City of Farmers Branch

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

Meeting Minutes

City Council

Tuesday, March 21, 2017 6:00 PM Council Chambers

Study Session Meeting to be held at 3:00 PM in the Study Session Room

Presiding: 1 - Mayor Bob Phelps

Present: 5 - Mayor Pro Tem Harold Froehlich, Deputy Mayor Pro Tem Ana Reyes, Council Member John Norwood, Council Member Terry Lynne, Council Member Mike Bomgardner

Staff: - Charles Cox City Manager, John Land Deputy City Manager, Amy Piukana City Secretary, Braeden Metcalf City Attorney, Tom Bryson Communications Director, David Hale Police Chief, Dean Habel Deputy Police Chief, Andy Gillies Community Services Director, Randy Walhood Public Works Director, Steve Parker Fire Chief, Brian Beasley Human Resources Director, Sherrelle Evans-Jones Finance Director, Derrick Birdsall Historical Park Superintendent, Allison Cook Economic Development Director

A. STUDY SESSION

Mayor Phelps called the Study Session meeting to order at 3:00 p.m.

A.1 17-408 **DISCUSS REGULAR CITY COUNCIL MEETING AGENDA ITEMS.**

Council Member Norwood asked for discussion regarding Agenda Item E.2, Board and Commission appointments. He recommended that all board vacancies be considered together after the May Board and Commission recruitment event. City Council agreed with this recommendation.

Council Member Norwood asked for discussion regarding Agenda Item I.3, regarding the Historical Park Policy. Historical Park Superintendent Derrick Birdsall explained the policy was last updated in 2009, and the new policy has been consolidated. Mr. Birdsall explained some of the changes include advance rentals from one year to three years in advance. It also

creates an approved vendors list to allow alcohol use, and specifies the City has exclusive facility use during City events.
Council Member Bomgardner asked for clarification regarding a reference to page 9 under fees, which was not included. Parks and Recreation Director Jeff Harting replied explaining page 9 refers to fee structures. He explained the Resolution allows for the policy changes only and the fee structures would be reviewed closer to the end of the Fiscal Year.

Council Member Norwood suggested the possibility of charging for hotel cancellations, and adjusting within the policy.

Council Member Bomgardner suggested recouping staff costs since City Staff is working prior to the event and staying after hours.

Deputy Mayor Pro Tem Reyes suggested amending this policy and bringing it back to a future Council meeting.

Council Member Lynne suggested expanding a VIP area and adding security personnel for events. Mr. Harting explained he would discuss with the Police Chief and see if it is necessary to have Police in attendance.

Historical Preservation and Restoration Chair Claire Connally spoke stating that currently it is very hard to accommodate everyone at City events. She stated asking Parks Staff to add additional setups, would be too much.

Mr. Harting stated the City compares fee structures with other cities. Council Member Bomgardner suggested grouping the VIP area with a ticket and hotel room.

Council recommended Staff review with the Historical Preservation and Restoration Board and provide a revised policy at a future City Council meeting.

A.2 17-422 DISCUSSION REGARDING PROMOTION OF THE COMMUNITY WATCH PROGRAM.

Council Member Lynne introduced Charles Barton, who is Chairman of the Community Watch Committee. Mr. Barton explained the Community Watch Committee met, and is looking to develop a Neighborhood "Watch Group" within the community. He asked for assistance with program advertising to the public. Mayor Phelps suggested contacting local churches to see if they would be interested in hosting community meetings.

Resident Robin Bernier spoke suggesting utilizing the Farmers Branch news bulletin to get the word out, and urged residents to turn on porch lights for added neighborhood security.

Deputy Mayor Pro Tem Reyes agreed to work with Mr. Barton to assist with finding participation within her District.

A.3 17-384 RECEIVE AN OVERVIEW OF THE NEIGHBORHOOD PARTNERSHIP PROGRAM.

Assistant to City Manager Ben Williamson briefed City Council regarding this item. Mr. Williamson explained the purpose of this program is to build a collaborative and sustainable partnership between the City of Farmers Branch and the community through neighborhood enhancement projects. He explained these projects are community driven and should help

preserve the cultural identity of Farmers Branch while looking to a sustainable future. He noted the program would have a timeline. He explained Economic Development, Public Works, and Planning Departments would all be involved in the program.

