

DRAFT
OFFICIAL ACTIONS OF THE
ADDISON CITY COUNCIL
WORK SESSION & REGULAR SESSION

January 14, 2020

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 Joe Chow; Mayor Pro Tempore Tom Braun; Deputy Mayor Pro Tempore Lori Ward; Council Member Ivan Hughes; Council Member Guillermo Quintanilla; Council Member Paul Walden; Council Member Marlin Willesen.

1. **Call Meeting to Order:** Mayor Chow called the meeting to order.
2. **Closed (Executive) Session** of the Addison City Council pursuant to Section 551.071, Texas Government Code, to conduct a private consultation with its attorney pertaining to:

Bigelow Arizona TX-344, Limited Partnership DBA Suite of American and/or Budget Suites of America v. Town of Addison, Cause No. DC-19-09630, 191st Judicial District, Dallas County District Court.

Closed (Executive) Session of the Addison City Council pursuant to Section 551.071, Texas Government 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, Texas Government Code, pertaining to:

Agreement for the Professional Real Property Asset Management and Administration Services of Addison Airport.

Attorney Brenda McDonald advised that the second item will be discussed following the conclusion of the Regular Session.

Executive Session convened at 5:05 p.m.

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3. **Reconvene Into Regular Session:** In accordance with Texas Government Code, Chapter 551, the City Council will reconvene into Regular Session to consider
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action, if any, on matters discussed in Executive Session. No action was taken as a result of the Executive Session.

Open Session reconvened at 6:19 p.m.

WORK SESSION

4. **Present and Discuss an Update of the Addison Circle Special Area Study Presentation Made to The Urban Land Institute and Next Steps for the Implementation of the Transit-Oriented Development Adjacent to the Silver Line (Cotton Belt) Commuter Rail Project.**

(Item 4 was discussed after Item 5.)

Charles Goff, Director of Development Services presented this item. He reminded the Council that in February of 2019, the City Council formally adopted Vision and Guiding Principles for the properties adjacent to the Silver Line (Cotton Belt) Regional Rail Line. Following Council's adoption staff presented the vision to the Urban Land Institute at the organization's Fall Conference in Washington DC during a panel advisory session. At this session a panel of ULI members and development experts provided feedback regarding the adopted vision. While mostly positive feedback was received, the panel did offer suggestions that the Town might consider before finalizing the vision and selecting a development partner. Locally, staff presented to the ULI Transit Oriented Development (TOD) Product Council, a group of local development professionals focused on TOD type development. This group shared similar feedback regarding the plan.

Mr. Goff provided an overview of prior discussions and studies relative to the properties along the rail line. In November 2017, Council authorized staff to work with a consultant team to develop a vision for future development in two areas around Addison Circle. Public input was received, and Council discussed the document in August and November of 2018 prior to its adoption in 2019.

Mr. Goff reviewed the components of the Vision and Guiding Principles and discussed an example Concept Plan. He noted that a Concept Plan is a visual representation of how the Vision and Guiding Principles can be achieved with examples of how issues raised during the study process could be successfully addressed in a development proposal. He stressed that a Concept Plan is flexible and not a final development plan. DART's role in developing the properties was briefly discussed, and it was stated that the Town of Addison owns the property.

Feedback from the ULI Panel included:

- Plan seems too suburban, consider truly urban design
- Most marketable opportunity is residential, consider leading with residential
- Vision is mixed-use, but uses seem segregated within plan, consider making different uses more proximate by including better horizontal and vertical mixed uses
- Success of space will require constant programming, consider how this would occur (public or private responsibility)
- Be clear with development partner upfront about responsibilities and what the Town will require

COUNCIL COMMENTS: The Council discussed several aspects of the information presented including parking, noise, pedestrian and vehicular traffic, building heights, and overall character of Addison Circle. City Manager Wes Pierson advised that feedback from the Council is being requested as to whether the Vision and Guiding Principles need to be adjusted based on the feedback received from the ULI. It was stated that the document is sufficient as is, but that elements of the Council's discussion be kept in mind as more detailed plans are developed. Mr. Goff reviewed the next steps that include selecting a real estate broker, soliciting developers, and selecting a developer.

