



City of Farmers Branch

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

Meeting Minutes

City Council

Tuesday, May 21, 2019

6:00 PM

Council Chambers

Study Session Meeting to be held at 3:00 p.m. in the Study Session Room with a Dinner Break at 5:00 p.m.

- Presiding:** 1 - Mayor Robert Dye
- Present:** 5 - Mayor Pro Tem John Norwood, Council Member Mike Bomgardner, Council Member Bronson Blackson, Deputy Mayor Pro Tem Terry Lynne and Director of Economic Development Amy Piukana City Secretary
- Staff:** - City Manager Charles Cox, Deputy City Manager John Land, City Attorney Peter G. Smith, Director of Economic Development Allison Cook, Director of Human Resources Brian Beasley, Director of Library Denise Wallace, Building Official Hugh Pender, Director of Fleet & Facilities Kevin Muenchow, Director of Public Works Marc Bentley, Director of Information Services Mark Samuels, Director of Sustainability & Health Shane Davis, Director of Economic Development Benjamin Williamson, Fire Chief Steve Parker, Director of Planning & Zoning AICP Tina M. Firgens, Director of Communications Tom Bryson and Police Chief David Hale

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

A.1 19-223

Discuss regular City Council meeting agenda items

Mayor Dye explained Agenda Item I.2, (adopting a Water Conservation Plan) is a proactive measure to be more sustainable.

Mayor Pro Tem Norwood suggested pulling it off consent to allow for any necessary amendments. He asked for clarification on Agenda Item J.1 (Child Care Facility), if this qualifies for the Centurion American performance metrics for PD-99.

Director of Planning Tina Firgens replied stating this will not be counted towards the Centurion American required metrics.

Deputy Mayor Pro Tem Bomgardner discussed Agenda Item K.1 (Mayor Pro Tem and Deputy Mayor Pro Tem) stating he withdraws his name from the list and asked if anyone wishes to serve as Deputy Mayor Pro Tem.

Council Member Blackson recommended Council Member Lynne be considered for the Deputy Mayor Pro Tem position. Council Member Lynne stated he would accept this position. Mayor Dye noted this would be an action item during the regular meeting.

Council Member Lynne asked for clarification on Agenda Item I.3, (Generator Replacement) in regards to the salvage value.

Director of Fleet and Facilities Kevin Muenchow replied stating the City received a salvage value of \$10,000-12,000 which reduces the net expenditure.

Council Member Retana stated the population numbers need to be updated to reflect new growth and development with the water conservation plan.

- A.2 19-231 Discuss the City's electricity contract and future renewable energy options**
Public Works Project Manager John Roach introduced Marilyn J. Fox, President of Fox, Smolen & Associates, who briefed City Council regarding the City's electricity contract and future renewable energy options.
The City Council discussed broker service costs, program benefits, purchase power, rates, volume purchasing, solar energy, and the contract end date (December 2020).
- A.3 19-234 Receive a report regarding solar energy feasibility for City facilities**
Katy Evans provided the City Council with a solar feasibility update. She reviewed electricity costs, distribution service provider pricing, solar benefits and infrastructure, request for qualifications and scope of service, and goals of the feasibility study.

City Council discussed cost, funding, budget timing, and tax credits.

Mayor Pro Tem Norwood requested a solar energy feasibility action item be added to the next City Council meeting.
- A.4 19-181 Receive a biannual update from the Manske Library Board**
Library Board Chair Jennifer Bauer provided the City Council with a biannual update of new and summer programs at the Library.
- A.5 19-235 Receive a report on brush and bulky collection operations, outreach efforts, and enforcement activities**
Director of Sustainability and Public Health Shane Davis provided a report.

The City Council discussed bulk, pickup schedules, special requests, citations, and communication measures.

Council Member Retana asked that areas of citations be tracked to ensure proper communication has been provided. She suggested having a Spanish version of the magnets to assist with language translation to help residents better understand trash pickup dates.

Ms. Evans explained the City currently utilizes door hangers in both English and Spanish to help with community outreach.

Deputy Mayor Pro Tem Bomgardner asked if the mulching program had started.

Mr. Davis replied stating the current program allows data to be collected, which will be used to negotiate for mulching.

Council Member Lynne stated better education is necessary and suggested since the City owns the landfill, to require other cities to separate bulk and brush similar to our process. He suggested the City invest in mulching equipment to recoup funds on mulching.

Mayor Pro Tem Norwood suggested better communication and assistance with common areas.