Former Mayor Bill Glancy spoke stating in his opinion; this program will make residential areas more attractive. Mr. Glancy explained the Wooded Creek neighborhood has had retaining wall deterioration issues, and he urged City Council to move forward with this program.

After discussion, City Council urged staff to move forward with developing a Neighborhood Partnership program.

A.4 17-396 DISCUSS AGENDA ITEMS FOR FUTURE CITY COUNCIL MEETINGS.

Deputy Mayor Pro Tem Reyes asked for Public Safety compensation, employee benefits, including employee retirement benefits be provided at a future Study Session meeting. Council Member Bomgardner asked for a Legislative Update at a future City Council meeting.

City Council recessed for a break at 4:49 p.m.

City Council reconvened at 5:02 p.m. and recessed into closed executive session.

B. EXECUTIVE SESSION

B.1 17-420 **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 12400 Ford Road.***

City Council reconvened into Regular Session at 5:25 p.m. There being no further Study Session items to discuss, Council recessed for a break.

C. CALL REGULAR MEETING TO ORDER

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

D. INVOCATION & PLEDGE OF ALLEGIANCE

Council Member Bomgardner provided the invocation. Council Member Lynne led the pledge of allegiance and pledge to the Texas flag.

E. CEREMONIAL ITEMS

E.1 TMP-2126 **Recognition of the Police Department for achieving Recognized Status through the Texas Police Chiefs Association.**

Police Chief David Hale introduced former Police Chief Marlin Price with the Texas Police Chiefs Association who congratulated Chief Hale for achieving recognized status through the Texas Police Chiefs Association.

Chief Hale recognized Deputy Police Chief Dean Habel and Sergeant Mike Hairston for an outstanding job in assisting the Police Department in achieving recognized status.

E.2 17-411 **Consider Board and Commission appointments; and take appropriate action.**

Council took no action on this item.

F. REPORT ON STUDY SESSION ITEMS

Deputy Mayor Pro Tem Reyes provided a report of summary session items.

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

- We also want to announce that the first of two shredding events to be held this year has been scheduled for Saturday, April 8, from 9 a.m. until 12 noon here at City Hall. Residents can shred whatever household documents they wish to bring up to the shredding truck onsite. Call 972.919.2597.
- Don't forget that the Farmers Branch Market opens for the 2017 season on Saturday, April 1, with hours from 9 a.m. til 1 p.m. Find out more at farmersbranchmarket.com.
- Also on Saturday, April 1, the Farmers Branch Historical Park will host the Vintage Base Ball festival with a tournament of five teams from the southwest, playing baseball as it was originally intended by 1860s rules. Find out more at fbvintagebaseball.com.
- Your opinion matters to us which is why we'd like to invite all residents to take part in the Resident Satisfaction Survey, available online now through April 21. Go to farmersbranchtx.gov/survey to find out more.
- Anyone interested in serving the City, we do have a number of openings on the Charter Review Committee. For more information on that or for questions about service on any other City board or commission, call the City Secretary's office at 972.919.2503.
- Finally, after 15 years of service to the City of Farmers Branch and more than 30 years overall in public service, Farmers Branch Public Works Director Randy Walhood is calling it a career and retiring next week. If you've ever had water come out of your faucet in the morning or driven on a paved road in Farmers Branch, you've got Randy to thank. Although he's here till next Friday, this is his final City Council meeting so please join me in showing our appreciation for Randy and his many years of service to Farmers Branch (applause).
- You can sign up for eNews at farmersbranchtx.gov to have current City news and information delivered directly to your eMail box.

H. CITIZEN COMMENTS

Ms. Bitsy Laney spoke reading a historical excerpt from Dr. Gilbert's diary.

I. CONSENT AGENDA

I.1 17-407 **Consider approving minutes of the regular City Council meeting held on March 7, 2017; and take appropriate action.**

I.2 R2017-047 **Consider approving Resolution No. 2017-047 authorizing the City Manager to negotiate and enter into an agreement with L3 Mobile-Vision Inc. in an amount not to exceed $142,000 to purchase in-car video, audio equipment for 19 police vehicles, and associated back office equipment; and take appropriate action.**

Motion made by Mayor Pro Tem Froehlich to approve Consent Items I.1 through I.2, as presented. Motion seconded by Council Member Lynne. Motion approved by the following vote:

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

I.3 R2017-049 **Consider approving Resolution No. 2017-049 adopting a revised Historical Park rental policy; and take appropriate action.**

No action was taken on this item.

