

# OFFICIAL ACTIONS OF THE ADDISON CITY COUNCIL

## WORK SESSION

March 22, 2016

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

5:30 PM Executive Session & Dinner

6:00 PM Work Session I 7:30 PM Regular Meeting

Present: Arfsten; Carpenter; Heape; Hughes; Mayor Meier; Moore; Wilcox

### Executive Session

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1. Closed (executive) session of the Addison City Council pursuant to:

Section 551.071, Tex. Gov. Code, to conduct a private consultation with its attorney(s) on a matter in which the duty of the attorney(s) to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551, Tex. Gov. Code, pertaining to

- **Town of Addison v. Landmark Structures I, L.P. and Urban Green Energy Cause No. DC-15-0761 44th Judicial District Court, Dallas County, Texas**
- **Attorney Client Privilege In Regards To Open Records Requests**

Section 551.072, Tex. Gov. Code, to deliberate the purchase, exchange, lease or value of real property

- **Airport Development Update**

Council convened into Executive Session at 5:34 pm.

Council recessed from Executive Session at 6:20 pm.

Council reconvened into Executive Session at 9:42 pm

Council adjourned from Executive Session at 10:17 pm.

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2. **RECONVENE INTO REGULAR SESSION:** In accordance with Texas Government Code, Chapter 551, the City Council will reconvene into Regular Session to consider action, if any, on any matter discussed in Executive Session.

Coming out of the Executive Session, City Attorney Brenda McDonald stated "We have had a Public Information request that had a responsive document, a memo dated January 24, 2014, from the then City Manager Lea Dunn to the Finance Committee and City Attorney. In an effort to definitively get an opinion on that document, this specific document was included in the representative sample sent to the Attorney General office for a determination. That was done on March 11, 2016. We expect to get an Attorney General ruling on this specific document so we can move forward with either the release or withholding of it."

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## WORK SESSION

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### 3. Present An Update On The Vitruvian Development.

Assistant Director of Development Services, Charles Goff, started the presentation with a history of the development including zoning cases, bond approvals, approved land uses and the current status of the properties.

Director of Infrastructure and Development Services, Lisa Pyles, continued the presentation with a brief review of the of the Master Facilities Agreement.

Charles Goff then presented the next steps for the Vitruvian development.

Mr. Tom Landreth with UDR gave Council an update on the upcoming phases of the development. He showed Council the proposed Concept Master Plan that will be going to the Planning & Zoning Commission in the next few months.

Council discussed the next phases, how the incentive agreement is managed and paid out, the development as a catalyst for the area, timeframe for the phases to come and and overall expectation for the development.

Council adjourned the Worksession at 7:23 pm.

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### 4. Presentation And Discussion On Possible Funding Options For The Addison Grove Incentive Agreement.

Mayor Meier reconvened the Worksesion at 9:10 pm.

Interim Chief Financial Officer, Dr. Scott Neils, presented the item to Council. He gave a power point presentation with the different funding options for the incentive agreement. Each option affected different funds depending on the amount appropriated.

Council discussed how each option affected certain funds. Discussion also revolved around which funds were appropriate to take money from to fund the incentive.

Council agreed option #5 would be the best option. Council also agreed to review the funds and amounts at each budget cycle and Council would have the ability to change the funding options if needed.

Option #5 included these points:

\$6.5 M total incentive.

\$2.5 M from the General Fund\*

\$1.0 Stormwater Fund

\$1.0 Utility Fund

\$2.0 Infrastructure Fund

\* includes \$250K for permit fees waived

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## REGULAR MEETING

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## Pledge of Allegiance

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Announcements and Acknowledgements regarding Town and Council Events and Activities

Discussion of Events/Meetings

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Public Comment.

The City Council invites citizens to address the City Council on any topic not on this agenda. Please fill out a **City Council Appearance Card** and submit it to a city staff member prior to Public Participation. Speakers are allowed **up to three (3) minutes per speaker** with **fifteen (15) total minutes** on items of interest or concern and not on items that are on the current agenda. In accordance with the Texas Open Meetings Act, the City Council cannot take action on items not listed on the agenda. The Council may choose to place the item on a future agenda.

Billy Dreis, 4025 Morman Lane, stated that he was in favor of the Kanter Financial project. He stated he would encourage Council to allow Mr. Kanter to complete the project in full to make sure that all areas needing attention were looked at and evaluated.

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Consent Agenda:

*All items listed under the Consent Agenda are considered routine by the City Council and will be enacted by one motion with no individual consideration. If individual consideration of an item is requested, it will be pulled from the Consent Agenda and discussed separately.*

Mayor Pro Tem Moore made a motion to approve Item #6 as submitted.

Councilmember Carpenter seconded the motion. The vote was cast 7-0 in favor of the motion.

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6. Consider **Approval Of The March 8, 2016 Regular Meeting Minutes.**

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## Regular Items

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7. Presentation And Discussion Regarding **Fiscal Year 2016 Compensation Market Study Results And Recommendation.**

Human Resources Director, Passion Hayes, presented the item to Council. She reviewed the findings of the salary survey conducted. She included the positions that were significantly under the market rate. She also reviewed the difference in salary for the Police and Fire departments. She stated that staff recommended that the Police and Fire Departments be brought to market, approximately a 5% increase and the Civilian positions would receive an approximate 2% increase. This would result in approximately \$518,130 cost to the budget for salary adjustments. Staff did budget \$581,377 in the budget for the salary adjustments needed. These increases will be retroactive to January 1, 2016 for employees.

