

OFFICIAL ACTIONS OF THE ADDISON CITY COUNCIL WORK SESSION

October 11, 2016

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

5:15 PM Executive Session

6:30 PM Work Session

7:30 PM Regular Meeting

Present: Mayor Meier; Mayor Pro Tempore Arfsten; Deputy Mayor Pro Tempore Hughes; Councilmember Duffy; Councilmember Walden; Councilmember Wilcox

Absent: Councilmember Angell

Executive Session

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 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 Chapter 551, Tex. Gov. Code, pertaining to:

- **Western LOI/Sky B&B**

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

- **4460 Belt Line Road, Addison, TX 75001**
- **4500 Belt Line Road, Addison, TX 75001**

Section 551.074, Tex. Gov. Code, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee, pertaining to:

- **City Secretary Evaluation**

Council convened into Executive Session at 5:15 pm.
Council recessed from Executive Session at 5:55 pm.

Deputy Mayor Pro Tempore Hughes moved to authorize an extension of notice to January 15, 2017 for the property located at 4500 Belt Line Road and authorize the City Manager to sign. Mayor Pro Tempore Arfsten seconded the motion. The vote was cast 6-0 in favor of the motion.

Council reconvened into Executive Session at 5:58 pm.

Reconvene from Executive Session

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 matter discussed in Executive Session.

Council recessed Executive Session at 6:30 pm.

WORK SESSION

3. Present And Discuss The **American's With Disabilities Act Self-Evaluation And Transition Plan.**

Director of Infrastructure and Development Services, Lisa Pyles, presented the item to Council. Ms. Pyles discussed the laws that pertain to the Americans With Disabilities Act, the guidelines that municipalities must abide by and the next steps to ensure compliance.

Council discussed the information presented and thanked staff for the information.

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4. Discussion Of A **Partnership Opportunity Between The Town Of Addison And Charter Communication (Time Warner) To Provide WiFi Services At Addison Parks, Conference Centre, Treehouse, And Athletic Club.**

Director of Information Technology and Interim Deputy City Manager, Hamid Khaleghipour, presented the item to Council. Mr. Khaleghipour stated this item was to inform Council of the opportunity to partner with Charter Communication to provide wifi services at Addison Parks, Conference Center, Treehouse and the Athletic Club. This would come at no charge to the Town. Users would have up to 60 minutes per day to use the free wifi service. The service could be used in one location with the remaining time following the user to the next location.

Council discussed the information presented. Council agreed the partnership was a great opportunity for the Town.

5. Present An **Update On The Midway Road Reconstruction Project.**

Assistant Director of Infrastructure, Jason Shroyer, presented the item to Council. Mr. Shroyer stated this presentation was to continue the discussion of the project from the presentation done in July. Staff discussed the timeline of the project, current state of the project, the bond money allocated, options for the project and direction from Council as to how to proceed. Mr. Shroyer spoke of options to start work on the project with the current funding and within the scope proposed. Mr. Shroyer also stated that these alternatives will require some initial testing to be done in order to gage the viability of the options.

Council discussed the information presented. Council agreed to the following next steps:

- Begin non-destructive testing and additional core analysis work & determine if targeted panel replacement is possible
- Present proposal for camera work to Council for consideration & determine if utility cost can be reduced
- Prepare final report and present findings to Council

Council thanked staff for their hard work in offering new ideas to complete this project.

REGULAR MEETING

Pledge of Allegiance

Announcements and Acknowledgements regarding Town and Council Events and Activities

Discussion of Events/Meetings

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.

Sheila Barkofske, 4130 Proton Drive, spoke in reference to Item #12- Adoption of the housing policy. She stated she was not in favor of the housing policy as it is proposed. She would like Council to go back and discuss and think about the sections concerning apartments and rezoning for apartments.

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 Meier requested to pull Item #8.

Councilmember Wilcox requested to pull Item #12.

Mayor Pro Tempore Arfsten moved to approve Items 7,9,10,11,13 &14 as submitted. Deputy Mayor Pro Tempore Hughes seconded the motion. The vote was cast 6-0 in favor of the motion.

Councilmember Angell was absent.

Item #8-(Bodycams and In-Car Video) Mayor Meier pulled this item to speak regarding the history of the body cams and use by the Police Department. Mayor Meier moved to approve Item #8 as submitted. Councilmember Wilcox seconded the motion. The vote was cast 6-0 in favor of the motion. Councilmember Angell was absent.

