



City of Farmers Branch

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

Meeting Minutes

City Council

Tuesday, March 29, 2016

4:00 PM

Study Session Room

Study Session Meeting to be held at 4:00 PM in the Study Session Room

- Presiding:** 1 - Mayor Bob Phelps
- Present:** 5 - Deputy Mayor Pro Tem Harold Froehlich, Council Member John Norwood, Council Member Ana Reyes, Mayor Pro Tem Kirk Connally, Council Member Mike Bomgardner
- Staff:** 10 - Charles Cox Interim City Manager, Amy Piukana City Secretary, Braden Metcalf City Attorney, Mark Young Deputy Police Chief, John Land Managing Director Operations, LaJeana Thomas Executive Assistant Administration, Allison Cook Economic Development Manager, Andy Gillies Community Services Director, Miklos Valdez Parks & Recreation Aquatics Manager, Tom Bryson Communications Director

A. **CALL TO ORDER**

Mayor Phelps called the meeting to order at 4:02 p.m.

B. **WORK SESSION**

- B.1 16-102 **Consider excusing the absence of Council Member Mike Bomgardner from the March 22, 2016, City Council meeting; and take appropriate action.**

Motion made by Mayor Pro Tem Connally to excuse the absence of Council Member Mike Bomgardner from the March 22, 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

B.2 16-101 Discuss the option to change the meeting times of Study Session at the Regular City Council meetings.

Mayor Phelps suggested changing the Study Session meeting times to begin at 3 p.m. instead of 4 p.m. to avoid having the extra Tuesday meetings.

After discussion, City Council agreed to have staff bring forward an amended Resolution changing City Council Work Session start times to 3 p.m., in an effort to consolidate the extra Tuesday meetings into a regular City Council meeting, with no change to the 6 p.m. regular start time.

No action was taken on this item.

B.3 16-099 Receive an overview regarding the annual Board and Commission appointment process.

City Secretary Amy Piukana reviewed the annual Board and Commission appointment process and presented some new ideas for Council to review and provide input in regards to meeting and selecting the applicants.

Council Member Norwood asked that the interview process be informal, similar to the Bond Committee review process.

After discussion, City Council advised staff to advertise and promote Board and Commissions, and to hold two (2) separate events. The first would be a Board and Commission open house which includes board liaisons present to answer any questions regarding board particulars, and an informal interview meeting to select Board and Commission finalists.

No action was taken on this item.

B.4 16-098 Receive a presentation on the updated Neighborhood Revitalization Study.

Managing Director John Land introduced Paige Shipp with Metro Study who provided a brief overview regarding status update on the Residential Redevelopment Program.

Ms. Shipp provided an executive summary of the following analysis, noting this is used to determine the status of redevelopment patterns in Farmers Branch.

Kerr Park – The overall quality of the neighborhood and size of the lots makes this neighborhood a suitable location for Tear Downs with City Assistance Remodels. The Teardown suitability is somewhat hampered by little available home/lot inventory

valued below \$120,000. She noted the previous analysis indicated very few homes valued (at that time) at \$240,000 or higher. However, based on current resale activity the neighborhood is regularly priced in the \$280,000 to \$290,000 range.

Valley View Estates/Wooded Creek – This super neighborhood contains some of the Farmers Branch newest housing. Therefore, it has demonstrated market interest and demand for new housing. This neighborhood does present one unique obstacle relative to the other Super Neighborhoods: a relative lack of existing homes or lots priced at \$120,000 or less, the target lot price for the teardown/rebuild program. To the degree that suitable lots are available, this neighborhood exhibits the types of characteristics making it suitable for upscale new teardown housing.

Rollingdale/Dutch Village – From 2009 to 2015, there were no new home permits issued in the neighborhood. As a result, the outlook on its viability as a candidate for tear down activity has not changed. Metrostudy feels this neighborhood is a viable candidate for targeted remodel activity. This revised opinion comes from realtors, observed improvements, renovations, and house flipping activity in the neighborhood during field inspections.

