

DRAFT

OFFICIAL ACTIONS OF THE ADDISON CITY COUNCIL WORK SESSION

December 9, 2014

7:00 PM

Addison Town Hall, 5300 Belt Line Rd., Dallas, TX 75254

7:00 PM Work Session | 7:30 PM Regular Meeting

Present: Arfsten; Carpenter; Clemens; DeFrancisco; Heape; Meier; Moore

OFFICIAL ACTIONS OF THE ADDISON CITY COUNCIL REGULAR MEETING

December 9, 2014

7:00 PM

Addison Town Hall, 5300 Belt Line Rd., Dallas, TX 75254

7:00 PM Work Session | 7:30 PM Regular Agenda

Posted by: Matthew McCombs, December 5, 2014, 5:00pm

WORK SESSION

WS1 Discussion regarding the City Council 2015 meeting schedule.

REGULAR MEETING

Pledge of Allegiance

Announcements and Acknowledgements regarding Town and Council Events and Activities

Discussion of Events/Meetings

Consent Agenda.

- R2a Approval of the Minutes for the November 25, 2014 City Council Meeting and Work Session.

RECOMMENDATION:

Administration recommends approval.

Motion made by Clemens to approve, as submitted,
Seconded by DeFrancisco

Voting AYE: Arfsten, Carpenter, Clemens, DeFrancisco, Heape,
Meier, Moore

Passed

- R2b Approval of and authorizing the City Manager to execute a contract with Fain Construction for reconfiguration of the Vitruvian Park Amphitheater for an amount totaling \$362,964.

RECOMMENDATION:

Administration recommends approval.

Motion made by Clemens to approve, as submitted,
Seconded by DeFrancisco

Voting AYE: Arfsten, Carpenter, Clemens, DeFrancisco, Heape,
Meier, Moore

Passed

- R2c Approval of and authorizing the City Manager to execute a contract with Starkbuilt for replacement of the Celestial Park decomposed granite trail with a concrete trail for an amount totaling \$131,141.53.

RECOMMENDATION:

Administration recommends approval.

Mayor Meier pulled item R2c from the consent agenda for clarification.

Slade Strickland, Director of Parks and Recreation, spoke regarding this item.

Motion made by Meier to approve, as submitted,
Seconded by Clemens

Voting AYE: Arfsten, Carpenter, Clemens, DeFrancisco, Heape, Meier, Moore

Passed

R2d PRELIMINARY PLAT/Hometronics Addition. Approval of a preliminary plat for one lot totaling .99 acres, located in a C-1 (Commercial-1) district, at 16316 Addison Road, on application from Chuck West of West and Associates.

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on November 20, 2014, voted to recommend approval of the request for a preliminary plat for one lot totaling .99 acres, located in an C-1 (Commercial-1) district, at 16316 Addison Road, subject to the following condition:

1. The plat should be relabeled from a Final Plat to a Preliminary plat.

Voting Aye: Doherty, Groce, Hughes, Oliver, Smith, Wheeler

Voting Nay: None

Absent: Robinson

RECOMMENDATION:

Administration recommends approval.

Motion made by Clemens to approve, as submitted,

Seconded by DeFrancisco

Voting AYE: Arfsten, Carpenter, Clemens, DeFrancisco, Heape, Meier, Moore

Passed

R2e Approval of and authorizing the City Manager to execute a contract with BlueLine Services for the purchase of seven (7) servers and 40 TB (terabyte) of raw storage for the amount of \$317,975.

RECOMMENDATION:

Administration recommends approval.

Motion made by Clemens to approve, as submitted,

Seconded by DeFrancisco

Voting AYE: Arfsten, Carpenter, Clemens, DeFrancisco, Heape, Meier, Moore

Passed

R2f Approval of and authorizing the City Manager to execute a contract with Solid IT Networks for the purchase of twenty nine (29) switches/routers, related software and licenses for the amount of \$133,190.14.

RECOMMENDATION:

Administration recommends approval.

Motion made by Clemens to approve, as submitted,

Seconded by DeFrancisco

Voting AYE: Arfsten, Carpenter, Clemens, DeFrancisco, Heape, Meier, Moore

Passed

R2g Approval of and authorizing the City Manager to execute a contract with Solid Border for the purchase of Palo Alto Firewall software and license, 5-year Threat protection subscription, training, and a MDM (Mobile Device Management) solution for the amount of \$143,920.

RECOMMENDATION:

Administration recommends approval.

Motion made by Clemens to approve, as submitted,

Seconded by DeFrancisco

Voting AYE: Arfsten, Carpenter, Clemens, DeFrancisco, Heape, Meier, Moore

Passed

R2h Approval of and authorizing the City Manager to execute a contract with SHI Direct for the purchase of the Microsoft server and SQL database licenses and a total of 303 user subscriptions for "Office 365" products powered by Microsoft cloud services for the amount of \$64,058.