Item #12- (Housing Policy) Councilmember Wilcox pulled this item to request to defer the vote. Councilmember Wilcox requested that more discussion regarding the Housing Policy continue at an

upcoming meeting. He stated he would like to further discuss issues with the guidelines for new apartments and possibilities for new single family homes. Mayor Meier agreed and also asked to include considering adding the tenant guidelines that were imposed at the Addison Grove development. Councilmember Duffy stated that a discussion would be acceptable but not to delay the vote.

Councilmember Wilcox moved to defer the vote for further discussion. Mayor Meier seconded the motion. The vote was cast 4-2 in favor of the motion. Councilmember Duffy and Walden voted against. Councilmember Angell was absent.

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7. Consider **Approval Of The September 29, 2016 Regular Meeting Minutes.**

 8. Consider Approval Of The **Purchase And Installation Of Eighteen (18) In-Car Video Camera Systems And Seventy-Four (74) Body Cameras Through Texas Department Of Information Resources (DIR) Contract With Coban Research And Technologies** In An Amount Not To Exceed \$225,213.

 9. Consider Approval Of The **Purchase And Installation Of Twenty-Seven (27) Panasonic Rugged Laptops And Accessories For Police Vehicles Through Texas Department Of Information Resources (DIR) Contract With ARC Government Solutions** In An Amount Not To Exceed \$126,926.81.

 10. Consider Approval Of A **Resolution Authorizing The City Manager To Enter Into An Agreement With The Texas Department Of Transportation To Participate In The Routine Airport Maintenance Program (RAMP) Grant For Airport Improvements At Addison Airport** In An Amount Not To Exceed \$50,000.

 11. Consider Approval Of A **Resolution Authorizing The City Manager To Enter Into An Agreement With The WaterTower Theatre For Use Of The Addison Theatre Centre.**

 12. Consider Approval Of A Resolution **Adopting A Revised Housing Policy For The Town of Addison.**

13. Consider Approval Of A **Resolution Authorizing The City Manager To Enter Into An Events Sponsorship Agreement With DCO Reality, Inc., For The Purposes Of Sponsoring Events At Vitruvian Park To Include, But Not Limited To, The Vitruvian Nights Live, Vitruvian Salsa Nights And The Vitruvian Holiday Lights Display** In An Amount Not To Exceed \$185,000 For Fiscal Year 2016-17.
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14. Consider Approval Of An **Award Of Bid For The Purchase Of (1) 2017 Sutphen SPH-100 Aerial Platform Fire Truck, Under The Town's Inter-local Agreement With The Texas Local Government Purchasing Cooperative Known As BuyBoard** In The Amount Of \$1,171,870.76.
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Regular Items

15. Presentation Regarding The **Carrollton-Farmers Branch Independent School District Budget And Financial Structure.**

Carrollton-Farmers Branch Independent School District Superintendent, Dr. Bobby Burns, presented the item to Council. He showed Council a video regarding the upcoming measure on the ballot in November 2016. He discussed the financial impact on the school districts during the past years.

16. Present, Discuss And Consider Approval Of A **Resolution Approving Amending A Contract With Swagit Productions, LLC For The Purchase And Installation Of Three (3) Additional High Definition (HD) Broadcast And Streaming Systems At Town Hall Parlor, Treehouse, And The Conference Centre** In An Amount Not To Exceed \$199,867.65.

Director of Information Technology and Interim Deputy City Manager, Hamid Khaleghour, presented the item to Council. He stated this update to the video capabilities for the Town of Addison will allow taping of meetings at Town Hall in the Parlor meeting room, at the Treehouse and at the Conference Center. He stated these services can be provided by the current provider with an amendment to the contract. The creation of a new PEG channel for the citizens will also be created with this item.

Council discussed the information presented.

Mayor Pro Tempore Arfsten moved to approve Item #16 as

submitted. Councilmember Wilcox seconded the motion. The vote was cast 6-0 in favor of the motion. Councilmember Angell was absent.

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17. Present, Discuss And Consider Approval Of A **Resolution Authorizing The City Manager To Enter Into A Professional Services Agreement With R.H.Shackelford, Inc., For Program/Project Management Services For Various Capital And Bond Projects** In The Amount Of \$235,004.70.

Assistant Director of Infrastructure, Jason Shroyer, presented the item to Council. Mr. Shroyer stated this item would approve an amendment to the original contract which would cover project management services for the completion of the Belt Line utility undergrounding project and the next phases of the Vitruvian development.

Council discussed the information presented.

Councilmember Walden moved to approve Item # 17 as presented. Deputy Mayor Pro Tempore Hughes seconded the motion. The vote was cast 6-0 in favor of the motion. Councilmember Angell was absent.

