



# City of Farmers Branch

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

## Meeting Minutes

### City Council

Tuesday, November 1, 2016

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, Pete Smith City Attorney, Tom Bryson Communications Director, David Hale Police Chief, Allison Cook Economic Development Director, Andy Gillies Community Services Director, Randy Walhood Public Works Director, Hugh Pender Building Official, Shane Davis Environmental Services and Solid Waste Manager, Steve Parker Fire Chief, Tim Dedear Deputy Fire Chief/Fire Marshal, Brian Beasley Human Resource Director, Sherrelle Evans-Jones Finance Director, Mitzi Davis Parks and Recreation Project Manager, and Kevin Muenchow Fleet and Facilities Director

**A. STUDY SESSION**

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

**A.1 16-279 Discuss regular City Council meeting agenda items.**

Council Member Bomgardner asked for clarification regarding Agenda Item G.4 in regards to the standard rating. Fire Chief Steve Parker explained the rating meets Triple A standards. He further stated the purchase of this equipment provides equipment to be secured down within the ambulance and meets higher safety regulations.

**A.2 16-291 Discussion regarding a City of Farmers Branch 50<sup>th</sup> Anniversary Quilt presented to the City by Mary Immaculate School on December 16, 1995.**

Council Member Bomgardner noted Option Two is not effective right now, and seems to be a slow process. He further stated that the City needs a strategy with more funds and specific target areas of distressed properties.

Council Member Lynne explained you can incentivize and promote and market the program to accelerate it. Ms. Cook noted the City does have some funding to market the program, noting it is very limited.

Deputy City Manager John Land noted Metro Study targeted distressed neighborhoods and the City could use this information to target areas.

Mayor Pro Tem Froehlich asked that the program be a citywide effort.

Council Member Norwood suggested targeting the distressed areas and researching the possibility of a higher funding amount to promote targeted areas.

Deputy City Manager John Land stated he will bring forward a revised incentive agreement for City Council to review which will include a \$15,000 upfront incentive with restrictions. He further stated the Economic Development 380 Agreement would need to be amended at a future City Council meeting.

**A.5**    16-280            **Discuss agenda items for future City Council meetings.**

Mayor Pro Tem Froehlich asked for an update regarding the Crime Prevention program. Deputy Mayor Pro Tem Reyes asked for an update regarding the Animal Adoption Center.

City Council recessed at 3:58 p.m. for a break and reconvened into closed executive session at 4:03 p.m. to discuss the following items.

**J.1**    16-294            **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.***

**Council may convene into a closed executive session pursuant to Section 551.072 of the Texas Government Code:**

- ***Deliberate regarding the purchase, exchange, lease, or sale, or value of real properties located east of I-35, south of Valley View, west of Webb Chapel, and north of 635.***

*City Council recessed for a break at 5:12 p.m. and reconvened into closed executive session at 5:17 p.m.*

**C.2**    16-275                    **Presentation of a Proclamation declaring November 1-7, 2016 as Animal Adoption Center Appreciation week.**

Mayor Phelps presented a proclamation to the Animal Adoption Committee declaring November 1-7, 2016 as Animal Adoption Center Appreciation week.

**C.3**    16-280                    **Presentation of a proclamation declaring Wednesday, November 30, 2016 as the Carrollton-Farmers Branch Rotary Day in the City of Farmers Branch.**

Mayor Phelps presented a proclamation to the Carrollton-Farmers Branch Rotary Club members declaring Wednesday, November 30, 2016 as the Carrollton-Farmers Branch Rotary Day in the City of Farmers Branch.

**D.        REPORT ON STUDY SESSION ITEMS**

Council Member Lynne provided a report on study session items.

**E.        CITY MANAGER'S REPORT AND ITEMS OF COMMUNITY INTEREST**

City Manager Charles Cox announced the following items of community interest:

- Early voting continues at Dallas County Early Voting locations, including Farmers Branch City Hall, through this Friday, November 4, from 7 a.m. to 7 p.m. Election Day is next Tuesday, November 8, with voting from 7 a.m. to 7 p.m. On Election Day, voters will cast ballots at their designated polling place for their voting precinct. Consult your voter registration card or log on at [dallascountyvotes.org](http://dallascountyvotes.org) to look up your precinct.
- If you are in need of getting rid of old household documents, used checkbooks, outdated financial records and other similar stuff, you are in luck since the City of Farmers Branch will be offering the second of two shredding events this weekend on Saturday, November 5, from 9 a.m. to 12 noon here at City Hall. The event is limited to Farmers Branch residents with household documents for destruction only. Proof of Farmers Branch residency may be required.
- Our annual Veterans Day Celebration is coming up on Friday, November 11 at 10:30 a.m. at the Farmers Branch Senior Center. Featured entertainment will be a return engagement from the World War II-era song and dance troupe, the Victory Belles. The traditional hot dog lunch will follow the celebration. Everyone is invited and admission is free. We should note that this is a very popular event so early arrival helps ensure better parking.
- Don't forget that Daylight Savings Time ends this weekend when clocks "fall back" one hour at 2 a.m. on Sunday, November 6. The Farmers Branch Fire Department reminds you that this is the perfect time to change the batteries in your smoke detectors.
- And please note that all Farmers Branch offices and facilities will be closed on Thursday, November 24 in observance of the Thanksgiving Day holiday. There will be NO garbage or recycling collection that day. Most facilities remain closed on Friday, November 25 with the exception of the Community Recreation Center, open 6 a.m. to 5 p.m. and the Historical Park, open 8 a.m. to 5 p.m. However, the annual Christmas Tour of Lights gets underway that evening at 6:30 p.m.
- You can sign up for [eNews@farmersbranchtx.gov](mailto:eNews@farmersbranchtx.gov) to have current City news and information delivered directly to your eMail box.

There being no one present that wished to speak regarding this item. Deputy Mayor Pro Tem Reyes made a motion to close the public hearing and approve Ordinance No. 3397, 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

**H.2 ORD-3398 Conduct a public hearing and consider adopting Ordinance No. 3398 granting a Specific Use Permit (SUP) allowing the construction of a detached accessory structure (exceeding 120 square feet in size) located at 2917 Ermine Way; and take appropriate action.**

Community Services Director Andy Gillies briefed City Council regarding this item. Mr. Gillies noted the applicant is requesting a specific use permit to construct a detached accessory building to be located in the rear lot of the residence located at 2917 Ermine Way.

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

Motion made by Mayor Pro Tem Froehlich to close the public hearing and adopt Ordinance No. 3398, as presented. 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

**H.3 ORD-3400 Conduct a public hearing and consider adopting Ordinance No. 3400 designating a Tax Increment Financing Reinvestment Zone No. 3; and take appropriate action.**

City Manager Charles Cox briefed City Council regarding this item. Mr. Cox noted the applicant Centurion American Development has requested the designation of approximately 397.57 acres of land as Tax Increment Financing Reinvestment Zone, No. 3. Mr. Cox explained the next steps will be project review and financial plan proposals.

Mayor Pro Tem Froehlich asked what staff's recommendation was on this item. City Manager Charles Cox replied staff recommends approval of this item.

There were no citizens that wished to speak. Mayor Pro Tem Froehlich moved to close the public hearing. Motion seconded by Council Member Lynne. Motion prevailed by the following motion:

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

Council Member Lynne made a motion to adopt Ordinance No. 3400, as presented. Motion seconded by Council Member Bomgardner. Motion prevailed by the following vote:

***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.***

*(Discussed during Study Session)*

**Council may convene into a closed executive session pursuant to Section 551.072 of the Texas Government Code:**

- ***Deliberate regarding the purchase, exchange, lease, or sale, or value of real properties located east of I-35, south of Valley View, west of Webb Chapel, and north of 635.***

*(Discussed during Study Session)*

**Section 551.087 of the Texas Government Code:**

- ***Deliberation regarding an economic development incentive package for the Oakbrook Home Owner's Association.***

**Council may convene into a closed executive session pursuant to Section 551.074 of the Texas Government Code:**

- ***Deliberate regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee (City Manager's 6 month evaluation)***

Mayor Phelps reconvened into Regular Session at 8:58 p.m.

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

The following actions were taken as a result of the closed executive session:

**Council may convene into a closed executive session pursuant to Section 551.072 of the Texas Government Code:**

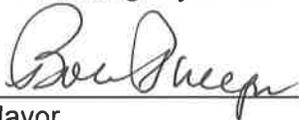
- ***Deliberate regarding the purchase, exchange, lease, or sale, or value of real properties located east of I-35, south of Valley View, west of Webb Chapel, and north of 635.***

Council Member Lynne made a motion to authorize the City Manager to sign and send to the Texas Department of Transportation a letter of intent exercising the City's priority right to purchase a 10.2758 acres tract located at the NW Corner of I.H. 635 and Josey Lane and an 11.7386 acre tract located at the NE Corner of I.H. 635 and Treeview Lane, such purchase being subject to negotiation and execution of a formal purchase and sale agreement with TxDOT. 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

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

The meeting adjourned at 9:02 p.m.

  
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Mayor

ATTEST:

  
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City Secretary