



City of Farmers Branch

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

Meeting Minutes

City Council

Tuesday, March 1, 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:** 15 - 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 Administration, Brian Beasley Human Resource Director, Stephanie Hall Administrative Assistant, Shane Davis Environmental Services & Solid Waste Manager, Andy Gillies Director of Community Services, Alexis Jackson Planning Manager, Steve Parker Fire Chief, Tim Dedear Deputy Fire Chief, Randy Walhood Public Works Director; Melissa Thomas Tourism Manager

A. STUDY SESSION

Mayor Phelps called the meeting to order at 4:00 p.m.

- A.1 16-056 Discuss regular City Council meeting agenda items.**
Council Member Reyes asked for discussion regarding Agenda Item F.3, Resolution No. 2016-028 awarding bid for reconstruction of a section of retaining wall along Cooks Creek. Council Member Reyes expressed concerns regarding the southern portion of Cooks Creek noting the walls stability south of Valwood are in need of repair. Public Works Director Randy Walhood explained the Storm Water Committee is reviewing this area and will bring forward the study results once the survey is completed. Council Member Bomgardner had questions regarding bid price difference. Mr. Walhood

explained the bid price difference is in his opinion, overhead costs. Council Member Bomgardner asked for more discussion regarding Item G.1, a Public Hearing regarding Ordinance No. 3359. Council Member Bomgardner advised staff to include more information regarding the quality of the apartments with more details. Council Member Bomgardner asked for staff's input regarding types of restaurants, and how many can we support. He further requested all landfill details be disclosed about this property. Council Member Bomgardner asked Mr. Cox to verify the Developer's financial stability. He asked for a ratio of number of single family houses versus number of apartments. Council Member Bomgardner asked for staff's recommendation regarding Public Improvement Districts, and the financial effects on bond projects. Council Member Bomgardner asked for more Economic Development information to include the impact of this type of development to our population, median income, and poverty rate. He requested a summary and cost analysis of additional city services necessary to service this development. Council Member Reyes asked for cost of services to include Capital Improvement Projects. Council Member Norwood asked to pull Agenda Item H.1, Ordinance No. 3360, Solid Waste and Recycling recommending this item be tabled to March 8, 2016, to allow more specific details be added to the Ordinance.

A.2 16-020 Discuss a proposed Business License Program.

Managing Director of Operations John Land and Deputy Fire Chief Tim Dedear briefed City Council regarding this item. Deputy Chief Dedear reviewed current inspection processes, explaining every building receives a city inspection every 18 months, noting the goal is to inspect 65% of the base buildings within that time frame. Deputy Chief Dedear stated the proposed program would require an additional Fire Inspector along with an Economic Development staff member. He noted businesses would be charged an annual registration fee and penalties for non-compliance. He further stated the fee would be based on the complexity of the inspection. He noted the estimated annual revenue from the program would be \$200,000. Mr. Land noted more data would be collected from a survey, which would allow for better business retention and overall public safety.

Deputy Mayor Pro Tem Froehlich asked if this would negatively impact businesses. Mr. Land replied this program is an effort to gain more data, information and retain businesses. Deputy Chief Dedear added that the city works with businesses in an effort to educate the public on safety.

Council Member Norwood expressed concern of creating a negative perception of charging fees to companies in order to sustain cost of additional employees. Council discussed the option of doing annual inspections versus two year inspections and the option to utilize Police Department staff in the program.

Mayor Phelps advised City Administration to look at more options. Council Member Reyes asked Deputy Chief Dedear what are the top three inspection violations. He noted the most common violations are extension cords, sprinkler systems, fire alarm systems, commercial kitchens, and obstruction of exits.

A.3 16-063 Receive a presentation on City Marketing Plans.

Assistant to City Manager Rachael Loftus briefed City Council regarding this item. Ms. Loftus reviewed past marketing strategies and noted this proposed plan will be a more global marketing plan. Ms. Loftus introduced John Beitter, Principle and Founder of PYRO Agency. Mr. Beitter reviewed his company's background and experience.

Ms. Loftus noted the marketing plan would be done in the following steps: Step (1) Brand and Marketing Audit, Step (2) Brand and Messaging Reposition/Evolution, and Step (3) Global Strategic Marketing Plans.

A.4 16-009 Discuss a proposed comprehensive False Alarm Reduction Ordinance

Police Chief Sid Fuller briefed City Council regarding this item. Chief Fuller noted the goal of the program is to reduce the number of false alarm calls. He further reviewed the list of changes to the ordinance which include the following: apartment complex fee of \$100 for providing alarm systems within individual units; service charge for repeat false alarms; requirements for alarm companies to notify the city within 30 days of installation and activation; increase in maximum fine amount to \$500; exemption for local government and school districts; and revocation of permits after eight plus false alarms within a twelve month time frame.

After discussion, City Council thanked Chief Fuller for the presentation and advised City Administration to move forward with the ordinance at a future City Council meeting.

Mayor Phelps skipped to Agenda Item A.6.

A.6 16-065 Discuss recycling drop off locations for Oakbrook.

Environmental Services & Solid Waste Manager Shane Davis was present to answer any questions. Council Member Bomgardner noted the Oakbrook community does not have a place for bins, stating a drop off site that includes a large recycling container would be beneficial. Mr. Davis noted the area has limited space and it's difficult to select a location that is agreeable to all. Mr. Davis explained that a meeting may be necessary with Oakbrook to discuss all options.