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18. Hold A Public Hearing, Discuss, And Consider Approval Of An **Ordinance Amending The Code Of Ordinances Of The Town Of Addison By Amending Appendix A - Zoning, Article XX (Special Uses), Section 1, Subsection A. (27), By Adding That A Special Use Permit For The Sale Of Beer And Wine For Off-Premises Consumption Only May Be Issued In Conjunction With The Issuance Of A Special Use Permit For A Hotel.** Case 1746-Z/Town of Addison.

Assistant Director of Development Services, Charles Goff, presented the item to Council. He stated this item would amend the Code of Ordinances to allow alcohol sales for off-premise consumption with an SUP permit for hotels. He stated that it is considered off-premise consumption because the buyer takes the purchased drink with them to consume either in another area of the hotel or in their room and the hotel no longer has control over the drink, Mr. Goff stated that the Planning & Zoning Commission voted 5-1 in favor of the item.

Council discussed the information presented.

Mayor Meier opened the Public Hearing. There were no speakers.
Mayor Meier closed the Public Hearing.

Councilmember Duffy moved to approve Item #18 as presented. Councilmember Walden seconded the motion. The vote was cast 6-0 in favor of the motion. Councilmember Angell was absent.

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19. **Hold A Public Hearing, Discuss, and Consider Approval Of An Ordinance Changing The Zoning On Property Located At 4875 Belt Line Road, On The North Side Road of Belt Line Road In Between Quorum Drive And Addison Road, Which Property Is Currently Zoned C-2, Commercial-2, With A Special Use Permit For A Hotel, By Approving A Special Use Permit For The Sale Of Beer And Wine For Off-Premises Consumption Only.**
Case 1745-SUP/Home2 Suites by Hilton.

Assistant Director of Development Services, Charles Goff, presented the item to Council. Mr. Goff stated that the previously adopted item (Item #18) allows for this request. Mr. Goff stated this item was presented to the Planning & Zoning Commission and it passed with a vote of 6-0 with one member absent.

Council discussed the information presented.

Mayor Meier opened the Public Hearing. There were no speakers.
Mayor Meier closed the Public Hearing.

Deputy Mayor Pro Tempore Hughes moved to approve the item as submitted. Mayor Pro Tempore seconded the motion. The vote was cast 6-0 in favor of the motion. Councilmember Angell was absent.

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20. **Hold A Public Hearing, Discuss, And Consider Approval Of An Ordinance Amending Planned Development District O14-056 That Zoned Property Generally Located At 14675 Dallas Parkway, Located South Of Quorum Drive On The Tollway, In Order To Add The Sale of Alcoholic Beverages For On-Premises Consumption Only As A Use That May Be Authorized Upon The Issuance Of A Special Use Permit; And By Approving A Special Use Permit For The Sale Of Alcoholic Beverages For On-Premises Consumption Only.** Case 1748-Z/Tollway Center Cafe.

Assistant Director of Development Services, Charles Goff, presented the item to Council. Mr. Goff stated this item would approve an SUP permit to allow on-premise alcohol sales in the Tollway Center Cafe. Mr. Goff stated this item was presented to the Planning & Zoning Commission and their vote was cast 6-0 in favor of the item with one member absent.

Council discussed the information presented.

Mayor Meier opened the Public Hearing. There were no speakers. Mayor Meier closed the Public Hearing.

Mayor Pro Tempore Arfsten moved to approve Item #20 as submitted. Councilmember Duffy seconded the motion. The vote was cast 6-0 in favor of the motion. Councilmember Angell was absent.

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21. Hold A Public Hearing, Discuss And Consider Approval Of An Ordinance **That Rezones Approximately 39.4 Acres Of Property Located At 17001 Addison Road, Located Near The Corner Of Addison Road And Sojourn Drive, Which Is Currently Zoned R-1, Residential-1, With A Special Use Permit For A Private School And Approximately 1.74 Acres Of Property Located At 4350 Sojourn Drive, Which Is Currently Zoned PD, Planned Development, In Order To Create A New Planned Development District Allowing A Private School and Approving A Concept Plan and Development Standards, On Application From Trinity Christian Academy.** Case 1738/Z/Trinity Christian Academy.

Assistant Director of Development Services, Charles Goff, presented the item to Council. Mr. Goff stated this item is to approve rezoning the property at 17001 Addison Road. This request would create a new Planned Development District allowing a private school and approving a concept plan and development standards. Mr. Goff stated this item has continued for several months to allow the applicant to complete a traffic study and make the necessary changes needed in the current parking situation. Mr. Goff stated this item went to the Planning & Zoning Commission and was approved with a vote of 6-0 in favor of the item with one Commissioner absent.