RECOMMENDATION:

Administration recommends approval.

Motion made by Clemens to approve, as submitted,

Seconded by DeFrancisco

Voting AYE: Arfsten, Carpenter, Clemens, DeFrancisco, Heape, Meier, Moore

Passed

- R2i Approval of and authorizing the City Manager to execute a contract with CDW-G for the purchase of 50 virtualization software licenses including support, 46 iPads, UPS (Uninterrupted Power Supply) systems and KVM (Keyboard, Video or Visual Display Unit, Mouse) systems for the amount of \$133,136.55.

RECOMMENDATION:

Administration recommends approval.

Motion made by Clemens to approve, as submitted,
Seconded by DeFrancisco

Voting AYE: Arfsten, Carpenter, Clemens, DeFrancisco, Heape, Meier, Moore

Passed

- R2j Approval of and authorizing the City Manager to execute a contract with Ricoh Americas Corporation for the purchase of eleven (11) industrial all-in-one copiers-printers-scanners for the amount of \$57,750.

RECOMMENDATION:

Administration recommends approval.

Motion made by Clemens to approve, as submitted,
Seconded by DeFrancisco

Voting AYE: Arfsten, Carpenter, Clemens, DeFrancisco, Heape, Meier, Moore

Passed

Regular Items

- R3 Presentation and proclamation recognizing Etihad Airways.

Etihad Airways spoke and received the proclamation.

There was no action taken on this item.

- R4 Discussion, consider and take action regarding appointment of up to two members to the Board of Zoning Adjustment.

Council Member Heape recommended the appointment of Jan Haas to the Board of Zoning Adjustment.

Motion made by Heape

Seconded by Moore

Voting AYE: Arfsten, Carpenter, Clemens, DeFrancisco, Heape, Meier, Moore

Passed

R5 **PUBLIC HEARING** Case 1702-Z/Tollway Center. Public hearing, discussion consider and take action regarding an ordinance changing the zoning on property located at 14300 Dallas Parkway, which property is currently zoned PD (Planned Development) through Ordinance 085-001, and provides for an office development of approximately 1,400,000 square feet of office space, from its current zoning to a new PD (Planned Development) in order to provide for an office building of 200,000 square feet, on application from Cawley Partners, represented by Mr. Kim Sutton.

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on November 20, 2014, voted to recommend approval of an ordinance changing the zoning on property located at 14300 Dallas Parkway, which property is currently zoned PD (Planned Development) through Ordinance 085-001, and provides for an office development of approximately 1,400,000 square feet of office space, to a new PD (Planned Development) in order to provide for an office building of 200,000 square feet, subject to the following conditions:

- The applicant shall provide the Town official height determination from the FAA (form 7460-1) before a building permit is issued.
- The property owner shall provide an Avigation Easement to the Town prior to the issuance of a building permit for the project.

Voting Aye: Doherty, Groce, Hughes, Oliver, Smith, Wheeler

Voting Nay: none

Absent: Robinson

RECOMMENDATION:

Administration recommends approval.

Charles Goff, Assistant Director of Development Services, spoke regarding this item.

Also, Kim Sutton, representative for Case 1702,-Z/ Tollway Center, spoke regarding this item.

A public hearing was opened and an opportunity to speak offered to the public.

There were no individuals who spoke at the public hearing.

The public hearing was closed.

Motion made by Clemens to approve, subject to the conditions listed,

Seconded by DeFrancisco

Voting AYE: Arfsten, Carpenter, Clemens, DeFrancisco, Heape, Meier, Moore

Passed

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- R6 **PUBLIC HEARING** Case 1705-SUP/Ida Claire. Public hearing, discussion, consider and take action regarding an ordinance changing the zoning on properties located at 5001 Belt Line Road, which property is currently zoned PD (Planned Development) through Ordinance 091-043 and 5035 Quorum Drive, which property is currently zoned LR (Local Retail) through Ordinance 392, by approving for the properties a Special Use Permit for a restaurant and a Special Use Permit for the sale of alcoholic beverages for on-premises consumption only, on application from Front Burner Restaurants, represented by Harold Bernstein of ID Studio 4.

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on November 20, 2014, voted to recommend approval of an ordinance changing the zoning on property located at 5001 Belt Line Road, which property is currently zoned PD (Planned Development) through Ordinance 091-043 and 5035 Quorum Drive, which property is currently zoned LR (Local Retail) through Ordinance 392, by approving for the properties a Special Use Permit for a restaurant and a Special Use Permit for the sale of alcoholic beverages for on-premises consumption only, subject to the following conditions:

- The applicant shall not use any terms or graphic depictions

relating to alcoholic beverages in exterior signage.

- The applicant shall grant the necessary license agreements to install future pedestrian enhancements along Quorum Drive.

