City of Farmers Branch

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

Meeting Agenda - Draft

City Council

Tuesday, April 18, 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

City Council Present: 5 - Mayor Pro Tem Harold Froehlich, Deputy Mayor Pro Tem Ana Reyes *(arrived at 6 p.m.)*, 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, Jay Siegel Deputy Police Chief, Andy Gillies Community Services Director, Randy Walhood Public Works Director, Brian Beasley Human Resources Director, Shane Davis Environmental Services and Solid Waste Manager, Alexis Jackson Planning Manager,

A. STUDY SESSION

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

A.1 17-440 Discuss regular City Council meeting agenda items.

Council Member Bomgardner asked for clarification regarding Agenda Item I.2, Electrical Code and Agenda Item I.3, Building Code. Building Official Hugh Pender explained the Electrical Code standards are being updated to current code. He further stated that Agenda Item I.3, Building Codes, had minor amendments, which include the requirement of four story buildings to have an elevator.

A.2 TMP-2136 Discuss and review the City's financial trends, capital projects, fixed assets, and other issues related to the 2016-17 Mid-Year Budget, future City budgets, and long range planning activities.

Finance Director Sherrelle Evans-Jones briefed City Council regarding this item. Ms. Evans-Jones reviewed the following 9 key changes affecting the mid year budget:

1. Trinity River Authority – ($1.879M)
2. Decline in Water Sales – ($1.3M)
3. StarsCenter Improvements ($383K + $600K)
4. Sales & Use Tax Refund – ($424K)
5. Increase in Construction Activities – $193K+

6. Increase in Hotel/Motel Taxes – $150K+
7. Camelot Landfill Expansion Delay ($96.1K)
8. Compensation Study Implementation – $1.3M
9. Belt-Marsh Pump Station Savings – $750K+

Ms. Evans-Jones provided a Power Point presentation reviewing the following:

General Fund Mid-Year changes:
1) Revenue decreased by $218,400,
2) Expenditures decreased by $352,100,
3) Net increase to Estimated Fund Balance at 9/30/17 is $133,700, with the estimated fund balance most realistic of $8,495,863.

General Fund Revenues
Sales Tax Revenues down by $423,900
Refuse Services down by $189,100
Franchise Fees down by $99,500
License and Permit fees up by $185,000
Building Use fees up by $44,400
Miscellaneous Revenue up by $32,000
Total Revenues down by $218,400

General Fund Expenditures:
Removal of Landfill Equalization fee is down by $93,000
Reduction of cost for fire ladder truck down by $97,500
Manske Library Conceptual Plans Update and Benchmark Study up by $30,000
Aquatics – New UV Systems for Outdoor Pools up by $60,000
Streets – Dallas County Roadway Project (Alpha from Midway to Inwood) $150,000 matching funds.
Total expenditures down by $352,000
General Fund Balance Projection

Adopted FY 2016-17	
Estimated Addition to Fund Balance for "Most Realistic" Presentation	$105,000
Estimated Ending Fund Balance	$7,550,959
* Target High	$10,467,680
* Target Low	$7,850,760

Water Sewer Fund Mid Year Changes:
Revenues decreased by $1,393,200
Expenditures increased by $1,129,100 (TRA Fee of $1,879,100, offset by $750,000 savings from the Belt Marsh Pump Project.)
Net decrease to estimated Water and Sewer Fund balance at 9/30/2017 of $2,522,300. (Estimated Fund Balance most realistic of $216,793)

Water Sales:
Water Sales performing below budget
Negative Cash Position as of February 28, 2017 at -$1,129,000

Water and Sewer Fund Options:
Monitor thru Year-End
No Debt, however; future Rate Increase Proposals Likely

- 9% Increase FY'17

- TRA Meter Calibration Cost
- Dallas Water Utilities & Trinity River Authority

Water and Sewer Fund Balance Projection:

Adopted FY 2016-17	
Estimated Addition to Fund Balance for "Most Realistic" Presentation	$100,000
Estimated Ending Fund Balance	$1,446,946
*Target	$2,000,000

Proposed Amended FY 2016-17	
Estimated Addition to Fund Balance for "Most Realistic" Presentation	$100,000
Estimated Ending Fund Balance	$116,793
*Target	$2,000,000

Hotel Motel Fund mid-year changes:
Revenues increase by $163,000
Expenditures increased by $411,900
Net decrease to estimated Hotel Motel Fund balance at 9/30/2017 of $248,900

