

DRAFT

OFFICIAL ACTIONS OF THE ADDISON CITYCOUNCIL WORK SESSION

June 13, 2023

Addison Conference Centre – Buckthorn/Sycamore Room
15650 Addison Road, Addison, TX 75001
6:00 PM Executive Session & Work Session
7:30 PM Regular Meeting

Present: Mayor Bruce Arfsten; Mayor Pro-Tempore Eileen Resnik; Deputy Mayor Pro-Tempore Guillermo Quintanilla; Council Member Nancy Craig; Council Member Darren Gardner; Council Member Dan Liscio; Council Member Marlin Willesen

WORK SESSION – 6PM

Call Meeting to Order and Announce that a Quorum is Present: Mayor Arfsten called the meeting to order at 6 PM and announced a quorum was present.

Closed Session

Closed Session: The Addison City Council will meet in Closed Session pursuant to:

- Texas Government Code, Chapter 551.071(2) Consultations with 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 this chapter.
 - Zoning Case 1868 SUP

Mayor Arfsten closed the open meeting at 6:01 PM to convene the City Council into Closed Session in the Council Work/Closed Session Room - Acadia Room.

Open Session: In accordance with Texas Government Code, Chapter 551, the City Council will reconvene in Open Session in the Council Chamber – Buckthorn/Sycamore Rooms to consider action, if any, on matters discussed in the Closed Session.

Mayor Arfsten reconvened the City Council into open session at 7:38 PM. No action will be taken as a result of Closed Session.

WORK SESSION

Continued – 7:38 PM

1. Present and discuss the Airport Quarterly Report for the Fiscal Year 2023 Second Quarter ended March 31, 2023. NOT HELD
2. Present and discuss a public art installation to honor public safety in Addison. [Janna Tidwell, Parks & Recreation Director]

In October 2020, the City Council directed staff to create a memorial honoring fallen Addison Police Officer Ronnie Cox and to develop a long-term solution for a larger installation to honor public safety in Addison. The memorial for Officer Ronnie Cox was dedicated on October 2, 2021.

Parks and Recreation Director Janna Tidwell presented a concept for a public art sculpture that will be located in a public safety-themed park in the Addison Circle transit-oriented development. Over the past year, a steering committee that included both the Police and Fire Chiefs developed and released a call for art that received 15 submissions. The committee asked three artists to further develop concepts and ultimately selected Michigan artist Fritz Olsen.

The proposed 12 to 14-foot-tall design embodies the connection Addison has as a community with those who serve and protect. The central forms depict Police in blue and Fire in red, grounding themselves in the center of the circle, which represents the community. They are structurally and metaphorically connected to one another. The upright forms convey strength and confidence as they stand shoulder to shoulder, collaborating and protecting the community. The circle is tilted to imply motion, change, and progress. The circle surrounds, embraces, and supports the shining stars. Depending on the viewpoint, the shapes can appear to represent a torch, a blade, or a star.

The stainless-steel sculpture will be mounted on a stone base and surrounded by circular benches. The Council directed staff to include the \$150,000 project cost in the Fiscal Year 2024 budget, which will be discussed later this summer. The sculpture will likely be completed prior to the park's completion. Staff proposed that it be temporarily located in the courtyard of the Conference and Theatre Centre until it can be relocated to its permanent home.



REGULAR MEETING

Pledge of Allegiance: United States and Texas Flags

Announcements and Acknowledgments

- Proclamation - 30th Anniversary of Chamberlain's Steak & Chop House

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.*

- Tricia Stuart, 15755 Seabolt: Expressed thanks for the family activities sponsored by the Town.
- Fran Powell, 14796 Lochinvar Ct.: Requested reestablishment of Addison Art Program

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.*

3. Consider action on the Minutes from the May 23, 2023 City Council Meeting.
4. Consider action on a **Resolution No. R23-053** appointing Bruce Arfsten, Town of Addison Mayor, as the Primary Representative and Bob Dubey, City of Richardson Mayor, as the Alternate to the aggregated position of Representative to the Regional Transportation Council (RTC) of the North Central Texas Council of Governments.
5. Consider action on an **Ordinance No. O23-29** amending Chapter 6, of the Code of Ordinances by amending alcoholic beverage fees, definitions, levy of fees by the Town, adding provisions for non-payment, permit review, and consumption in certain places.

MOTION: Mayor Pro-Tempore Resnik moved to approve Consent Agenda Items 3 – 5 as presented. Council Member Willesen seconded the motion. Motion carried unanimously.

Discussion and Action Items:

6. Hold a Public Hearing, present, discuss, and consider action on a request for a Special Use Permit (SUP) to allow a Religious Institution on 1.28± acres located at the northwest corner of Celestial Road and Winnwood Road (5555 Celestial Road) that is currently zoned Planned Development (PD), through Ordinance No. O91-038. Case 1868-SUP/5555 Celestial Road (White Rock Chapel).

MOTION: Council Member Gardner moved to Postpone (Definitely) to the Regular City Council Meeting of Tuesday, June 25, 2023 at 7:30 PM. Mayor Pro-Tempore Resnik seconded the motion. Motion carried unanimously.