J. PUBLIC HEARING

J.1 ORD-3433 **Conduct a public hearing and consider adopting Ordinance No. 3433 to amend Planned Development District No. 88 (PD-88) for a 2.422-acre site located at 13145 Hutton Drive; and take appropriate action.**

Community Services Director Andy Gillies briefed City Council regarding this item. Mr. Gillies explained this site is currently located within the "Commerce" subdistrict in PD-88, which does not allow any residential uses. The applicant is seeking a zoning amendment to allow P-Custom Homes to continue the existing trend of residential uses in the west side of the city. The plan introduces an infill, owner-occupied, townhome. The applicant is proposing to rezone the property from "Commerce" and create a new subdistrict "Townhome Residential. He explained the townhomes could be as high as four stories and may have a roof deck. Each unit will have individual 2-car garages in addition to required visitors' parking spaces. Mr. Gillies explained the City received two letters of opposition from property owners notified within the 200 ft. notification buffer. Mr. Gillies explained the Planning and Zoning Commission voted 6-2, for approval of the case.

Council Member Lynne asked for clarification regarding properties surrounding the area. Mr. Gillies explained the property to the north has manufacturing use. The property to the south is an office building with warehouse space. Mr. Gillies noted nine (9) letters were mailed out and two (2) letters of opposition were received by the City.

Ms. Carrie Rushing representing Mr. Hacker was present to answer any questions.

Council discussed parking, location of project within an industrial area, masonry requirements, and demographics of age groups attracted to this development.

Mayor Phelps opened the public hearing. Mr. Philip Galvanico spoke against the project expressing concerns regarding parking, construction, and timing. He provided a letter of opposition from the property owner Koko Katanjian who was also in opposition.

There being no one else that wished to speak, Council Member Bomgardner made a motion to close the Public Hearing. Motion seconded by Mayor Pro Tem Froehlich. Motion approved by the following vote:

Aye: 4 - Mayor Pro Tem Froehlich, Deputy Mayor Pro Tem Reyes, Council Member Norwood, Council Member Bomgardner

Noes: 1- Council Member Lynne

Deputy Mayor Pro Tem Reyes asked Mr. Gillies if the parking was sufficient. Mr. Gillies replied stating the parking meets all City requirements.

Council Member Lynne stated he does not want to create issues for neighboring businesses located within the light industrial area.

Council Member Norwood stated he does not support having a residential development being located within a light industrial use next door. He further stated some of these developments have been issues in the past.

Motion made Council Member Bomgardner to approve Ordinance No. 3433, as presented. Motion seconded by Deputy Mayor Pro Tem Reyes. Motion prevailed by the following vote:

Aye: **3 -** Mayor Pro Tem Froehlich, Deputy Mayor Pro Tem Reyes, Council Member Bomgardner

Noes: **2 -** Council Member Lynne, Council Member Norwood

This item passed 3-2.

J.2 ORD-3434 **Conduct a public hearing and consider adopting Ordinance No. 3434 to amend the Regulating Plan - Street Types of the Planned Development District No. 86 (PD-86), also known as the Station Area Code; and take appropriate action.**

Community Services Director Andy Gillies briefed City Council regarding this item. Mr. Gillies explained City staff has reviewed the "Station Area Code" (PD-86) proposed street types for the streets surrounding the subject site and determined that the proposed revisions were necessary. He explained the intent of this proposed amendment is to change the street type for the portion of Bee Street, south of Valley View Lane up to Pike Street to "Bee Street (south of Valley View Lane)" configuration proposes a wider street right-of-way, therefore to properly accommodate the parking and pedestrian needs of a true walkable mixed use area. He explained this amendment changes one exhibit of the "Station Area Code" (PD-86): the Regulating Plan - Street Types and will add a new exhibit for the proposed street cross section in the Street Types Chapter. There are no proposed changes to the text of the "Station Area Code" (PD-86) or to any other exhibits within this current zoning amendment. Mr. Gillies explained the Planning and Zoning Commission voted unanimously to recommend approval.