5. Present and Discuss Future Council Meeting Dates For January, February, March and April 2020.

(Item 5 was discussed prior to Item 4.)

City Secretary Irma Parker reviewed the schedule for upcoming council meetings which are normally held on the second and fourth Tuesdays of the month. A special meeting is tentatively scheduled for January 30th to receive a report from the Charter Review Commission. A Town Hall meeting is planned for April 13th, 6th, or possibly the 20th if the facility is available. Mayor Chow advised of some meeting dates that he is scheduled out of town.

Following discussion, the meeting schedule is as follows:
January 14th and 28th; a possible special meeting on the 30th
February 13th and 25th
March 10th and 30th
April 14th and 28th

Town Hall Meeting- April 13th, 6th, or 20th

It was noted that the last day to call a special Charter election for May is February 14th.

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 matter, including items on the agenda, except public hearings that are included on the agenda. Comments related to public hearings will be heard when the specific hearing starts. Citizen comments are limited to **three (3) minutes**, unless otherwise required by law. To address the Council, please fill out a **City Council Appearance Card** and submit it to a staff member prior to the Public Comment item on the agenda. The Council is not*

permitted to take any action or discuss any item not listed on the agenda. The Council may choose to place the item on a future agenda.

No residents or audience members requested to speak.

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.

6. **Consider Action on the Minutes of the December 10, 2019 City Council Meeting.**

7. **Consider Action on a Resolution to Accept Routine Airport Maintenance Program (R.A.M.P) Funds from the Texas Department of Transportation for Improvements to the Addison Airport, and Authorize the City Manager to Execute the Necessary Contracts and Agreements.**

8. **Consider Action on a Resolution to Approve a Contract Agreement with Air Cleaning Technologies, INC., for the Supply and Installation of Fire Station Vehicle Exhaust Removal and Filtration Systems and Authorize the City Manager to Execute the Agreement in an Amount Not to Exceed \$90,712.**

(This item pulled from Consent Agenda by Council Member Quintanilla for separate discussion.)

9. **Consider Action on Purchase Agreement with DANA Safety and Supply to Provide and Install Emergency Equipment and Accessories for Eighteen (18) 2020 Chevrolet Tahoes, and Decommission (14) Ford Police Interceptors and (2) 2013 Chevrolet Tahoes for the Addison Police Department in an Amount Not to Exceed \$318,310.67.**

(This item pulled from Consent Agenda by Council Member Quintanilla for separate discussion.)

Mayor Chow asked if there were any requests to remove an item from the Consent Agenda for separate discussion. Council Member Quintanilla requested to remove Items 8 and 9 for separate discussion. Mayor Chow called for a motion to approve Consent Agenda Items 6 and 7 as submitted.

MOTION: Council Member Hughes moved to approve Consent Items 6 and 7. Deputy Mayor Pro Tempore Ward seconded the motion. Motion carried unanimously.

Regarding Consent Agenda Item Number 8:

MOTION: Council Member Quintanilla stated that additional information has been provided on this item and he made a motion to include it. City Manager Pierson clarified that a document provided by the lowest bidder is available and advised that its existence will be documented in the minutes. Council Member Quintanilla’s motion was seconded by Mayor Pro Tempore Braun. Motion carried unanimously.

MOTION: Council Member Quintanilla moved to approve Item 8. Deputy Mayor Pro Tempore Ward seconded the motion. Motion carried unanimously.

Regarding Consent Agenda Item Number 9:

MOTION: Council Member Quintanilla stated that additional information has been provided on this item and he made a motion to include it (same as Item 8.) Mayor Pro Tempore Braun seconded the motion. Motion carried unanimously.

MOTION: Council Member Quintanilla moved to approve Item 9. Council Member Hughes seconded the motion. Motion carried unanimously.

Resolution No. R20-001: TxDOT RAMP Grant Acceptance

Resolution No. R20-002: Contract Agreement with Air Cleaning Technologies, Inc.

Resolution No. R20-003: Purchase Agreement with DANA Safety and Supply

Regular Items

10. Present, Discuss and Consider Action on a Resolution to Elect a Representative to Dallas Central Appraisal District Board of Directors Suburban Cities' Representative in a Runoff Election.