7. Present, discuss, and consider action on **Ordinance No. O23-30** a request for a Meritorious Exception to Chapter 62 of the Code of Ordinances for Hawkers, located at

5100 Belt Line Road, Suite 430, in order to allow Hawkers to exceed the maximum number of attached wall signs per façade and for the attached wall sign to exceed the maximum letter/logo height. (Case MR2023-04/5100 Belt Line Road, Suite 430 - Hawkers). [Lesley Nyp, Planning & Development Manager]

Hawkers is a new restaurant located within Village on the Parkway at 5100 Belt Line Road, Suite 430. Hawkercs is nearing completion and during the sign review process, staff determined that the proposed signage did not comply. The restaurant group submitted permits for two signs on the west facade including the restaurant name and the logo, with the proposed logo sign exceeding the maximum height. A Meritorious Exception to the Village on the Parkway Special District within the Town's sign code is necessary to allow an additional attached wall sign, as only one is permitted by right, and to allow that sign to exceed the maximum logo height.

Hawkercs has proposed a neon wall sign, featuring their logo, that is 74 inches tall and 74 inches wide, with an effective sign area of 38 square feet. The bottom of the sign is situated approximately 13 feet above grade. The restaurant's logo is 50 inches tall. The sign will be illuminated with skeletal neon. The second sign proposed included the restaurant name, also illuminated with skeletal neon. This sign is 30 inches tall and 228 inches wide, with an effective area of 89 square feet. The bottom of the sign is situated approximately 12.5 feet above grade.

Per the Village on the Parkway Special Sign District, each establishment is only allowed one attached wall sign per façade. The applicant has proposed two attached wall signs on the west façade, creating the need for a Meritorious Exception. Additionally, the proposed 50-inch-tall logo sign exceeds the maximum logo height of 36 inches by 14 inches, also requiring a Meritorious Exception.

The applicant is pursuing a Meritorious Exception to the sign ordinance based on the below code provision:

Town of Addison Code of Ordinances, Chapter 62 (Signs)

Section 62-33. – Meritorious exceptions.

(d)(3) The council may consider appeals on the basis that such regulations and/or standards will, by reason of exceptional circumstances or surroundings, constitute a practical difficulty or unnecessary hardship or on the basis that the proposed improvement although falling under the definition of a "sign," constitutes art that makes a positive contribution to the visual environment.

Staff does not believe that the criteria has been met for a Meritorious Exception to allow an additional sign on the west façade. Allowing an additional sign beyond what is permitted in the Special District undermines the intent of the regulations, which is one attached wall sign per facade, and deviates from the consistent amount of signage throughout the shopping center. Additionally, the proposed sign features the restaurant's logo, therefore is commercial in nature and does not constitute art.

Staff believes the criteria has been met for a Meritorious Exception to allow the sign to exceed the maximum logo height by 14 inches. The proposed sign is unique as it is a circle that only features one symbol, the restaurant's logo, with no additional letters or graphics. The proposed sign utilizes 38 square feet of the allowed 138 square feet of sign area, but due to the logo height requirement and the Hawkercs' logo design, the restaurant is more constrained than other

establishments that may have asymmetrical or linear signage. Additionally, the proposed sign provides a sign that is more appropriately scaled to the tower.

As recommended by staff, Hawkers would have the option to utilize either their logo sign or the restaurant name, however, not both. If Hawkers wished to integrate the logo sign with the restaurant name sign, to create a single sign, that could resolve this issue as well.

MOTION: Mayor Pro-Tempore Resnik moved to grant a meritorious exception for Hawkers, a restaurant located at 5100 Belt Line Road, Suite 430, to allow an attached wall sign to exceed the maximum permitted letter/logo height and all other signage on the Property shall comply with Chapter 62 of the Code of Ordinances. Council Member Marlin Willeesen seconded the motion. Motion carried unanimously.

8. Present, discuss, and consider action on **Resolution No. R23-054** approving the installation of a public art piece created by artist David B. Hickman to be located within the Cotton Belt Trail Corridor. *[Janna Tidwell, Parks & Recreation Director]*

The Addison Arbor Foundation (AAF) is proposing to commission five kinetic bicycle sculptures, titled Team Illusion, created by artist David B. Hickman. The sculptures will be located within the Cotton Belt Trail corridor adjacent to the DART Silver Line that is currently under construction.

The five bicycle sculptures will be slightly larger than life-size and will be placed on top of 12-14-foot-tall poles that allow rotation with the wind. It is anticipated that the sculptures will be located near the entrance to the pedestrian bridge that will span Midway Road. The exact location will be finalized when the amenities for the Cotton Belt Trail are designed. AAF has the opportunity to purchase the sculptures from the artist prior to the completion of the trail

construction and staff have identified a location in which they can be stored until the site is ready for installation.



MOTION: Mayor Pro-Tempore Resnik moved to approve the installation of the public art piece created by artist David B. Hickman as presented. Council Member Craig seconded the motion. Motion carried unanimously.