Hotel Motel Fund Balance Projection:

Adopted FY 2016-17	
Estimated Addition to Fund Balance for "Most Realistic" Presentation	$75,000
Estimated Ending Fund Balance	$1,154,136
*Target	$300,000

Proposed Amended FY 2016-17	
Estimated Addition to Fund Balance for "Most Realistic" Presentation	$75,000
Estimated Ending Fund Balance	$1,010,215
*Target	$300,000

Capital Improvement Fund Changes:
Hotel Motel Fund – Dr Pepper Stars Center - $600,000 + $383,000
Non Bond Utility – Decrease of $750,000, from Belt-Marsh Pump savings
TIF No. 2 Fund – Bee Street Development - $550,000

Financial Condition Analysis:
Community Needs and Resources Indicators
- Positive – Population growing while maintaining relatively low population density.
- Challenge – Increase personal income per capita.

Revenue Indicators
- Positive – Revenue growing at a sustained rate and diversified in its sources
- Challenge – Projection of expenditure needs and City services relative to areas under development.

Financial Condition Analysis:

Operating Position Indicators

- Positive – Unassigned General Fund as a % of Revenue and Expenditure is strong.
- Challenge – Vigilant monitoring of liquidity and solvency ratios.

Debt Structure Indicators

- Positive – Long Term Debt as a % of Assessed Valuation.
- Challenge – Projection of expense needs relative to areas under development.

General Fund Balance Projection:

Adopted FY 16-17 - Most realistic addition to the fund balance $300,000
Estimated ending fund balance $7,550,959
(Target High $10,467,680 and Target Low $7,850,760)
Proposed Amended FY 16-17
Most realistic addition to the fund balance $300,000
Estimated ending fund balance $8,195,863
(Target High $10,403,920 and Target Low $7,802,940)

Council had discussion regarding TRA meters, calibration and increased costs to the City. City Manager Charles Cox explained the City has hired a consultant to review the meters and ensure the calibration is accurate.

A.3 17-447 **Discussion on the regulation of color and appearance of the exterior facades of residential and commercial property.**

Community Services Director Andy Gillies briefed City Council regarding this item. Mr. Gillies stated the City uses the Comprehensive Zoning Ordinance to help control exterior color through Planned Development Districts, Special Designated Districts (Historic), Special Overlays, Specific Use Permits, and Detailed Site Plans. He further stated, the City requires Developers to provide a color sample with plans prior to City Council approval.

Council Member Lynne asked if bright paint colors on residential homes would be considered a nuisance. Mr. Gillies replied within the State of Texas, Cities are limited in regulating residential paint colors unless the property is located within a special district.

Council Member Bomgardner asked if the City had the option to regulate paint colors on residential homes. City Attorney Braeden Metcalf replied stating it is very difficult to regulate and enforce paint colors for residential properties.

Council Member Norwood stated in his opinion, defining aesthetics could be problematic, and opposed any regulations to an entire community restricting paint colors. He further stated the City needs to review the specific issues and address accordingly.

A.4 17-441 **Discuss agenda items for future City Council meetings.**

There was no discussion regarding this item.

City Council recessed from Study Session at 4:07 p.m.
City Council convened into Executive Session at 4:17p.m.

B. EXECUTIVE SESSION

B.1 17-445 **Council may convene into a closed executive session pursuant to Section 551.087 of the Texas Government Code to deliberate regarding:**

- Discuss Economic Development Incentive for Project WFC.

City Council recessed from executive session at 4:32 p.m.

C. RECONVENE INTO REGULAR MEETING AT 6 P.M.

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

D. INVOCATION & PLEDGE OF ALLEGIANCE

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

E. CEREMONIAL ITEMS

E.1 17-438 **Presentation of a proclamation recognizing April 23, 2017, through April 29, 2017, as National Volunteer's Week and recognizing Historical Park Volunteers in the City of Farmers Branch.**

Mayor Phelps recognized and provided a proclamation declaring April 23rd-29th as National Volunteer's Week.

F. REPORT ON STUDY SESSION ITEMS

Deputy Mayor Pro Tem Froehlich provide a report on Study Session items.