Mayor Phelps asked Mr. Davis to meet with Oakbrook to discuss all options. Deputy Mayor Pro Tem Froehlich asked Mr. Davis to obtain costs associated with adding additional drop sites. Mayor Phelps asked City Administration to bring this item back to the March 15, 2016, City Council meeting with the recycling ordinance.

Mayor Phelps recessed from Study Session at 5:34 p.m.

Mayor Phelps asked that Study Session Items A.5 and A.7 be discussed after regular session.

Mayor Phelps reconvened into Regular Session at 6:01 p.m.

B. INVOCATION & PLEDGE OF ALLEGIANCE

Mayor Pro Tem Connally provided the invocation and Deputy Mayor Pro Tem Froehlich led the Pledge of Allegiance.

C. REPORT ON STUDY SESSION ITEMS

Council Member Reyes provided a brief summary report regarding Study Session items.

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

City Manager Gary Greer provided a report and reviewed the following items of community interest:

- We are very excited to report that Farmers Branch Police and Fire communications are the first agencies to be up and running on NTECC, the North Texas Emergency Communications Center.
- Camping Under the Stars, is set for Saturday into Sunday, March 12 & 13.
- The John F. Burke Nature Preserve in Farmers Branch remains closed as much of the park is flooded.
- The City is always looking for civic-minded residents who want to give back by donating their time to serve on one of our boards and commissions. Right now, we have vacancies on the Community Watch Committee and one vacancy on the Planning & Zoning Commission.
- Council Member Reyes announced Farmers Branch University of American Women is hosting an event honoring Nancy Cline Thursday, March 31, 2016, at 7 p.m. at the Doubletree Hotel.
- Mayor Pro Tem Connally stated this weekend is the last production of Thoroughly Modern Millie at the Firehouse Theatre.

E. CITIZEN COMMENTS

The following citizen wished to speak under citizen comments:
Former Mayor John Dodd spoke regarding Mayor Pro Tem Kirk Connally's service to the community, expressing his gratitude for his service to District 4.

F. CONSENT AGENDA

- F.1 16-059 Consider approving minutes of the Regular City Council meeting held on February 16, 2016; and take appropriate action.**
- F.2 R2016-024 Consider approving Resolution No. 2016-024 authorizing the purchase of replacement cubicles and office furniture for Public Works Department in the total amount of \$51,256.74 from Wilson Office Interiors through the State of Texas Multiple Award Schedule; and take appropriate action.**

- F.3 R2016-028 Consider approving Resolution No. 2016-028 awarding the bid for the reconstruction of a section of retaining wall along Cooks Creek to Cam-Crete Construction, Inc.; and take appropriate action.**
- F.4 R2016-030 Consider approving Resolution No. 2016-030 awarding a contract to Fuquay, Inc. for sanitary sewer main cleaning and inspection through the Local Government Purchasing Cooperative Buy Board contract; and take appropriate action.**
- F.5 R2016-025 Consider approving Resolution No. 2016-025 rejecting the bid from Zenner Performance Meters and awarding the 2015-2016 annual supply of small water meters in a unit price purchase to Mueller Systems, LLC; and take appropriate action.**
- F.6 R2016-029 Consider approving Resolution No. 2016-029 adopting the City's 2016 Strategic Plan; and take appropriate action.**

Mayor Pro Tem Connally made a motion to approve Consent Items F.1 through F.6, 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

G. PUBLIC HEARINGS

- G.1 ORD-3359 Conduct a public hearing and consider adopting Ordinance No. 3359 to change the zoning of approximately 268 acres from Planned Development No. 88 (PD-88) to Planned Development No. 99 (PD-99); and take appropriate action.**

Mayor Phelps opened the Public Hearing. Mayor Pro Tem Connally made a motion to continue the Public Hearing to the March 15, 2016 City Council meeting. Motion seconded by Deputy Mayor Pro Tem Froehlich. 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

H. REGULAR AGENDA ITEMS

- H.1 ORD-3360 Consider adopting Ordinance No. 3360 Amending Chapter 66 of the City of Farmers Branch Code of Ordinances related to solid waste and recycling; and take appropriate action.**

Council Member Norwood made a motion to table Ordinance No. 3360 to the March 15, 2016, City Council meeting. 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

Mayor Phelps skipped to Study Session Agenda Item A.5.

- A.5 16-064 Discuss the Curbside Recycling Committee as a Standing Committee to evaluate recycling sustainability.**

Council Member Reyes asked that the committee be considered as a Sustainability Committee and remove recycling from the name.

After discussion, City Council agreed to review this item at the March 8, 2016, Work Session meeting.

- A.7 16-057 Discuss agenda items for future City Council meetings.**

Council Member Bomgardner asked for agenda items to discuss communication of decisions, standards for communications internally with staff and externally with citizens. Council Member Norwood added that once executive session decisions have been made, we need have a clear communication plan and process with residents.

Mayor Phelps recessed into Closed Executive Session at 6:32 P.M.

I. EXECUTIVE SESSION

- I.1 16-062 Council may convene into closed Executive Session pursuant to Section 551.074 of the Texas Government Code to deliberate regarding: Personnel Matters - City Manager's 90 day progress report.**

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

City Council reconvened into a Regular Session at 8:46 p.m.
City Council took no action as a result of Executive Session.

K. ADJOURNMENT – Motion made by Mayor Pro Tem Connally to adjourn. 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

The meeting adjourned at 8:48 p.m.



Bob Phelps, Mayor

ATTEST:



Amy Piukana, City Secretary