Ms. Shipp provided an overview of the following Super Neighborhood results:

- Super Neighborhood No. 1 - Rollingdale Dutch Village noting the study indicates it is suitable for remodels, however does not meet demand to justify Tear Downs.
- Super Neighborhood No. 2 - East and West Brookhaven/Oakbrook, noting the quality of the neighborhood and size of the lots indicates this location is ideal for personally financed Tear Downs and remodels.
- Super Neighborhood No. 3 - Valwood Estates/Squire/Oran noting this neighborhood has not displayed sufficient market demand for Tear Downs regardless of public assistance.
- Super Neighborhood No. 4 - Rawhide North/South Rawhide noting it does not contain the characteristics that would result in the market driving Tear Downs regardless of public assistance.
- Super Neighborhood No. 5 – Valley View Estates/Wooded Creek noting this neighborhood exhibits the types of characteristics making it suitable for upscale new teardown housing with City Assistance and Remodels.
- Super Neighborhood No. 6 – Johnston Park noting real estate professionals characterized this as a well-kept older neighborhood, but lacks any demonstrable upscale new home demand drivers.
- Super Neighborhood No. 7 – Branch Crossing/Mallon Park noting this neighborhood is believed to be ideal for personally financed Tear Downs and Remodels.
- Super Neighborhood No. 8 – Austell/Sunbeck noting this neighborhood is determined to be a prime candidate for Tear Downs with City Assistance and Remodels.
- Super Neighborhood No. 9 – Brookhollow Estates/Templeton Trails noting this neighborhood is believed to be a strong location for Tear Downs with City Assistance and Remodels.
- Super Neighborhood No. 10 – Kerr Park noting the upward price trend does have an impact of making it more difficult to obtain lots at a price that justifies support of new tear down homes.

Council thanked staff for the review and advised moving forward with a Neighborhood Revitalization type program.

- B.5 ORD-3362 Consider adopting Ordinance No. 3362 amending the Farmers Branch Code of Ordinances, Appendix A – Fee Schedule, relative to fees established pursuant to Chapter 50, “Parks and Recreation,” Article II, “Rules and Regulations,” and Section 50-41 “Parks and Recreation User Fees;” and take appropriate action.**

Parks and Recreation Aquatics Manager Miklos Valdez briefed City Council regarding Ordinance No. 3362, amending Parks and Recreation user fees. Mr. Valez explained the proposed ordinance decreases the individual Frog Pond season pass resident rate from \$85.00 to \$50.00 and non-resident rates from \$105.00 to \$80.00. He further stated the CFBISD employees would be offered resident rates to be consistent with the Recreation Center fee structure. He further stated the resident rates would be extended to individuals who work for companies in Farmers Branch. He explained these changes should increase attendance and revenue without adversely effecting residents.

Motion made by Council Member Reyes to adopt Ordinance No. 3362, 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

- B.6 R2016-038 Consider adopting Resolution No. 2016-038 relating to the giving of notice of intention to issue City of Farmers Branch, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2016, for the purpose of public safety improvements to the Farmers Branch Justice Center in an amount not to exceed \$3.1 million, providing an effective date; and take appropriate action.**

Interim City Manager Charles Cox briefed City Council regarding this item, noting he was able to reduce the cost by \$500,000, by using the existing building footprint to rearrange the Marshall space area and utilizing an existing arraignment area (adding office furniture) to reduce the amount in an amount not to exceed \$2.6 million.

After discussion Council Member Norwood made a motion to adopt Resolution No. 2016-038, authorizing Notice of Intention to issue City of Farmers Branch, Texas Combination Tax and Revenue Certificates of Obligation, Series 2016, for the purpose of public safety improvements to the Farmers Branch Justice Center in an amount not to exceed \$2.6 million. 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 recessed at 5 p.m. for a short break.

Mayor Phelps reconvened into closed Executive Session at 5:02 p.m.

C.1 16-100 Council may convene into a closed executive session pursuant to Section 551.071 of the Texas Government Code to deliberate regarding:

- Discuss contemplated civil litigation regarding the substandard multifamily property located at 2835 & 2875 Villa Creek, Farmers Branch, Texas.

D. Reconvene into work session and take any action necessary as a result of the closed session.

No action was taken as a result of closed executive session.

E. Adjournment –

Deputy Mayor Pro Tem Froehlich made a motion to adjourn. Motion seconded by Mayor Pro Tem Connally. Motion prevailed by the following vote:

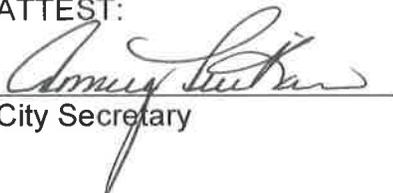
Aye: 5 - Mayor Pro Tem Connally, Deputy Mayor Pro Tem Froehlich, Council Member Reyes, Council Member Norwood and Council Member Bomgardner

The meeting adjourned at 6:13 p.m.



Mayor

ATTEST:



City Secretary