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

City Manager Charles Cox provided the following reports:

- Time is running out for participation in this year's Resident Satisfaction Survey, now available online at **farmersbranchtx.gov/survey**. This is a very important measure for us, so we encourage all residents to take a few minutes to participate. The survey closes at midnight this Friday.
- Date Night in the Park will be held Saturday, April 22 at the Farmers Branch Historical Park with food trucks, live music from 'Prophets & Outlaws' and an outdoor movie, featuring the 2016 hit 'Passengers.' Admission is free. Special packages are available. Find out more at **fbspecialevents.com**.
- Also on Saturday, April 22, the Farmers Branch Police Department will host an open house at the Justice Center from 11 a.m. to 3 p.m. There will be tours, demonstrations and free food. Call 972.919.9135 for more information.
- Don't forget the Farmers Branch Market is now open every Saturday from 9 a.m. til 1 p.m. Live music will be featured this weekend in addition to the eclectic selection of vendors. Find out more at **farmersbranchmarket.com**.
- Early voting for the May 6 City Election will be held April 24 through May 2 at any Dallas County Early Voting location, including Farmers Branch City Hall. Check out **dallascountyvotes.org** for hours and other county locations.
- Anyone interested in serving on a City board or commission is invited to a Boards & Commissions Recruiting Event here at City Hall on Tuesday, May 9 at 6 p.m. Applications for Board service are being accepted now through May 12. Eligible applicants may be asked to attend a follow up interview session with the City Council on May 22. For more information, call the City Secretary's office at 972.919.2503.
- Please mark your calendars for a veritable slew of special events coming up in May:

- Tastes & Tunes will feature food trucks and live music in The Grove @ Mustang Crossing on consecutive Thursdays, May 4, 11 & 18.
- Fishin' Fun will take place on Saturday, May 13 on Rawhide Creek, next to City Hall.
- Liberty Fest presents Stars & Strings, featuring the Fort Worth Symphony Orchestra in a concert under the stars on Saturday, May 27 at the Farmers Branch Historical Park.
- Find out about all of these Special Events and more at **fbspecialevents.com**.
- 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

There were no citizens that wished to speak.

I. CONSENT AGENDA

I.1 17-438 **Consider approving minutes of the regular City Council meeting held on April 4, 2017; and take appropriate action.**

I.2 ORD-3435 **Consider adopting Ordinance No. 3435, amending the Code of Ordinances Chapter 22 Buildings and Building Regulations, Article IV Electrical Standards amending Section 22-122 relating to the Local Amendments to Articles 230.71, 310.15 and 680.25 of the 2014 Edition of the National Electrical Code; and take appropriate action.**

I.3 ORD-3441 **Consider adopting Ordinance No. 3441, amending the Code of Ordinances Chapter 22 Buildings and Building Regulations, Article III Construction Standards amending Section 22-87 relating to the Local Amendment to Section 3001 of the 2015 Edition of the International Building Code; and take appropriate action.**

I.4 R2017-059 **Consider approving Resolution No. 2017-059 authorizing the execution of a Practice Operation Agreement with Community Clinics, LLC; and take appropriate action.**

Motion made by Mayor Pro Tem Froehlich to approve Consent Items I.1 through I.4, 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

J. PUBLIC HEARINGS

J.1 ORD-3437 **Conduct a public hearing and consider adopting Ordinance No. 3437 for a Specific Use Permit for vehicle related service uses located at 11419 Ferrell Drive; and take appropriate action.**

Community Services Director Andy Gillies briefed City Council regarding this item. Mr. Gillies explained the applicant Texas Motorworx is proposing to move his existing business from McKinney to Farmers Branch. Mr. Gillies explained Texas Motorworx was founded in 2012 and specializes in custom sales of truck parts including bumpers, wheels, shocks and lighting. He stated the business would occupy two suites in the building, 104 and 106. The subject property is a 1.8-acre site located north of Royal Lane and east of Luna Road and is located in Planned Development Number 22 (PD-22) zoning district. He stated this district requires all automobile and related service uses to obtain a Specific Use Permit (SUP). Mr. Gillies stated

the proposed floorplan consists of 11,430 square feet with 3,823 dedicated to office/showroom use and the remaining 7,607 square feet dedicated to warehouse use. The floorplan indicates the location of the truck well and typical truck bay area, where the trucks would be located inside of the building in order for the custom parts installation.