Voting Aye: Doherty, Groce, Hughes, Oliver, Smith, Wheeler

Voting Nay: none

Absent: Robinson

RECOMMENDATION:

Administration recommends approval.

Charles Goff, Assistant Director of Development Services, spoke regarding this item.

A public hearing was opened and an opportunity to speak offered to the public.

There were no individuals who spoke at the public hearing.

The public hearing was closed.

Motion made by DeFrancisco to approve, subject to the conditions listed,

Seconded by Clemens

Voting AYE: Arfsten, Carpenter, Clemens, DeFrancisco, Heape, Meier, Moore

Passed

R7 **PUBLIC HEARING** Case 1706-SUP/Snuffer's Restaurant. Public hearing, discussion, consider and take action regarding an ordinance changing the zoning on property located at 4180 Belt Line Road, which property is currently zoned PD (Planned Development) through Ordinance 091-066, by approving for that property a Special Use Permit for a restaurant and a Special Use Permit for the sale of alcoholic beverages for on-premises consumption only, on application from Firebird Restaurant Group, represented by Mr. Rob Vadala.

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on November 20, 2014, voted to recommend approval of an ordinance changing the zoning on property located at 4180 Belt Line

Road, which property is currently zoned PD (Planned Development) through Ordinance 091-066, by approving for that property a Special Use Permit for a restaurant and a Special Use Permit for the sale of alcoholic beverages for on-premises consumption only, subject to the following condition:

- The applicant shall not use any terms or graphic depictions relating to alcoholic beverages in exterior signage.

Voting Aye: Doherty, Groce, Hughes, Oliver, Smith, Wheeler

Voting Nay: none

Absent: Robinson

RECOMMENDATION:

Administration recommends approval.

Charles Goff, Assistant Director of Development Services, spoke regarding this item.

Kirk Williams and Robert Hutchinson, representatives for Case 1706-SUP/Snuffer's Restaurant, spoke regarding this item.

A public hearing was opened and an opportunity to speak offered to the public.

The following individuals spoke at the public hearing.

Aubrey Simons, 4102 Rush Circle

Tom Gentleman, Firebird Restaurant Group

Kirk Williams, Firebird Restaraunt Group

The public hearing was closed.

Motion made by Arfsten to approve, subject to the conditions listed,
Seconded by DeFrancisco

Voting AYE: Arfsten, Carpenter, Clemens, DeFrancisco, Heape,
Meier, Moore

Passed

R8 **PUBLIC HEARING** Case 1707-SUP/Taqueria La Ventana. Public hearing, discussion, consider and take action regarding an ordinance changing the zoning on property located at 4180 Belt Line Road, which property is currently zoned PD (Planned Development) through Ordinance 091-066, by approving for that property a Special

Use Permit for a restaurant and a Special Use Permit for the sale of alcoholic beverages for on-premises consumption only, on application from Firebird Restaurant Group, represented by Mr. Rob Vadala.

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on November 20, 2014, voted to recommend approval of an ordinance changing the zoning on property located at 4180 Belt Line Road, which property is currently zoned PD (Planned Development) through Ordinance 091-066, by approving for that property a Special Use Permit for a restaurant and a Special Use Permit for the sale of alcoholic beverages for on-premises consumption only, subject to the following condition:

- The applicant shall not use any terms or graphic depictions relating to alcoholic beverages in exterior signage.

Voting Aye: Doherty, Groce, Hughes, Oliver, Smith, Wheeler

Voting Nay: none

Absent: Robinson

RECOMMENDATION:

Administration recommends approval.

Charles Goff, Assistant Director of Development Services, spoke regarding this item.

Tom Gentleman, representative of Case 1707- SUP Taqueria La Ventana, spoke regarding this item.

A public hearing was opened and an opportunity to speak was offered to the public.

There were no individuals who spoke at the public hearing.

The public hearing was closed.

Motion made by Clemens to approve, subject to the conditions listed,

Seconded by Carpenter

Voting AYE: Arfsten, Carpenter, Clemens, DeFrancisco, Heape, Meier, Moore

Passed

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- R9 **PUBLIC HEARING** Case 1701-Z/AMLI Addison. Public hearing, discussion, consider and take action regarding an ordinance changing the zoning on property located at 5015 Spectrum Drive, which property is currently zoned C-1 (Commercial-1) District, from its current zoning to PD (Planned Development) District in order to provide for multi-family residential use and limited retail uses, and approval of development plans, on application from AMLI Residential, represented by Mr. Taylor Bowen.

COMMISSION FINDINGS:

The Addison Planning and Zoning Commission, meeting in regular session on November 20, 2014, voted to recommend approval of an ordinance changing the zoning on property located at 5015 Spectrum Drive, which property is currently zoned C-1, (Commercial-1) District, to PD (Planned Development) District in order to provide for multi-family residential use and limited retail uses, and approval of development plans, subject to no conditions.

