



City of Farmers Branch

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

Meeting Minutes

City Council

Tuesday, June 16, 2020

6:00 PM

Farmers Branch Manske Library
13613 Webb Chapel Road
Farmers Branch, TX 75234

Work Session

Presiding: 1 - Mayor Robert Dye

Present: 5 - Mayor Pro Tem John Norwood, Council Member Bronson Blackson, Council Member Mike Bomgardner, Deputy Mayor Pro Tem Terry Lynne and Council Member Cristal Retana

Staff: 5 - City Manager Charles Cox, Deputy City Manager John Land, Assistant City Manager Benjamin Williamson, City Secretary Amy Piukana, Director of Library Denise Wallace

A. CALL TO ORDER - WORK SESSION MEETING (6 P.M.)

Mayor Dye called the Work Session meeting to order at 6:01 p.m.

A.1 20-278

Discuss Manske Library Renovation Options

Assistant City Manager Ben Williamson introduced Brian Nicodemus with Gensler who provided an overview to the City Council. Also, in attendance were Justin Bashaw, Gensler Design Director, Matt Robinson, Gensler Designer, Joelle Jach, Gensler Consulting, Maureen Arndt with 720 Design, and Doug Karr with Turner Construction.

Mr. Nicodemus and his team reviewed public engagement results, noting they learned the Library could be utilized as a space for entrepreneurs and provide resources to small businesses or alternative to a coffee shop, co-work spaces, and leveraging relationships with local arts.

The Team reviewed upper and lower level opportunities which included expansion areas, new roof, "clear zone" for views, shifting of the elevator, utilizing the stairs, rewording the drive through, parking access, and outdoor reading room proposal.

Mr. Nicodemus reviewed the two Rehab Options:

Rehab Internal

Hard Costs (less than) \$1 million
Soft Costs \$45,000 - \$60,000
FF&E Budget TBD

Rehab External

Hard Costs \$1 million-\$2 million
Soft Costs \$90 million-\$150,000
FF&E Budget TBD

Mr. Nicodemus reviewed the following three tiers of renovations.

Tier (1) Lower Intervention

Hard Costs \$3-\$5 million
Soft Costs \$450,000-\$500,000
FF&E Budget \$750,000

He noted Tier (1) would keep the library footprint and amenities as is, consolidate electrical, data and utilities with a light refresh, and mitigate the flood plain, shift collections for best use of space and address security system.

Tier (2) Medium Intervention

Hard Costs \$7-\$9 million
Soft Costs \$750,000-\$850,000
FF&E Budget \$1.25 million

Tier (2) would allow for front level new entry and public use spaces, adaptive reuse of gallery spaces within footprint, additional skylights and living room element, minor face lift, and decrease raised floor to strategically required spaces.

Tier (3) High Intervention

Hard Costs \$11-\$13 million
Soft Costs \$950,000-\$1.1 million
FF&E Budget \$3.9 million

Tier (3) fully provides a flexible solution with raised floor (power/data), 50-year solution, highest energy efficiency levels, conducive to phasing of construction, offers 3rd Level revenue generation possibilities, and would align with the City Parks and other City Facilities. He noted this plan meets are expectations from public feedback.

Mr. Nicodemus explained the next steps are:

Design Competition, Schematic Design Phase, Design Development Phase, Bid Support, Construction Document Phase, Construction Administration, with a projected completion date of March 2022.

The City Council discussed solar, a/c unit noise to outdoor area, and price differences between each tier.

Mayor Pro Tem Norwood asked which tier would bring facilities up to code.

Mr. Nicodemus explained the Tier (1) merely gets the Library out of the flood plain and provides basic repairs.

Mayor Pro Tem Norwood asked if all viewpoints were obtained by consensus or if it was skewed.

Ms. Jach explained there were two groups, 1) leave it as is and 2) utilize the opportunity to renovate. She explained after the concept was presented, both groups seemed to be open to the idea of renovation

Council Member Retana thanked Gensler for their presentation and asked if continued opportunities for public engagement would be allowed.

Mr. Nicodemus replied yes, currently we are at the concept phase.

Council Member Blackson thanked the Gensler Group and asked which Tier would leverage more. Ms. Arndt explained the more square footage you can obtain, will allow you to transform the space, noting community engagement is key and Tier (3) expands the outdoor areas and provides more accessibility.

Council Member Blackson asked how residents could be involved in the next steps.

Mr. Nicodemus explained resident meetings can be conducted both virtually and in person to allow room exercises.

Deputy Mayor Pro Tem Lynne suggested flexibility and combining plans into what is essentially needed. He suggested allowing businesses to contribute donations and sponsor study rooms to allow the City to afford better amenities.

Mayor Dye agreed, noting many other Cities have utilized this approach along with grants to assist with funding.

Mr. Nicodemus explained the next step would be to move forward with the design build format and allow for competitive bids and with review.

Mayor Dye suggested bringing this item back to the July 14, 2020 City Council meeting to allow more citizen input on the project.

B. CITIZEN COMMENTS

The following citizens spoke under Citizen Comments:

- Sharon Lucas, (Leta Mae Circle) spoke requesting plans being available for the public to review.
- Madeleine Lutz had questions regarding parking, noting shade areas are encouraged and asked if the existing building structure is sound.
- Sheryl Howerton, (Morningstar Star Circle) supports the project but had questions regarding the upper level reception area, kitchen access, stairs and accessibility.
- Bonnie Potraza, (Chelan Drive) spoke in support of the Library renovations.
- Pat Link, (Glad Acres) spoke in support of the design, urging Council to be mindful of ongoing costs associated with plants and greenery maintenance, and discouraged low shelving. She asked for clarification of how the Library ended up in the flood plain area.
- Scott Tatum, supports the Library in connection with Community Arts and suggested creating spaces that would allow for performing arts to utilize.
- Candice Adams (Pebble Beach) spoke regarding her concerns of greenery and animals.
- Johnny Jackson expressed concerns about costs and asked if the current building leaks and asked if the structure has foundation issues.
- Matt Ernest (Charcoal Lane) supports the Library renovation, requests more flood plain information and inclusion of the solar panels with the new design.


Mr. Cox stated there are no foundation issues with the Library, it is structurally sound.

C. ADJOURNMENT

Motion made by Mayor Dye to adjourn the meeting at 7:51 p.m. Motion seconded Council Member Blackson. Motion was approved unanimously.

The meeting adjourned at 7:51 p.m.

SIGNED:



Robert C. Dye, Mayor

ATTEST:



Amy Piukana, City Secretary