Mayor Phelps opened the public hearing. There were no citizens that wished to speak. Motion made by Council Member Lynne to close the public hearing. 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

Motion made by Council member Lynne to approve Ordinance No. 3437, as presented. 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

J.2 ORD-3438 **Conduct a public hearing and consider adopting Ordinance No. 3438 to amend an existing Specific Use Permit for a 1.5 acre site located at 13700 Stemmons Freeway; and take appropriate action.**

Community Services Director Andy Gillies briefed City Council regarding this item. Mr. Gillies explained this item is zoned PD-70, which requires a Special Use Permit (SUP). He stated Freedom Power Sports would like to renew and revise the existing SUP by expanding the outdoor display area. He further stated the existing 1-story masonry building contains approximately 20,000 square feet. The business sells new and used motorcycles, ATVs, utility vehicles and personal watercrafts and provides maintenance and repair services to their clients. Mr. Gillies stated the existing outdoor display for the site is limited to an area of approximately 180 square feet. The applicant would like to expand the outdoor display area to approximately 2,800 square feet, which would allow approximately 20 vehicles. Mr. Gillies explained the new site plan provides 35 automobile parking spaces for customers and employees. The site plan also proposes the location of a new masonry dumpster enclosure in the northeast corner of the site.

Mr. Gillies noted the approved SUP and associated site plan in 2006 and 2010 granted a Special Exception from the PD-70 onsite automobile parking standards. This proposed site plan also requires the same Exception from the PD-70 onsite parking standards; however, this site plan does increase the parking count from 22 to 35. PD-70 requires 37 parking spaces.

Mayor Phelps conducted a public hearing. There were no citizens that wished to speak. Motion made by Council Member Norwood to close the public hearing and adopt Ordinance 3438, 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

J.3 ORD-3439 **Conduct a public hearing and consider adopting Ordinance 3439**

to amend an existing Specific Use Permit for an indoor commercial amusement use located at 2435 Squire (Suite 600, 700, and 800); and take appropriate action.

Community Services Director Andy Gillies briefed City Council regarding this item. Mr. Gillies explained the City approved a 3 year Interim-Specific Use Permit for an Indoor Commercial Amusement use for Suite 600, in 2009. He further stated in 2012, the City approved an additional Interim-Specific Use Permit for the same Indoor Commercial Amusement use for an expanded area including both Suite 600 and Suite 700. The cricket business continues to grow and the applicant wants to expand, once again, into a larger suite immediately to the east (Suite 800). Mr. Gillies explained the proposed site is located in the Planned Development 70 (PD-70) zoning district. The subject site contains an existing 38,500 square-foot masonry building consisting of eight suites located on an approximate 1.95-acre lot. Mr. Gillies explained the Planning & Zoning Commission voted unanimously to approve this item.
Mayor Phelps conducted a public hearing.

Mr. Cecil Drake, property owner, spoke in support of the project.

Motion made by Council Member Lynne to close public hearing and adopt Ordinance 3439. Motion seconded by Council Member Norwood. 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

J.4 R2017-056 **Conduct a public hearing and consider approval of the Resolution 2017-056 to approve a Detailed Site Plan for a multi-family community, The Brickyard, Phase Two, on a 12.477-acre tract located along Senlac Road; and take appropriate action.**

Community Services Director Andy Gillies briefed City Council regarding this item. Mr. Gillies explained In September 2014 the City approved the zoning amendment to include a comprehensive Conceptual Site Plan describing the future development of "The Brickyard", a new multi-family community proposed by the Billingsley Company. Mr. Gillies explained the site is currently zoned "Mid-Density Residential" subdistrict of PD-88 which allows multifamily use. He stated the Billingsley Company is proposing Phase Two, "The Brickyard" community to include 466 dwelling units within 6 buildings. The Brickyard community will incorporate various types of parking throughout Phase Two. He further stated 758 on-site parking spaces are provided within Phase Two. Mr. Gillies explained the tract along future Senlac Drive will be served by 365 parking spaces.

Mr. Gillies reviewed the following Special Exceptions:
Special Exception #1- According to PD-88 requirements, 85% of the building along public streets must be located at the Required Building Line (RBL). For a more residential feel, the Conceptual Site Plan shifted the RBL 10 feet back along both Senlac Drive and Wittington Place. This Special Exception was granted with the rezoning of this site.

Special Exception #2- The minimum height requirement within the Mid-Density Residential Subdistrict is 3 stories.

Special Exception #3- The Mid-Density Residential subdistrict requires a maximum finished floor of the ground floor is 18 inches above the sidewalk elevation. Due to existing terrain and the floodplain elevations in this site, the finished floor elevation requirement should be waived.