9. Present, discuss, and consider action on **Resolution No. R23-055** approving an agreement for professional engineering services between the Town of Addison and Teague Nall and Perkins, Inc. for the design of the Quorum Drive Reconstruction Project and authorizing the City Manager to execute the agreement in an amount not to exceed \$4,421,647. *[Shannon Hicks, Public Works & Engineering Director, Janna Tidwell, Parks & Recreation Director]*

The purpose of this item is to approve a professional services agreement for the design of the reconstruction of Quorum Drive from the DART railroad, just north of Arapaho Road, south to

Dallas Parkway. As part of Proposition B in the 2019 bond election, voters approved a total of \$26.3M for the Quorum Drive Reconstruction Project. This included \$23.4M for civil work and \$2.9M for placemaking.

In October 2022, an RFQ (Request for Qualifications) was posted on BidSync for the design services needed for the project. The RFQ closed on November 21, 2022, with a total of ten Statement of Qualifications (SOQ) received. Following the evaluation, the selection committee chose the top two engineering firms for interviews. Ultimately, Teague Nall & Perkins (TNP) was selected as the most qualified for the project. Town staff then began negotiations with TNP, successfully developed a work scope, and finalized an agreement.

A complete scope of services can be found in exhibit "A" of the agreement, but it generally includes:

- Placemaking and urban design visioning
- Public involvement meetings
- Reports and schematic plans
- Subsurface utility engineering and coordination
- Design of water, illumination, wastewater, drainage, traffic signals, and roadway
- Design of public spaces, landscape, irrigation, and aesthetics Procurement support services
- Right-of-way and easement preparations and acquisition Geotechnical services
- Preparation of construction packages
- Project media, recognition, and awards

The proposed \$4,421,647 design fee aligns with the cost estimates performed as part of the 2019 bond election. In addition to the \$26.3M as part of the 2019 bond election, an additional \$489K in the Self-Funded Streets Fund is available. This brings the total project budget to \$26,791,409. The design is anticipated to take approximately 18 months to complete.

MOTION: Deputy Mayor Pro-Tempore Quintanilla moved to approve the Teague Nall & Perkins, Inc. agreement for the design of the Quorum Drive Reconstruction Project. Council Member Willesen seconded the motion. Motion carried unanimously.

10. Present, discuss, and consider action on **Resolution No. R23-056** authorizing publication of notice of intention to issue Town of Addison, Texas Certificates of Obligation; approving the preparation of a preliminary official statement and a notice of sale; and providing for the effective date. [Steven Glickman, Chief Financial Officer]

The attached Resolution provides notice that the Town intends to issue Certificates of Obligation in an amount not to exceed \$4,600,000; that amount encompasses the proposed public infrastructure improvements at Vitruvian Park and roadway improvement projects at the Addison Airport. The Resolution also requires that the notice be published in the Dallas Morning News for two consecutive weeks, with the first publication at least 46 days before the proposed sale as well as posted on the Town's website for 45 consecutive days.

These Certificates of Obligation will be used for the following purposes:

- The Town will be issuing up to \$2,050,000 in Certificates of Obligation for the purpose of public infrastructure improvements in Vitruvian Park. The Town has an investment commitment of approximately \$50M and, to date, has invested approximately \$37M in public infrastructure in Vitruvian Park. After this proposed issuance of up to \$2,050,000, approximately \$11M of investment will remain.
- The Town will be issuing up to \$2,550,000 in Certificates of Obligation for the purpose of funding planned roadway capital improvements projects related to the Addison Airport, serviced by revenue from the Addison Airport, including reconstruction of Jimmy Doolittle Drive and the east side airport service road.

Please note the total potential issuance amount was increased by \$100,000 from the presentation on May 23, 2023, due to volatility in the bond market. In the event the sale does not generate a premium, the proceeds, less issuance costs, will generate \$4.5M in project funds.

Bond Timetable

Date	Task
June 19	First Publication of Notice of Intent to Issue Certificates of Obligation in Dallas Morning News
June 24	Post Notice of Intent to Issue Certificates of Obligation on the Town’s website for 45 consecutive days
June 26	Second Publication of Notice of Intent to Issue Certificates of Obligation in Dallas Morning News
WEEK OF JULY 10 TH – RATINGS CALLS	
July 26	Receive ratings
August 8	Hold competitive sale for the bonds; Present ordinance authorizing the sale to Council
September 6	Receive proceeds from bond sale

MOTION: Mayor Pro-Tempore Resnik moved to authorize publication of notice of intention to issue Certificates of Obligation. Council Member Liscio seconded the motion. Motion carried unanimously.

Items of Community Interest:

The City Council will have an opportunity to address items of community interest, including: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition; a reminder about an upcoming event organized or sponsored by the Town of Addison; information regarding a social, ceremonial, or community event that was or will be attended by an Addison City Council member or an official; and, announcements involving an eminent threat to public health and safety in Addison that has arisen since posting this agenda.

Adjourn Meeting

There being no further business to come before the City Council, the meeting was adjourned at 8:40 PM.

TOWN OF ADDISON, TEXAS

Bruce Arfsten, Mayor

ATTEST:

Irma G. Parker, City Secretary