Council agreed with staff recommendations. Council discussed prior years adjustments and how the adjustment for this year wasn't as large as in years past. Council stated that the bigger adjustments

made in past years helped the gap for this year not be as large as it could have been. Council agreed that the positions needed to be at market rate to allow the Town to attract and keep quality employees.

Council thanked Ms. Hayes and staff for all the hard work on the study.

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8. Discuss, Consider, And Approve **Authorizing The Recommended Full Time Equivalent Position Changes And Associated Amounts.**

Interim Chief Financial Officer, Dr. Scott Neils, presented the item to Council. He stated that the Finance department was understaffed and needed to add several key positions to help with the workload and daily activities of the department. He stated that many of these positions were addressed within the Kanter Financial scope of work. He stated that staff has worked with the Human Resources department to get these positions added.

Council agreed with the recommendations and the specifications listed for the positions. Council thanked staff for working hard with the amount of staff in the past and they look forward to working with the new staff brought in.

Councilmember Carpenter moved to approve Item # 8 as submitted. Mayor Pro Tem Moore seconded the motion. The vote was cast 7-0 in favor of the motion.

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9. Discuss, Consider And Approve A **Resolution Authorizing The City Manager To Award A Construction Contract to Canary Construction, Inc. For The Construction Of The Les Lacs Pond Water Well Transfer Piping System** In The Amount Of \$120,325.00.

Director of Infrastructure and Development Services, Lisa Pyles, presented this item to Council. She stated that this item was the transfer piping for the pond. This would relocate the piping to help with the issue of the fresh water being immediately pumped out of the pond as happens now. She stated the fresh water is coming into the well and stays in the north end of the pond where it is pumped out quickly. This is helping to contribute to the water quality issue. Ms Pyles stated that the new piping would help the fresh water circulate within in the pond for a longer time.

Council discussed issues that may arise with limestone within the pond which can lead to issues with the boring. Council also discussed the timing of the project and communication with the neighborhood on this project and the next item associated with the pond also.

Staff stated that many different forms of communication and notification to the neighborhood would be used during the project.

Councilmember Arfsten moved to approve Item #9 as submitted. Councilmember Hughes seconded the motion. The vote was cast 7-0 in favor of the motion.

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10. Discuss, Consider And Approve A **Resolution Authorizing The City Manager To Award A Construction Contract to Groves Electrical Services, Inc. For The Construction Of The Les Lacs Pond Well Rebuilding Project** In the Amount Of \$224,597.00.

Director of Infrastructure and Development Services, Lisa Pyles, presented the item to Council . She stated that this is the second part of the Les Lacs project. She stated that the well pump was replaced in 1982 and maintenance was done in 1992 & 2000. She stated that the flow rate for the pump is now degraded. This project will replace the pump, motor and piping associated with the area. This project will also relocate the electrical components to the north side of the masonry wall. The wall will be re-routed to block the view of the electrical components. A 10 foot rod iron gate will also be installed to allow access for staff and utility providers to the area. The project will also include a pedestrian gate to be installed at the south end of the wall for access by the neighborhood.

Council discussed the gate location and received clarification from the representative from Halff as to where the gates would be located. Council agreed that the project was a good thing for the pond.

City Manager, Wes Pierson, stated that he would like to remind citizens that the overall project for this area includes 3 separate smaller projects. Two were given at this meeting. The final project will be brought to Council as soon as possible. That project is for the landscape and esthetic portion of the pond.

Mayor Pro Tem Moore moved to approve Item #10 as submitted. Councilmember Carpenter seconded the motion. The vote was cast 7-0 in favor of the motion.

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11. Consider An **Ordinance Granting A Meritorious Exception For A Sign Located at 4875 Belt Line Road for Home2 Suites.**

Assistant Director of Development Services, Charles Goff, presented the item. Mr. Goff stated that this item was for a Meritorious Exception for the Home2Suites sign. He stated that the original owner of the property was the same through the retail and the hotel area. The hotel portion of the property was sold to a different owner. At that time, the land was not platted correctly to allow for an off-site sign in the landscape median in front of the retail. The Town's Code of Ordinances does not allow for an off-site sign and the Planning & Zoning Commission denied the request. Council is now asked for an exception for the sign for the hotel.

Council agreed that this was a hardship for the owners due to an error with the developer and the land owner. Council agreed that this was truly an exception to the sign code.

Councilmember Hughes moved to approve Item # 11 as submitted. Councilmember Arfsten seconded the motion. The vote was cast 7-0 in favor of the motion.

Mayor Meier adjourned the meeting at 10:19 pm.

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NOTE: The City Council reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including §551.071 (private consultation with the attorney for the City); §551.072 (purchase, exchange, lease or value of real property); §551.074 (personnel or to hear complaints against personnel); §551.076 (deployment, or specific occasions for implementation of security personnel or devices); and §551.087 (economic development negotiations). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

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Mayor-Todd Meier

Attest:

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City Secretary-Laura Bell