Voting Aye: Doherty, Groce, Hughes, Oliver, Wheeler

Voting Nay: Smith

Absent: Robinson

RECOMMENDATION:

Administration recommends approval.

Charles Goff, Assistant Director of Development Services, spoke regarding this item.

Taylor Bowen, Bill Dahlstrom, and Kirk Williams, representatives of Case 1701-Z/AMLI Addison, spoke regarding this item.

A public hearing was opened and an opportunity to speak offered to the public.

The following individuals spoke at the public hearing.

Bill Irving, Quorum North Association

Ron Crowell, Phoenix Capital Partners

Stefan Huber, Intercontinental Hotel

The public hearing was closed.

Motion made by DeFrancisco to approve, as submitted,

Seconded by Arfsten

Voting AYE: Arfsten, DeFrancisco

NAY: Carpenter, Clemens, Heape, Meier, Moore

Failed

- R10 Presentation, discussion, consider and take action approving and authorizing the City Manager to execute a development and reimbursement agreement with AMLI Residential providing for, among other things, a reimbursement of 50% of the cost of the sanitary sewer upgrades needed for the proposed multi-family development, subject to the review and approval of the City Manager and the City Attorney.

RECOMMENDATION:

Administration recommends approval.

Item R10 was pulled.

There was no action taken on this item.

- R11 Presentation, discussion, consider and take action approving and authorizing the City Manager to execute the engagement letter with Weaver, and Tidwell, LLP for auditing services for the fiscal year ended September 30, 2014.

RECOMMENDATION:

Administration recommends approval.

Eric Cannon, Chief Financial Officer, and Lea Dunn, City Manager, spoke regarding this item.

Also, Jerry Gaither of Weaver and Tidwell, LLP spoke regarding this item.

Motion made by Meier to approve, with the condition to solicit bids next year,

Seconded by Clemens

Voting AYE: Arfsten, Carpenter, Clemens, DeFrancisco, Heape, Meier, Moore

Passed

R12 Presentation and discussion regarding an update on the Finance Department Work Plan.

Eric Cannon, Chief Financial Officer, spoke regarding this item.

There was no action taken on this item.

R13 Presentation and discussion regarding Town winter weather operations, activities and procedures.

Item R13 was pulled.

There was no action taken on this item.

R14 Presentation, discussion, consider and take action approving of and authorizing the City Manager to award a contract to Flow-Line Construction, Inc., for the relocation of water, sewer, and storm water drainage systems on Addison Airport to accommodate the construction of a new \$3 million hangar at the Airport for an amount not to exceed \$425,247.

RECOMMENDATION:

Administration recommends approval.

Item R14 was pulled.

There was no action taken on this item.

R15 Presentation, discussion, consider and take action approving and authorizing the City Manager to award a contract to Wilson Construction Services, LLC, for the extension of sewer service to 4301 Sunbelt Drive for an amount not to exceed \$61,901.46.

RECOMMENDATION:

Administration recommends approval.

Lisa Pyles, Director of Infrastructure and Development Services, spoke regarding this item.

Motion made by Carpenter to approve, as submitted,

Seconded by Arfsten

Voting AYE: Arfsten, Carpenter, Clemens, DeFrancisco, Heape, Meier, Moore

Passed

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- R16 Discussion, consideration and take action regarding a resolution approving and authorizing the City Manager to execute an interlocal agreement entitled Public Safety Communications and Dispatch Operations Agreement by and between the Town, the Cities of Carrollton, Coppell, and Farmers Branch, and the North Texas Emergency Communications Center, Inc., pertaining to the financing, construction, ownership, management, and operation of a regional public safety communications center for the benefit of the cities.

RECOMMENDATION:

Administration recommends approval.

John Hill, City Attorney, spoke regarding this item.

Motion made by Moore to approve, as submitted,
Seconded by DeFrancisco

Voting AYE: Arfsten, Carpenter, Clemens, DeFrancisco, Heape,
Meier, Moore

Passed

Executive Session

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- ES1 Closed (Executive) session of the Addison City Council pursuant to Section 551.074, Texas Government Code, to deliberate the evaluation of the City Manager.

The City Council entered executive session at 11:22 pm.
The City Council closed executive session at 12:07 am.

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- ES2 Closed (Executive) session of the Addison City Council pursuant to Section 551.071, Tex. Gov. Code, to conduct a private consultation with its attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter, to wit, a shopping center lease in which the Town is the tenant at Village on the Parkway; and pursuant to Section 551.071, Tex. Gov. Code, to deliberate the said lease of real property.

The City Council entered executive session at 11:22 pm.
The City Council closed executive session at 12:07 am.

Adjourn Meeting

Mayor-Todd Meier

Attest:

City Secretary-Matthew McCombs