Mr. Davis noted he is working with Code Enforcement and the Police Department to monitor and assist with common areas. He further stated the contract was amended to allow pickup of one extra item per household. (For example a scooter.) Mr. Davis noted the program began 3 months ago, and it takes time to change behavior.

Council Member Lynne stated more education is necessary prior to issuing citations.

Council Member Retana suggested monitoring specific areas to find out why they are not in compliance and to ensure they are understanding all communications.

Mayor Dye suggested signs be added to help remind residents it's bulk week which would assist with community education.

A.6 19-238

Receive a report regarding the use of a veteran volunteer group at the Animal Adoption Center

Animal Shelter Manager Miguel Guana briefed City Council regarding the program. He explained this is a partnership program with (City of Dallas) to allow veterans suffering with Post-traumatic stress disorder (PTSD) to work with animals help volunteer at the Animal Shelter.

Cristal Retana thanked staff for bringing this program forward, stating the program could be expanded to other therapy programs.

Deputy Mayor Pro Tem Bomgardner stated he supports the program, however; cautioned the City to consider vetting applicants and backgrounds for aggressive behavior and City liability.

A.7 19-224

Discuss agenda items for future City Council meetings

Mayor Dye suggested a subcommittee, which would include the Mayor and Council Member Lynne to assist with interviews for the new Farmers Branch Chamber President.

Council Member Retana requested a list of City communications to ensure materials are translated in Spanish to help assist with better community outreach. She also suggested creating a Council Legislative Adhoc Committee.

Council Member Lynne requested an update on smart poles at the Grove, and noted he recently met with NTTA requesting guardrail extensions be added to deter illegal dumping at the Nature Preserve. Council Member Lynne requested a report on the revenue impact of removal of red light cameras. He recommended the City call a Special Meeting to tour the creek area and invite homeowners and residents to attend and provide feedback.

Mayor Pro Tem Norwood suggested calling an emergency meeting on Storm Water management to allow deliberations and a tour of the site. He also requested a west side status update on commercial development and number of permits pulled.

A.8 19-233

Break for a reception downstairs at 5:30 p.m. welcoming Council Member Lynne, District 4 for a second term and Council Member Retana, District 1

B. EXECUTIVE SESSION

B.1 19-139

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

Discuss the purchase, exchange, lease, or sale of real property located north of Valley View, south of Valwood Parkway, east of I35, and west of Josey in Farmers Branch, TX

The City Council recessed for a break at 4:49 p.m. and reconvened into closed executive session at 5:03 p.m. The City Council adjourned from closed executive session at 5:06 p.m. and the Mayor adjourned the Study Session meeting at 5:06 p.m.

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

Mayor Dye called the meeting to order at 6:00 p.m.

D. INVOCATION & PLEDGE OF ALLEGIANCE

The invocation was provided and Mayor Dye led the Pledge of Allegiance and Pledge to the Texas flag.

E. CEREMONIAL ITEMS

- E.1 19-211 Presentation of the Oath of Office and Certificate of Election to Council Members Cristal Retana District 1 and Terry Lynne District 4**
Police Chief David Hale provided the Oath of Office to Council Member Lynne and Judge Clay Jenkins provided the Oath of Office to newly elected Council Member Cristal Retana.

- E.2 19-222 Consider accepting a donation for The Branch Connection from the Farmers Branch Woman's Club and take appropriate action**
Mayor Dye recognized the Farmer's Branch Women's Club for their donation in the amount of \$2,000 for the Branch Connection.

Mayor Dye made a motion to approve and accept a donation in the amount of \$2,000 for the Branch Connection. Motion seconded by Council Member Lynne. Motion approved unanimously.

F. REPORT ON STUDY SESSION ITEMS

Council Member Blackson provided a report on Study Session items.

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

City Manager Charles Cox provided a report on items of Community Interest.

H. CITIZEN COMMENTS

Jose Perez spoke congratulating newly elected Cristal Retana for winning District 1. He requested better community outreach with the Hispanic Community and the Police Department, as well as better policies, affordability for working class, equity and equality and requested a future bilingual Town Hall.

