



REGULAR CITY COUNCIL MEETING AGENDA

AUGUST 7, 2018

LOCATION: 1400 Main Street, Southlake, Texas 76092
Council Chambers in Town Hall

WORK SESSION: 5:30 P.M.

1. Call to order
2. Invocation: Clayton Reed
3. Recognition of Outgoing Board & Commission Members
4. Southlake Business Spotlight: Office Evolution
5. Draft Southlake 2035 Public Arts Master Plan Review
6. Discuss all items on tonight's agenda. No action will be taken and each item will be considered during the Regular Session.

REGULAR SESSION: Immediately following the work session

1. Call to order.
2. A. **Executive Session:** Pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, Sections 551.071, 551.072, 551.073, 551.074, 551.076, 551.087, 418.183(f), and 418.106(d) & (e). Refer to posted list attached hereto and incorporated herein. **Executive Session may be held, under these exceptions, at the end of the Regular Session or at any time during the meeting that a need arises for the City Council to seek advice from the city attorney as to the posted subject matter of this City Council meeting.**
 1. Section 551.071: Consultation with city attorney.
 - a. Seek advice of the city attorney regarding legal issues related to legislative items.
 - b. Seek advice of the city attorney regarding variances and special exceptions within the City of Southlake Zoning Ordinance
- B. **Reconvene:** Action necessary on items discussed in Executive Session.

3. **REPORTS:**

- A. Mayor's Report
- B. City Manager's Report
 - 1. Back to School Safety
 - 2. National Parks & Recreation Month

CONSENT AGENDA: All items listed below are considered to be routine by the City Council and will be enacted with one motion. There will be no separate discussion of items unless a Councilmember or citizen so requests, in which event the item will be removed from the general order of business and considered in its normal sequence.

4. Consent:

- A. Approve minutes from the June 19, 2018 regular City Council meeting and the June 28, 2018 City Council retreat.
- B. Approve a contract renewal with Aetna to provide employee health insurance benefits for Plan Year October 1, 2018 through September 30, 2019.
- C. Approve a contract renewal with MetLife to provide employee dental benefits for the Plan Year October 1, 2018 to September 30, 2019.
- D. Approve a contract renewal with Unum Life Insurance Company to provide employee long-term disability, life insurance, and accidental death and dismemberment insurance for the Plan Year October 1, 2018 to September 30, 2019.
- E. Approve the Tarrant County Mutual Aid Agreement.
- F. Ratify Change Order Nos. 1-4, 6, 9, 12-15, 17-21-R1 and 23 to the construction services contract with HCI General Contractors in a total cumulative Change Order amount of \$52,038 for a revised contract price of \$2,013,404 and add one hundred (100) calendar days for a revised total time of 310 calendar days for the Southlake DPS West Renovation project.
- G. Approve purchase of Furniture, Fixtures and Equipment for the DPS West Renovation Project from the Spencer Group in an amount not to exceed \$150,000.

- H. Approve the purchase of network infrastructure to enhance internet performance, capacity, security, and wireless operations from Presidio in an amount not to exceed \$185,396.
- I. Amend the contract for citywide landscape services with O'Donnell's Landscape Services, Inc. by \$400,000 for an amount not to exceed \$1,378,500 to include the installation of landscape and irrigation for the Kirkwood Blvd improvements project.
- J. Approve a contract with Fugro Consultants, Inc. for construction materials engineering, testing, and inspection services for The Southlake Champions Club and Tennis Center indoor courts in an amount not to exceed \$100,000.
- K. Consider proposal to adopt a tax increase and set public hearing on the tax rate for August 21, 2018 and September 4, 2018 Regular City Council meetings.
- L. Ordinance No. 1197, 1st Reading, approving an amended Project and Financing Plan for Tax Increment Reinvestment Zone Number One, City of Southlake, Texas; extending the term of the reinvestment zone; providing a severability clause and providing an effective date.

REGULAR AGENDA:

- 5. Public Forum. *(The Public Forum will not begin prior to 7:00 p.m. This is the public's opportunity to address the City Council about non-agenda items. During this proceeding, the City Council will not discuss, consider or take action on any item presented. We respectfully ask that anyone stepping forward to speak during Public Forum to please limit remarks to three minutes or less.)*
- 6. Ordinances, second readings, public hearings, and related items:
 - A. Ordinance No. 480-746 (ZA17-082), 2nd Reading, Zoning Change and Site Plan for 807 E. Southlake Blvd. Offices on property described as Tract 3A01, O.W. Knight Survey, Abstract No. 899, City of Southlake, Tarrant County, Texas and located at 807 E. Southlake Boulevard, Southlake, Texas. Current Zoning: "AG" Agricultural District. Proposed Zoning: "S-P-1" Detailed Site Plan District. SPIN Neighborhood #9.
PUBLIC HEARING
 - B. Ordinance No. 480-747 (ZA18-0003), 2nd Reading, Zoning Change and Site Plan for White Chapel Office Complex on property described as Tract 6C, Thomas M. Hood Survey, Abstract No. 706, City of Southlake, Tarrant County, Texas and a portion of Lot 3, Block 1, Parkway Office Center

City of Southlake values:

Integrity ♦ Innovation ♦ Accountability ♦ Commitment to Excellence ♦ Teamwork

Addition (also described as Lot 3A, Block 1, Parkway Office Center Addition), an addition to the City of Southlake, Tarrant County, Texas and located at 1700 N. White Chapel Boulevard and 190 W. State Hwy. 114, Southlake, Texas. Current Zoning: "C-2" Local Retail Commercial District. Proposed Zoning: "S-P-1" Detailed Site Plan District. SPIN Neighborhood #3. **PUBLIC HEARING**

