 119885 relating to TCEQ Permit Nos. 5383 and 5383A to Town of Addison for use of water in Farmers Branch Creek, pending TCEQ Complaint regarding Farmers Branch Creek and related mediation.

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 known as a portion of the Robert J. West Survey Abstract No. 1576, also known as 13605 Webb Chapel, Farmers Branch, Texas

City Council recessed from Executive Session at 5:57 p.m.

REGULAR MEETING –

Mayor Phelps called the Regular meeting to order at 6:05 p.m.

Motion to approve Consent Agenda Items F.1 thru F.5 made by Deputy Mayor Pro Tem Froehlich. Motion seconded by Council Member Reyes. Motion prevailed by the following vote:

Aye: 5 - Mayor Pro Tem Connally, Deputy Mayor Pro Tem Froehlich, Council Member Reyes, Council Member Norwood and Council Member Bomgardner

These items were approved.

G. PUBLIC HEARINGS

- G.1 TMP-1596 Conduct a public hearing and consider a request for final plat approval of Lots 1-34, Block A and Lot 1X, Block B of Vita on Spring Valley addition; and take appropriate action.**

Community Services Director Andy Gillies briefed City Council regarding the proposed final plat. Mr. Gillies noted the applicant is final platting the property in order to construct future townhomes. Texas Local Government Code requires a public hearing for all residentially zoned replats that do not vacate a preceding plat.

Mayor Phelps opened the public hearing. There were no citizens that wished to speak.

After discussion, Council Member Norwood moved to close the public hearing and approve Lots 1-34, Block A and Lot 1X, Block B of Vita on Spring Valley addition, as presented. Motion seconded by Mayor Pro Tem Connally. Motion prevailed by the following vote:

Aye: 5 - Mayor Pro Tem Connally, Deputy Mayor Pro Tem Froehlich, Council Member Reyes, Council Member Norwood and Council Member Bomgardner

- G.2 ORD-3356 Conduct a public hearing and consider adopting Ordinance No. 3356 amending Planned Development No. 88 (PD-88) by rezoning an approximate 30.1 acre site from "Commerce" subdistrict to "Mid Density Residential" subdistrict and establishing a Conceptual Site Plan for a new multi-family residential community containing approximately 840 dwelling units. This site is located along the future Knightsbridge Road, approximately 600 feet east of Luna Road; and take appropriate action.**

Director of Community Services Andy Gillies briefed City Council regarding this item noting this is a PD-88 Zoning. Mr. Gillies noted the applicant is rezoning from Commerce to Mid Density Residential in order to develop a multi-family Community that will include (3) and (4) story high buildings with approximately 840 total dwelling units.

Mr. Gillies noted the Conceptual Site Plan includes the following exceptions:

Exception #1 – Allowing the leasing office combined with the clubhouse to exceed 7,500 square feet in area; the applicant is proposing this combination of large amenity

City Council discussed the options to have the Bond Committee review and prioritize bond items, and combine recommendations into (1) bond election.

The following citizen wished to speak regarding this item:

Resident Becky Fisher, President of the Animal Shelter Advisory Committee, spoke in support of the expansion of the Animal Center Adoption Center bond item.

Mayor Pro Tem Connally had questions regarding the Bond Committee's structure, asking for clarification if the Bond Committee is restricted to review Quality of Life Bonds. City Attorney Pete Smith read aloud the resolution creating the Bond Committee, noting it is not limited to strictly Quality of Life Bond items, but open to all bond types.

After discussion, Council Member Norwood made a motion to deny Ordinance No. 3355, and direct the City Manager to review the list of Justice Center improvements and bring forward funding options this year which would allow any funding methods to be used for immediate needs for Public Safety which include certificates of obligation. Motion seconded by Council Member Reyes. Motion prevailed by the following vote:

Aye: 5 - Mayor Pro Tem Connally, Deputy Mayor Pro Tem Froehlich, Council Member Reyes, Council Member Norwood and Council Member Bomgardner

This item did not pass.

- H.2 R2016-20 Consider approving Resolution No. 2016-020 accepting a grant from the Criminal Justice Division of the Governor's Office for Body-Worn Cameras in the amount of \$29,400 and authorizing a 25% grant match of \$7,350 from the City; and take appropriate action.**

Police Chief Sid Fuller briefed City Council regarding this item. Chief Fuller noted these cameras enhance officer interactions with the public and allow evidence to be captured in the field.

After discussion, motion made by Deputy Mayor Pro Tem Froehlich to approve Agenda Item H.2, Resolution No. 2016-020 and Agenda Item H.3, Resolution No. 2016-021, as presented. Motion seconded by Council Member Bomgardner. Motion prevailed by the following vote:

Aye: 5 - Mayor Pro Tem Connally, Deputy Mayor Pro Tem Froehlich, Council Member Reyes, Council Member Norwood and Council Member Bomgardner

This item was approved.

- H.3 R2016-021 Consider approving Resolution No. 2016-021 authorizing the City Manager to negotiate a contract for the purchase of body worn**

Mayor Phelps reconvened into Executive Session at 7:37 p.m.

EXECUTIVE SESSION

- I.1 16-004 Council may convene into a closed executive session pursuant to Section 551.071 of the Texas Government Code to deliberate regarding:
- Consultation with City Attorney regarding Texas Commission on Environmental Quality (TCEQ) Report No. 119885 relating to TCEQ Permit Nos. 5383 and 5383A to Town of Addison for use of water in Farmers Branch Creek, pending TCEQ Complaint regarding Farmers Branch Creek and related mediation.

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Mayor Phelps recessed from Executive Session at 9:03 p.m. and reconvened into Open Session at 9:04 p.m.

J. **RECONVENE INTO REGULAR SESSION AND TAKE ANY ACTION NECESSARY AS A RESULT OF THE CLOSED SESSION**

City Council took no action as a result of Executive Session.

K. **ADJOURNMENT** –

Council Member Bomgardner made a motion to adjourn. Motion seconded by Council Member Reyes. The meeting adjourned at 9:08 p.m.



Bob Phelps, Mayor

ATTEST:



Amy Piukana, City Secretary