Special Exception #4- The Mid-Density Residential subdistrict within PD-88 designates internal streets to be developed in accordance with Street Type E-1: two traffic lanes adding up to 24 feet wide road area and 8 feet wide on-street parking spaces with alternating tree areas, 15 feet wide pedestrian zone up to the building on each side of the street. These street elements add up to a 70 feet wide private street space.

Special Exception #5- PD-88 prohibits blank walls exceeding 20 feet on all streets.

Mr. Gillies stated the Planning and Zoning Commission voted unanimously to recommend approval of this item.

Mr. Lucilo Pena with Billingsly Company was present to answer any questions. Mr. Jeancarlo Saenz of HLR Architects provided a presentation to City Council.

Deputy Mayor Pro Tem Reyes asked for a timeline on the project. Mr. Saenz replied June 1, 2017 is the target construction date.

Mayor Phelps conducted a public hearing. There were no citizens that wished to speak.

Motion made by Mayor Pro Tem Froehlich to close the public hearing and approve Resolution 2017-056, as presented. 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

K. REGULAR AGENDA ITEMS

K.1 TMP-2147 **Receive an update from Julie Hunt, P.E., Assistant Regional Manager of Operations regarding Trinity River Authority meter calibration and capital improvements.**

Ms. Julie Hunt Assistant Regional Manager with the Trinity River Authority. She reviewed the background and central regional wastewater system and services. Ms. Hunt explained two operations of budget which are Operations and Maintenance budget and Debt Service Budget. She explained the contracting parties budget is based on their estimated contribution to the system. The City is billed at 1/12 of the budgeted amount. Mid year adjustment if necessary is based on actual metered flow. She noted the debt service is 60% of the budget. She noted Biosolids disposal expenses have increased. She stated the TRA treats the city's wastewater. All of the city's wastewater lines connect to one TRA line on the westside of the City. She stated some Carrollton and Addison line flows also tie into our lines with meters at each connection point. She noted the readings associated with these meters are deducted from the Farmers Branch bill. Unlike treated water, wastewater volume cannot be measured with a mechanical device physically installed within the pipe, an electronic meter is attached to the pipe with a transducer that produces sonar in order to measure the flow.

Ms. Hunt explained the electronic meter was installed in 2007. At that time, TRA was not able to provide for proper meter calibration and therefore advised the City that bills would be estimated based on using water consumption, rainfall, building permit, lift station pump

readings and population data. In May 2016, TRA formally calibrated the Farmers Branch meter with the assistance of the Black & Veatch engineering firm. This change resulted in actual billed volumes increasing by 50%. She stated Farmers Branch was notified of this change in August and began analyzing the change at that time reaching a conclusion in January 2017 that the meter calibration and process was correct. The TRA notified the City that the billing back to May 2016 will result in a $1.7 million increase in cost to Farmers Branch.

Mr. Cox explained this is a large budget impact, and the City is in the process of engaging an engineering firm to conduct an independent review of the meter installation and calibration to further verify its accuracy. He noted a water & sewer rate increase between 5-6% will be needed in FY '18 to offset this change – in addition to scheduled rate increases sure to be proposed by both TRA and Dallas Water Utilities.

Council Member Bomgardner asked if there is a measure to the amount of water city takes in to sewage that goes out, noting water usage has reduced over the last 4 years. Ms. Hunt stated water in and water out is not an accurate measure, noting sometimes the system has cracks and openings. She stated the clear measure is through the meter.

Deputy Mayor Pro Tem asked when meters are calibrated, what notification process is used, and what the lifespan of a meter is. Ms. Hunt explained the City is notified of any meters in need of repair and stated the meter lifespan is approximately 20 years.

Council Member Lynne asked how many other cities have seen a rate increase. Ms. Hunt stated every City is seeing a rate increase based on the meter readings.

Council Member Norwood spoke in concern, stating it appears to be an error if meters were installed in 2007 and weren't calibrated until 2016. Ms. Hunt stated the readings were incorrect, and the increase is based on the meter calibration that is now being reviewed. She further stated she met with City Administration in July of 2016.

Council Member Norwood asked if any other meters are not being calibrated in Farmers Branch, and asked if other cities flows are measured and billed accordingly. Ms. Hunt stated no other meters are uncalibrated in Farmers Branch and noted other cities bills are deducted from the Farmers Branch meters.