City Manager Pierson advised that the Council had voted on November 21st for Michael Hurtt to be reappointed as the Suburban Cities' Representative to the Dallas Central Appraisal District (DCAD.) Due to no candidate receiving the minimum number of 16 votes, a run-off election is being held. This item is to cast Addison’s vote in the run-off election.

MOTION: Council Member Braun moved to approve a resolution casting a vote for Michael Hurtt as presented. Deputy Mayor Pro Tempore Ward seconded the motion. Motion carried unanimously.

Resolution No. R20-004: Vote for Michael Hurtt as DCAD Representative in Runoff Election

11. **Present, Discuss, and Consider Action on a Resolution to Approve the Services Agreement with Landrum & Brown, Incorporated, for Consulting Services to Negotiate Contracts for the Airport Management Services at Addison Airport and Authorize the City Manager to Execute the Agreement in an Amount Not to Exceed \$95,000.**

(Discussion on this item was postponed until after the conclusion of the second Executive Session.)

12. **Present, Discuss, and Consider Action on an Ordinance Calling and Ordering the May 2, 2020 General Election.**

City Secretary Parker advised that there is one error in Section 5 of the ordinance. It states the Mayor is up for election and that is not the case. That section will be corrected. It was noted that the last date for write in candidates is February 18th. If the election is uncontested it will be cancelled at the next Council meeting following that date.

MOTION: Deputy Mayor Pro Tempore Ward moved to approve Item 12. Council Member Hughes seconded the motion. Motion carried unanimously.

Ordinance No. O20-01: Call 2020 General Election

At 8:03 p.m. Mayor Chow announced that the Executive Session would reconvene to discuss the following matter postponed earlier in the meeting:

Closed (Executive) Session of the Addison City Council pursuant to Section 551.071, Texas Government 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, Texas Government Code, pertaining to:

Agreement for the Professional Real Property Asset Management and Administration Services of Addison Airport.

Open Session reconvened at 9:04 p.m. There was no action taken as a result of Executive Session.

A five-minute recess was taken.

11. **Present, Discuss, and Consider Action on a Resolution to Approve the Services Agreement with Landrum & Brown, Incorporated, for Consulting Services to Negotiate Contracts for the Airport Management Services at Addison Airport and Authorize the City Manager to Execute the Agreement in an Amount Not to Exceed \$95,000.**

(This item was postponed from earlier in the meeting.)

Lisa Pyles, Director of Public Works and Engineering presented this item. She advised that this item is to approve a service agreement with Landrum & Brown (L&B) to serve as lead negotiator for the airport management contracts at Addison Airport. The current contract for real estate services at the airport expired on September 30, 2020. The contract for airport operations expires on September 30, 2022.

The negotiations will be led by Dan Benzon, Executive Vice President of L&B, and former owner of Trillion Aviation. Mr. Benzon is an attorney and has an extensive background as a consultant on airport management strategies, leases, airport development, and program management. He has reviewed the airport management contracts and has met with the airport staff on numerous occasions, and he is uniquely qualified to lead these discussions.

Mr. Benzon will assist the Town in developing contract goals and strategies for the negotiation and in developing and drafting the term sheet that will be used during the negotiations. He will lead the discussions on the Town's behalf during each negotiating session. He will then draft a synopsis of the new agreement and be available to present the synopsis to Council.

Ms. Pyles noted that the \$95,000 requested is based on an hourly rate and that this expenditure was not anticipated when the Fiscal Year (FY) 2020 Airport budget was adopted. It is anticipated that the expense can be covered in the FY2020 Airport Operations budget. A budget adjustment will be brought to Council for consideration at a later date.

MOTION: Council Member Hughes moved to approve Item 11. Deputy Mayor Pro Tempore Ward seconded the motion. Motion carried unanimously.

Resolution No. R20-005: Landrum & Brown, Inc. Agreement

Adjourn Meeting

There being no further business to come before the Council, Mayor Chow adjourned the meeting.

TOWN OF ADDISON, TEXAS

Joe Chow, Mayor

ATTEST:

Irma G. Parker, City Secretary