Mayor Phelps opened the public hearing. There was no one present that wished to speak. Motion made by Mayor Pro Tem Froehlich to close the public hearing. Motion seconded by Council Member Lynne. Motion approved by the following vote:

Aye: **5 -** Mayor Pro Tem Froehlich, Deputy Mayor Pro Tem Reyes, Council Member Norwood, Council Member Bomgardner, Council Member Lynne

After discussion, motion made by Mayor Pro Tem Froehlich to approve Ordinance No. 3434, as presented. Motion seconded by Council Member Lynne. Motion prevailed by the following vote:

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

K. REGULAR AGENDA ITEMS

K.1 R2017-045 **Consider approving Resolution No. 2017-045 authorizing a contract agreement with Dake Construction for the rehabilitation of the Belt-Marsh Pump Station Improvements; and take appropriate action.**

Public Works Director Randy Walhood briefed City Council regarding this item. Mr. Walhood explained the City received four (4) bids for the Belt-Marsh Pump Station Improvements. He stated the lowest bidder was Dake Construction in an amount of $2,681,676.50. Mr. Walhood explained Dake Construction has performed similar projects in the past and has provided adequate references. He explained the contract timeline is 275 calendar days and will not begin until the generator is delivered.

Motion made by Council Member Lynne to approve Resolution No. 2017-045, as presented. Motion seconded by Mayor Pro Tem Froehlich. Motion prevailed by the following vote:

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

K.2 R2017-046 **Consider approving Resolution No. 2017-046 authorizing a contract to KIK Underground, LLC for the replacement of a portion of the water and sanitary sewer lines along Shoredale Lane between Hollandale Lane and Fyke Road, pursuant to the 2016 Dallas County Community Development Block Grant Program; and take appropriate action.**

Public Works Director Randy Walhood briefed City Council regarding this item. Mr. Walhood explained eight (8) bids were received for the replacement of a portion of the water and sanitary sewer lines along Shoredale Lane, with all bids meeting specifications. The lowest bid received was from KIK Underground, LLC in an amount of $233,844.25. He explained KIK, Underground; LLC has submitted adequate qualifications and references. He stated funds are available in the 2016-2017 Capital Improvement Program, Non-Bond Fund amount of $219,773.00 with the remaining amount ($14,071.25), being provided by the Street Bond Fund and the Public Works Streets 2016-2017 Operating Budget.

Motion made by Deputy Mayor Pro Tem Reyes to approve Resolution No. 2017-046, as presented. Motion seconded by Council Member Bomgardner. Motion prevailed by the following vote:

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

K.3 R2017-050 **Consider approving Resolution No. 2017-050 authorizing the City Manager to execute a contract for custodial services with GCA Cleaning Specialties, LP in an amount not to exceed $338,009 through a Buy Board purchase agreement; and take appropriate action.**

Fleet and Facilities Director Kevin Muenchow briefed City Council regarding this item. Mr. Muenchow explained since November 1, 2016, ABM Janitorial Services – South Central, Inc. has inadequately executed the contact scope in providing custodial services for the health and safety of employees and the public, as well as compromising City facility security at several locations to include the Justice Center. He noted on January 2, 2017, staff began searching for a new company to provide custodial services for City Facilities with a strong emphasis on quality control and supervision at the best value to the City. Staff has thoroughly vetted GCA Cleaning Specialties, LP and checked several references, which included a local municipality and community college. He explained City Administration evaluated the quotations as to meeting specifications and recommend awarding the contract to GCA Cleaning Specialties, LP.

Motion made by Council Member Norwood to approve Resolution No. 2017-050, as presented. Motion seconded by Council Member Bomgardner. Motion approved by the following vote:

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

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

City Council took no action.

M. ADJOURNMENT

Mayor Pro Tem Froehlich made a motion to adjourn the meeting at 7:46 p.m. Motion seconded by Deputy Mayor Pro Tem Reyes. Motion prevailed by the following vote:

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

The meeting adjourned at 7:47 p.m.

SIGNED:

Mayor

ATTEST:

City Secretary