I. CONSENT AGENDA

- I.1 19-236 Consider approving minutes from the May 7, 2019 and May 9, 2019 City Council meeting(s); and take appropriate action**
- I.2 R2019-38 Consider approving Resolution No. 2019-038 adopting the City's Water Conservation Plan; and take appropriate action**

- I.3 R2019-67 Consider adopting Resolution No. 2019-67 authorizing the City Manager to approve the purchase of a replacement generator for the Justice Center in the total amount of \$83,978 from Loftin Equipment Company through the HGAC Contract; and take appropriate action
- I.4 R2019-69 Consider approving Resolution No. 2019-069 for a Detailed Site Plan for a parking lot expansion for an existing office building on a 13.6-acre lot located at 1801 Valley View Lane; and take appropriate action

Motion made by Council Member Blackson to approve Consent items I.1 through I.4, as presented. Motion seconded by Council Member Lynne. Motion approved unanimously.

J. PUBLIC HEARINGS

- J.1 R2019-60 Conduct a public hearing and consider approving Resolution No. 2019-060 for a Detailed Site Plan including Special Exceptions for a retail service use (child care facility) on a 1.702-acre tract located at 1400 Valley View Lane; and take appropriate action

Lead Planner Jennifer Paz briefed City Council regarding this item. Ms. Paz explained the applicant is proposing a childcare facility on the subject property with outdoor playgrounds. She noted the applicant is proposing four (4) special exceptions. *Special Exception #1 - Surface Parking located behind the front façade, Special Exception #2 - Building placement from required front setback, Special Exception #3 - Roof pitch, Special Exception #4 - Building fenestration.*

Mayor Dye opened the Public Hearing. There was no one present that wished to speak.

Council Member Blackson asked if this is inside PD-99, and if it counts toward the developers goals. Ms. Firgens stated it is located within PD-99, but does not count towards the Developer's percentage requirement.

Applicant's Jovan and Byron Wells provided a presentation on the new proposed Mindspark Montessori School at Mercer Crossing. Architect Adrienne Millena spoke stating this site was chosen due to the development in the area.

Mayor Pro Tem Norwood asked if the security fencing is separate due to segregated areas with the children.

Ms. Wells explained this is due to safety, security, and grouping children together in age groups.

Council Member Lynne asked how many students the school would have.

Ms. Wells replied stating 150 students.

After discussion, motion made by Council Member Blackson to close the public hearing and approve Resolution No. 2019-69, as presented. Motion seconded by Council Member Retana. Motion approved unanimously.

K. REGULAR AGENDA ITEMS**K.1 19-214 Elect Mayor Pro Tem and Deputy Mayor Pro Tem; and take appropriate action**

Motion made by Council Member to nominate John Norwood as Mayor Pro Tem and Terry Lynne as Deputy Mayor Pro Tem. Motion seconded by Deputy Mayor Pro Tem Bomgardner. Motion approved unanimously.

K.2 R2019-64 Consider approving Resolution No. 2019-64 award a Bid to Advance One Development in the amount of \$962,828 for the construction of Phase E of the landfill gas collection system at Camelot Landfill; and take appropriate action

Director of Sustainability and Public Health Shane Davis briefed City Council regarding this item.

After discussion, a motion was made by Council Member Bomgardner to approve Resolution No. 2019-64. Motion seconded by Council Member Blackson. Motion was approved unanimously.

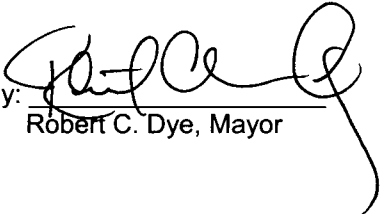
L. TAKE ANY ACTION NECESSARY AS A RESULT OF THE CLOSED EXECUTIVE SESSION

Motion made by Council Member Retana that the City Manager be authorized to take such action on behalf of the City as may be reasonable and necessary to purchase, or authorize the purchase of Lot 9, Block T of Valwood Park, 3rd Installment, also known as 2629 Squire Place, for a purchase price not to exceed \$155,000.00 plus standard closing and acquisition costs and to sign, or authorize the City's agent to sign, such other agreements, documents, and any amendments thereto, as the City Manager in consultation with the City Attorney deems reasonable and necessary with respect to the closing of said transaction. Motion seconded by Council Member Blackson. Motion was approved unanimously.

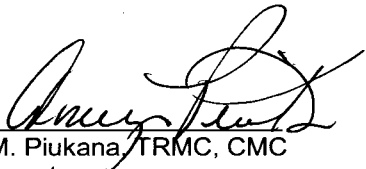
M. ADJOURNMENT

Motion made by Mayor Dye to adjourn the meeting at 7:21 p.m. Motion seconded by Council Member Lynne. Motion approved by unanimously.

Signed by:


Robert C. Dye, Mayor

Attest:


Amy M. Piukana, TRMC, CMC
City Secretary