Council discussed the information presented.

Mayor Meier opened the Public Hearing.

The attorney representing the applicant, Duncan Fulton, stated he was available for any questions Council may have regarding the item. Council asked questions regarding the timeline for starting and completion of the project.

Mayor Meier closed the Public Hearing.

Councilmember Walden moved to approve Item #21 as submitted. Councilmember Wilcox seconded the motion.

Mayor Pro Tempore Arfsten stated he would commend the school in the way that they made sure the surrounding neighborhood was involved in the process and was kept informed throughout the process.

The vote was cast 6-0 in favor of the motion. Councilmember Angell was absent.

22. Present, Discuss, Consider, And Provide Direction Related To **The Site Selection And Design Of The U.S. Customs and Border Protection Facility At Addison Airport.**

Director of Infrastructure and Development Services, Lisa Pyles and Director of Airport, Joel Jenkinson, presented the item to Council. Staff provided a briefing on the importance of the Customs service, the possible sites for consideration and the operational considerations for each site. Staff requested Council's direction as it relates to the site selection and the design of the facility. Specifically, staff will ask Council to decide on the following questions:

- What should be included in that facility?
 - Customs service only
 - Customs service and airport management offices
 - Customs service, airport management offices, and a public use space
- There are three sites that have the potential to meet Customs' requirements. Of these three sites, where should the facility be built?

Council discussed the information presented with the discussion revolving around the cost, partnering with a FBO to build the facility, the office space needed by Airport administration, possibilities of using other locations owned by the Town, charging for customs services and timelines.

After discussion Council directed the City Manager to bring back 3 scenarios for Council consideration at a future meeting. These scenarios are:

- Building a customs facility in the midfield location
- Co-locating a Customs Facility with a FBO (the shell costs associated)
- Building a customs facility in the midfield location to include the airport offices.

Deputy Mayor Pro Tempore moved to direct the City Manager accordingly as stated above. Mayor Meier seconded the motion. The vote was cast 5-1 in favor of the motion. Councilmember Duffy voted against. Councilmember Angell was absent.

Mayor Pro Tempore Arfsten also requested the City Manager to look at revenue possibilities for the facility. City Manager, Wes Pierson, stated that would come later in the planning. The idea is to use the site to maximize the value of the space.

Council recessed the meeting at 9:40 pm.
Council reconvened the meeting at 9:48pm.

23. Present, Discuss, Consider And Provide Direction Related To Action Needed To **Adopt The Addison Athletic Club Master Plan.**

Recreation Manager, Randy Rogers, presented the item to Council. Mr. Rogers introduced the architect consultant, Kip Jameson, to Council to present the information.

Mr. Jameson discussed the history of this item and the most recent community involvement surveys that were completed. Mr. Jameson stated the new list of priorities needed for the Athletic Center include a HVAC (Heating, Ventilation & Air Conditioning replacement and upgrades, Lobby/Core Building Improvements, Gymnasium and Track Improvements and Locker Room Renovations. Mr. Jameson discussed the list of priorities and the estimated costs associated with these updates.

Council discussed the information presented. Mayor Meier stated he could like to see a list of those items that are considered "need to do" for the Athletic Center. He would like to see staff give Council a listing of priorities and how the money is being spent. Staff provided Council a Priority listing for the renovation to the Athletic Club.

Deputy Mayor Pro Tempore Hughes stated he would like to continue

to see those little changes already being made that cost little to no money and make a difference already.

Mayor Pro Tempore Arfsten moved to adopt the plan as submitted, have staff include the priority list as given to Council during the meeting. Mayor Meier seconded the motion adding he would also like to see a plan of options to pay for these priorities, which items need to be done first and which items need to be included in the CIP plan for the future. The vote was cast 6-0 in favor of the motion. Councilmember Angell was absent.

The plan will be adopted formally through a Resolution brought back for approval at a future meeting.

24. Discussion Regarding The **Role Of The City Council In The Consideration And/Or Approval Of Severance Agreements Between The Town Of Addison And Town Employees.**

Mayor Meier stated he requested this item be included in the agenda for discussion. Due to the nature of the discussion, the item will be discussed in Executive Session.

Council convened into Executive Session at 10:32 pm.
Council recessed from Executive Session at 10:48 pm.

There was no further discussion or action taken on this item

Adjourn Meeting

Mayor Meier adjourned the meeting at 10:49 pm.

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.

Mayor-Todd Meier

Attest:

City Secretary-Laura Bell