- C. Ordinance No. 480-748 (ZA18-0011), 2nd Reading, Zoning Change and Concept Plan for Lots 3R1 and 3R2, M. Mahaffey No. 916 Addition on property described as Tracts 6, 6A, 7A and 7B, M. Mahaffey Survey, Abstract No. 916A, City of Southlake, Denton County, Texas and Lot 3, M. Mahaffey No. 916 Addition, an addition to the City of Southlake, Denton County, Texas and located at 229-275 E. Bob Jones Rd, Southlake, Texas. Current Zoning: "AG" Agricultural District and "RE-5" Single Family Residential Estate District. Proposed Zoning: "SF-2" Single Family Residential District and "RE-5" Single Family Residential Estate District. SPIN Neighborhood #1. **PUBLIC HEARING**
 - D. Ordinance No. 480-671b (ZA18-0018), 2nd Reading, Zoning Change and Site Plan for Pieter Andries Jeweler on property described as Lot 3-R-1, Block 1, of the Georgetown Park Addition, City of Southlake, Tarrant County, Texas, located at 2525 E. Southlake Boulevard, Southlake, Texas. Current Zoning: "S-P-1" Detailed Site Plan District with "C-2" Local Retail Commercial District uses. Proposed Zoning: "S-P-1" Detailed Site Plan District with "C-2" Local Retail Commercial District uses. SPIN Neighborhood #8. **PUBLIC HEARING**
 - E. ZA18-0015, Site Plan for L'Occitane En Provence on property described as Lot 1, Block 3R1, Southlake Town Square, an addition to the City of Southlake, Tarrant County, Texas and located at 1428 Civic Place (also addressed by Tarrant Appraisal District as 1400 Civic Place and the lease space is addressed as 1428 Civic Place), Southlake, Texas. Current Zoning: "DT" Downtown District. SPIN Neighborhood # 8. **PUBLIC HEARING**
- 7. Ordinances, first readings, and related items: *(There are no items on this agenda.)*
 - 8. Resolutions:
 - A. Approve Resolution No. 18-035, Amending the Fee Schedule.
 - 9. Other items for consideration: *(There are no items on this agenda.)*
 - 10. Other items for discussion: *(There are no items on this agenda.)*

11. Adjournment

CERTIFICATE

I hereby certify that the above agenda was posted on the official bulletin boards at Town Hall, 1400 Main Street, Southlake, Texas, on Friday, August 3, 2018, by 5:00 p.m., pursuant to the Texas Government Code, Chapter 551.



Carol Ann Borges, TRMC
City Secretary



If you plan to attend this public meeting and have a disability that requires special needs, please advise the City Secretary's Office 48 hours in advance at 817-748-8016 and reasonable accommodations will be made to assist you.

EXECUTIVE SESSION

Section 551.071: Consultation with attorney. The City Council may conduct a private consultation with its attorney when the City Council seeks the advice of its attorney concerning any item on this agenda, about pending and contemplated litigation, or a settlement offer, or on a matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Board of Texas clearly conflicts with Chapter 551. This includes the following pending and/or contemplated litigation subjects:

1. James H. Watson v. City of Allen, et.al.; Civil Action No. 4:15-CV-00335-A.
2. Constance Westfall v. Jose Luna, Nathaniel Anderson, Venessa Trevino, Chris Melton, and Thomas Roberson, and the City of Southlake; Civil Action No. 4:15-CV-00874-O.
3. Chad Wilson and Martha Wilson, Individually and as next friend, for S.W. v. City of Southlake, Southlake Police Department and Randy Baker, Individually; Civil Action No. 4:16-cv-00057.
4. Lester J. Strait v. Savannah Court Partnership, et.al.; Cause No. 342-281936-15.
5. Lester J. Strait v. Savannah Court Partnership, et.al.; Cause No. 342-295089-17.

Section 551.072: Deliberation regarding real property. The City Council may conduct a closed meeting to deliberate the purchase, exchange, lease or value of real property.

Section 551.073: Deliberation regarding prospective gift or donation. The City Council may conduct a closed meeting to deliberate a negotiated contract for a prospective gift or donation to the City.

Section 551.074: Deliberation regarding personnel matters. The City Council may deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of public officers, including the City Manager, City Secretary, City Attorney, Municipal Judge and city boards and commission members. A complete list of the city boards and commissions is on file in the City Secretary's Office.

Section 551.076: Deliberation regarding security devices. The City Council may deliberate the deployment, or specific occasions for implementation of security personnel or devices.

Section 551.087: Deliberation regarding economic development negotiations. The City Council may discuss or deliberate regarding commercial or financial information received from a business prospect that the city seeks to have locate, stay, or expand in or near the city and which the City is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect as described above.

Section 418.183(f): Texas Disaster Act. The City Council may deliberate information: 1) for purposes of preventing, investigating, or responding to an act of terrorism or related criminal activity and involving emergency response providers, their staffing, contact information and tactical plans; 2) that relates to the risk or vulnerability of persons or property, including infrastructure, to an act of terrorism; 3) that relates to the assembly of an explosive weapon, the location of a material that may be used in a chemical, biological or radioactive weapon, or unpublished information pertaining to vaccines or devices to detect biological agents or toxins; 4) that relates to details of the encryption codes or security keys for a public communication system; 5) that relates to a terrorism-related report to an agency of the United States; 6) that relates to technical details of particular vulnerabilities of critical infrastructure to an act of terrorism; 7) that relates to information regarding security measures or security systems intended to protect public and private property from an act of terrorism. The Texas Disaster Act specifically requires that a tape recording of the closed meeting be made.

Section 418.106(d) & (e): Local meetings to discuss emergency management plans regarding pipeline safety. The City Council may discuss emergency management plans involving pipeline safety and/or security of pipeline infrastructures or facilities when those plans or discussions contain such sensitive information.