K.2 17-446 **Receive an update on a permanent supportive housing project to be located at 2920 Forest Lane, Dallas Texas.**

Ms. Cindy Crain President and CEO of the Metro Dallas Homeless Alliance briefed City Council regarding this item. Ms. Crain reviewed homeless statistics and explained the project was to convert a senior living facility to a "housing opportunity for people experiencing homelessness" which will be managed by Catholic Charities. The current zoning and deed restrictions allow for "a home for the aged" senior facility with 108 units and 29 parking spaces. The property has been used as retirement housing since 1981. The requested zoning change would terminate the deed restrictions and allow for permanent supportive housing which will provide an affordable housing opportunity for people experiencing homelessness. It should be noted that the zoning/deed restriction change is primarily to allow for the continued low parking spaces. If they continue with tenants 55 and older, no zoning/deed restriction change would be necessary. She stated this application has not been set for board or council hearing at this time.

Resident Rick Johnson, spoke stating he is opposed to a transitional housing project at this

location.

Council had discussion regarding parking, amenities, location, criminal history of residents, rental agreements, and the need for more public education and community outreach.

K.3 ORD-3440 **Consider adopting Ordinance No. 3440 amending the City's 2016-17 Fiscal Year Operating Budget, amending the Capital Improvements Program Budget, directing City expenditures be made in accordance with the budget as amended; and take appropriate action.**

Finance Director Sherrelle Evans-Jones was present to answer any questions.

Motion made by Mayor Pro Tem Froehlich to approve Ordinance No. 3440, 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.4 R2017-057 **Consider approving Resolution No. 2017- 057 authorizing execution of a Residential Demolition/Rebuild Program Incentive Agreement for the owner of the property located at 2726 Mount View; and take appropriate action.**

Economic Development Director Allison Cook briefed City Council regarding this item. Ms. Cook explained Applicant Librado Marquez is applying for the new Demo Rebuild incentive. This includes an incentive that is based on the increase over the course of five (5) years in the City Property taxes paid on the difference between the original home appraised value (excluding the land value), as determined by the Dallas County Appraisal District. This option also includes a grant of up to $15,000.00 following completion of demolition. Demolition of the original home and completion of construction and occupancy of the new home must be within 24 months of the effective date of the incentive agreement signed with the City. The current improvement value is $25,960 and the estimated new improvement value is estimated to be at least $260,000.

Motion made by Deputy Mayor Pro Tem Reyes to approve Resolution No. 2017-057, 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.5 R2017-053 **Consider approving Resolution No. 2017-053 for a Detailed Site Plan for a senior housing development (The Gatherings) on a 4.78-acre tract located at 1735 Wittington Place; and take appropriate action.**

Community Services Director Andy Gillies briefed City Council explaining In March 2016, the City approved Planned Development No. 99 (PD-99) in the Mercer Crossing area. This PD established a new master planned community to be developed by Centurion American. The new master planned community will contain various types of residential, retail and entertainment land uses. This new master planned community contains approximately 267 acres and extends westward from Mercer Crossing Lake to the Valwood Improvement levee system west of Mercer Parkway. A Conceptual Site Plan was included within this new PD. This Conceptual Site Plan outlined the general land use areas and street network to be used for the new community. Within this Conceptual Plan an area dedicated to senior living development was established. This request is for a Detailed Site Plan to construct a new senior housing community.

Mr. Zach Thomas President of the Gatherings by Beazer Homes provided a power point presentation.

After discussion, Council Member Norwood made a motion to approve Resolution No. 2017-053, 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

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

Motion made by Council Member Lynne to authorize the City Manager and Deputy City Manager negotiate and sign on behalf of the City an agreement with Weir's Furniture Village, Inc. pursuant to Local Government Code Chapter 380 providing for payment of an economic development incentive up to an amount equal to 50% of the City's 1% local sales and use tax collected from taxable sales occurring during a period of up to five years at a new retail (not outlet or clearance) store with not less than 20,000 square feet to be located at 4800 Spring Valley in the City of Farmers Branch, the payment of such incentive being subject to satisfaction of various conditions including, but not limited to a minimum capital investment by Weir's in renovations and new improvements of $700,000, a requirement that the retail store be open to customers for onsite sales no later than one year after the effective date of the agreement, and that the store remain continuously operational within the City for a period of not less than five years after opening to the public. 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

M. ADJOURNMENT

Motion made by Mayor Pro Tem Froehlich to adjourn the meeting at 8:42 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 8:42 p.m.

Mayor

ATTEST:

City Secretary