

# DRAFT

## OFFICIAL ACTIONS OF THE ADDISON CITY COUNCIL

November 28, 2017

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

5:00 p.m. Executive Session, & Work Session | 7:30 p.m. Regular Meeting

Present: Mayor Pro Tempore Ivan Hughes; Deputy Mayor Pro Tempore Jim Duffy; Councilmember Al Angell; Councilmember Tom Braun; Councilmember Paul Walden; Councilmember Lori Ward

Absent: Mayor Joe Chow

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

Section 551.087, Texas Government Code, to discuss or deliberate regarding commercial or financial information that the City Council has received from a business prospect or business prospects that the City Council seeks to have locate, stay, or expand in or near the territory of the Town of Addison and with which the City Council is conducting economic development negotiations, and/or to deliberate the offer of a financial or other incentive to such business prospect or business prospects.

Executive Session convened at 5:31 p.m.

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In accordance with Texas Government Code, Chapter 551, the City Council will reconvene into Regular Session to consider action, if any, on matters discussed in Executive Session.

Open Session reconvened at 6:00 p.m.

***Motion to authorize the city manager to negotiate an Economic Development Incentive Agreement as discussed in Executive Session- Councilmember Angell; second by Councilmember Duffy; motion was approved with a vote of 6-0.***

The meeting recessed until the Work Session began at 6:08 p.m.

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## WORK SESSION

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3. Present and Discuss the **Sam's Club and Surrounding Areas Special Area Study Findings and Recommendations Regarding Future Development of the Properties Within That Area of the Town Generally Bounded on the North by Belt Line Road, on the East by Midway Road, on the South by an Oncor Utility Easement Located Approximately 250 Feet North of Proton Drive, and on the West by the Addison Grove Development, and Midway Meadows and Towne Lake Neighborhoods.**

Assistant Director of Development Services Charles Goff presented this item to the Council. He advised that the Comprehensive Land Use Plan approved in 2013 identified a number of special area study sites for properties where the Town felt the future of those properties was uncertain or where the current land use might no longer be appropriate. The goal of these studies was to provide a recommendation to the Planning and Zoning Commission and City Council regarding the future use of those sites after an in-depth analysis.

For the first study area, Council chose an area of land generally running from the former Sam's Club site south along the Midway Corridor, including the Midway Square Shopping Center and Office in the Park, as the first study area. Council and staff selected a committee of Council Members, Planning and Zoning Commissioners, residents, and property owners to work on the Study. A consulting team consisting of Strategic Community Solutions, Kimley-Horn and Ricker Cunningham was brought in to aid the committee in their work.

The Committee met three times over the course of three months and prepared a recommendation regarding the future land use of this area. Additional input from residents and property owners was received at a community meeting. The findings of this study were presented to the Council in December 2014 and again in March 2015. At the time, the City Council only provided direction on the portion of the study area that was the former Sam's Club property.

Mr. Goff advised that staff is bringing back these findings to receive direction on the remainder of the study area so that the Town can clearly communicate its vision for the remaining properties to current

property owners and potential developers. Input from the City Council on how to move forward was requested. If Council agrees with the study findings, a formal process for amending the Comprehensive Plan will be presented at a later time.

Councilmember Angell stated he would like to see an aerial photo or other depiction of what the area presently looks like in order to evaluate the proposed changes. He added that committee input was not sufficient and would like a broader sample from the surrounding neighbors. Also, he did not want to provide direction at this meeting. General discussion of Council included the buffers between the surrounding neighborhoods and the site, types of residential proposed, and a trail connection to the nearby dog park. City Manager Wes Pierson stated that the study will be updated and more community input will be sought.

*The Work Session adjourned at 7:11 p.m.*

*The Regular Session convened at 7:30 p.m.*

[The Sam's Club Special Area Study is attached to these meeting minutes as Exhibit A.]

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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

City Manager Wes Pierson announced the Holiday Open House scheduled for December 3, 2017, 10 a.m. to 2 p.m. at the Addison Conference Centre. DART is hold three community meetings regarding the Cottonbelt Regional Rail Program, the first being on December 7, 2017 at 6:30 p.m. Lastly, Vitruvian Lights is on-going Friday and Saturday with a 5K and Fun Run on December 1, 2017. More information on these events is available on the Town website.

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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.

***There were no requests to speak.***

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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.*

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5. Consider Action to Approve a **Resolution Expanding the Scope of Services for Belmont Icehouse to include Tourism Branding, Tourism Research and Tourism Advertising and Authorize the City Manager to Execute the Agreement** in an Amount not to Exceed \$175,000.

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  6. Consider Action to Approve a **Resolution for an Agreement Between the Town of Addison and Garver, LLC for Airport On-Call Engineering Services and Authorize the City Manager to Execute the Agreement** in an Amount not to Exceed \$150,000.

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  7. Consider Action to Approve a **Resolution for a Performance Contract between the Town of Addison and Casey Donahew for the Personal Services of Musicians and to Authorize the City Manager to Execute the Contract** in an Amount not to Exceed \$70,000.

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  8. Consider Action to Approve a **Resolution for a Performance Contract between the Town of Addison and The Eli Young Band for the Personal Services of Musicians and to Authorize the City Manager to Execute the Contract** in an Amount not to Exceed \$150,000.
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9. Consider Action on a **Resolution to Approve a Three-Year Agreement between the Town of Addison and Bassco Services, Inc. for Airport Bulk Fuel Storage Facility Regular Maintenance Services and Authorize the City Manager to Execute the Agreement** in an Amount not to Exceed \$60,000 Annually.

***Motion to approve the above Consent Agenda items-  
Councilmember Walden; second by Councilmember Ward;  
motion was approved with a vote of 6-0.***

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Regular Items

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10. Present, Discuss and Consider Action on a **Resolution for a Professional Services Agreement with Kimley-Horn and Associates, Inc., to Complete a Special Area Study for the Addison Circle Area (Including the Cotton Belt Corridor) and to Authorize the City Manager to Execute the Agreement** in an Amount not to Exceed \$109,949.

Assistant Director of Development Services Charles Goff explained the Town's Comprehensive Plan identified some parcels of property that may need to be studied to determine whether new land uses should be applied, particularly due to their proximity to the Cottonbelt Rail Line. There are twenty-nine acres that should be reviewed, however staff is recommending an additional 8.2 acres be included in the study. These properties abut Addison Circle on the east side of Addison Road. Staff is recommending a contract with consultant Kimley-Horn and Associates, Inc. to conduct the study, which will take approximately four months to complete.

The study will consist of five phases:

Phase I- Project Management / Stakeholder and Public Engagement

Phase II- Strategic Assessment

Phase III- Development Alternatives

Phase IV- Preferred Development Plan

Phase V- Study Completion

Several Council members recommended community meetings be held during the process. Mr. Goff confirmed that is planned.

Mr. Goff asked the Council whether the existing Area Focus Group should be utilized as the committee on this project or would Council like to seek out others who are interested. It was determined those who are currently involved with the Area Focus Group be given the

opportunity since they are largely familiar with the geographic area. Several Council members suggested adding new individuals who are located in the target areas. City Manager Pierson advised staff will make contact with committee members to determine their eligibility and desire to continue, then bring this matter back to Council.

***Motion to approve- Councilmember Braun; second by Councilmember Ward; motion was approved with a vote of 6-0.***

*Meeting adjourned at 7:44 p.m.*

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Adjourn Meeting

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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-Joe Chow

Attest:

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Interim City Secretary- Christie Wilson